MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
August 2019

The Committee meeting held during the month of **August 2019** acted on 37 development requests. The Committee acted upon 7 classifications, 20 approvals, 11 conditional approvals, 2 exemptions, 3 rejections, 1 extension and no items of old business or such other matters. Figure 1, below, shows the monthly totals of applications reviewed over the past 13 months for comparison.

The 10 **Sketch plat** classifications contained 23 new lots with 18 new dwelling unit on a total of 91.07 acres. Of these 10 sketch plats, 2 were determined to require County Planning Board approval and 8 were exempt.

Preliminary plats included 2 additional plats which fell under the category of Commercial or Residential with 7 new lots on a total of 4.61 acres.

Final plats included 5 additional plats which fell under the categories of Commercial or Residential with 24 new lots on a total of 79.14 Acres.

There were 16 **Site Plan** applications reviewed by the Committee. Of which, 7 were found to be under County jurisdiction. The combined site plan applications represent 786,216 square feet of additional building area, 1,280 new parking spaces and 574 new Dwelling Unit on a total of 257.23 acres.

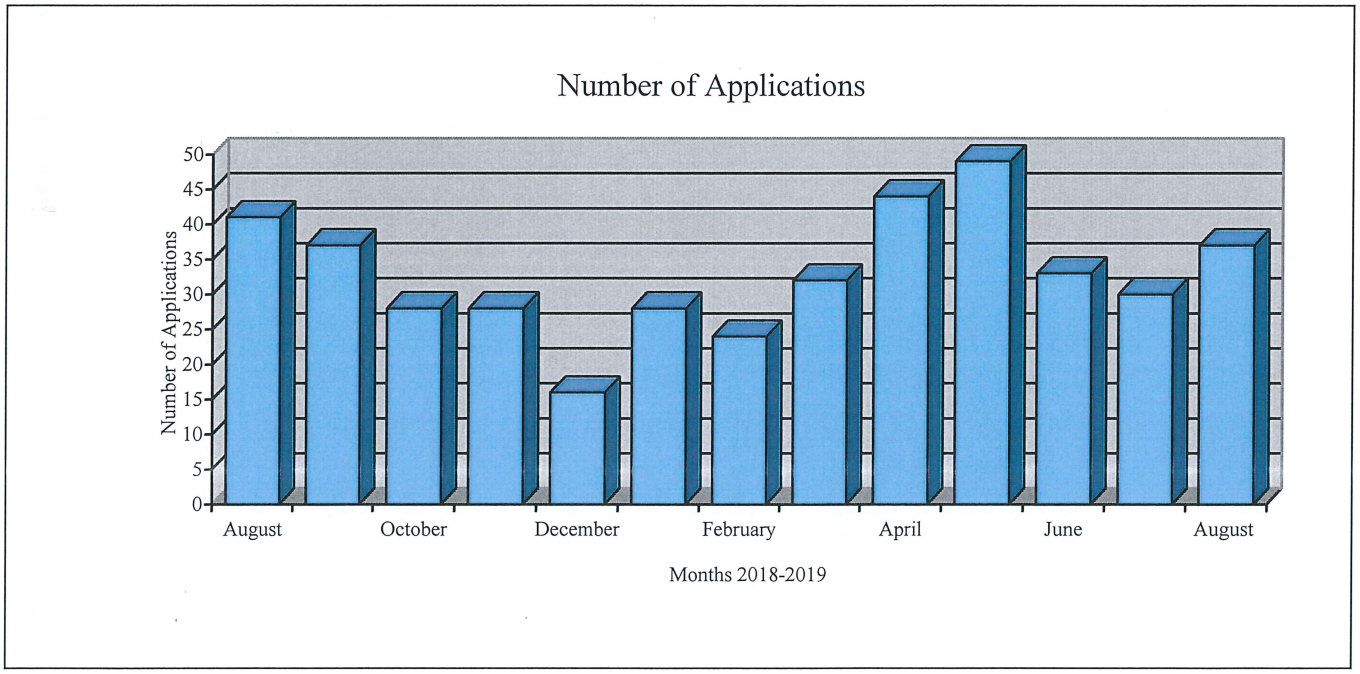

Figure 1

Development Activity
August 2019

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	#Prop DU	Sq. Ft. New Bld	Prop Park Sp	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
Sketch Plats																	
EB-S-286	Cover Sheet Block 86.02, Lot 15 Tax	86.02	15	A	No	1.77	1	2	2	3,440	8	0.00		SF		0	0
ED-S-1007	45 Preston Street Lot 14-C in Block	161.U	14.C	A	No	0.80	1	3	3	6,848	3	0.00		SF			
ME-S-175	Orchard Street Block 216, lots 48-54	216	48, 50, 52, 54	A	No	0.80	4	2	2	4,629	4	0.00		SF			
PI-S-649	Block 11901 Township of Piscataway	11901	21.09, 21.10	A	No	0.89	2	2	1			0.00		SF		0	0
SP-S-399	Block 404.05 Borough of South	404.05	8	A	No	0.52	1	2	2			0.00		SF			
ED-S-1006	Street Lots 13, 14, 15 & 16, Block 241	241	13, 14, 15, 16	B	No	0.23	4	2	2			0.00		SF			
MO-S-504	Block 15 Lot 3 Monroe Township,	15	3	B	No	14.47	1	2	1		1	0.00		SF	Applearth Road (C.R. #619)		
OB-S-416	Jamie Court & 24 South Street Lot 4	.11	4/137.11	B	No	2.82	2	2	2			0.00		SF			
SB-S-393	Block 96, Lots 21.204 & 21.212, Sheet	96	21.212	B	No	4.17	2	3	3			0.00		SF			
SY-S-117	Preliminary Plat Major Subdivision for River Road Development Block175 Lots 9, 10, 11, 12.03 & 12.04 Block 176 Lots 2.02 & 2.04 Borough of Sayreville Middlesex County New Jersey dated June 28, 2019	175 / 176	9 - 11, 12.03, 12.04 / 2.02, 2.04	B	No	64.60	7	3	0		0	0.00		MF	Main Street C.R. #670)	0	0
	Subtotal			**10**		**91.07**	**25**	**23**	**18**	**14,917**	**16**	**0.00**			**2**	**0**	**0**
Exempt Site Plans																	
ED-EX-561	Township of Edison Middlesex County	631	8.01	EX	No	0.39	1	0	0	1,700	18	0.00		O			
	Subtotal			**1**		**0.39**	**1**	**0**	**0**	**1,700**	**18**	**0.00**			**0**	**0**	**0**

Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) Milltown, (MO) Monroe, (NB) New Brunswick, (NO) North Brunswick, (OB) Old Bridge, (PA) Perth Amboy, (PI) Piscataway, (PL) Plainsboro, (SY) Sayreville, (SA) South Amboy, (SB) South Brunswick, (SP) South Plainfield, (SR) South River, (ST) Spotswood, (WO) Woodbridge

Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)empt, (SP)SitePlan, (P)reliminary, (F)inal

Action Key: (A)pproval, (D)isapproval, (C)onditional, (R)eview, (V)oid, (PG)Release, (DE)Deed Extension, (W)ithdrawal, (REJ)ection, (Recon)sideration

Land Use Key: (A)partment, (C)ondo, (T)ownhouse, (MF)Multi-Family, (SF)Single Family, (AC)Assisted Care, (R)etail, (O)ffice, (S)ervice, (H)otel, (ST)orage, (W)arehouse, (M)anufacturing/Research, (HOS)pital, (WO)rship, (P)ublic Safety, (REC)reation, (CS)Civic Structure, (SCH)ool, (COM)munications *(AR - suffix)Age Restricted

Development Activity
August 2019

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	#Prop DU	Sq.Ft. New Bld.	Prop Park Sp.	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
Preliminary Plats																	
PI-378	prepared for Abundant Life Worship	5204	1.03	P	No	3.41	1	2		148,962	214	0.00		WO, R	Stelton Road (CR 529)	1	
PI-379	Prepared For 90 Hancock Road Lot	6501	12	P	No	1.20	1	5	5	7,800	10	0.00		SF			
	Subtotal			**2**		**4.61**	**2**	**7**	**5**	**156,762**	**224**	**0.00**			**1**	**1**	**0**
Final Plats																	
CR-59	Lot 10, Township of Cranbury,	21.03	10	F	No	3.47	1	11	9	151,224	18	0.00		C, R	Old Trenton Road (CR 535)		
EB-S-282	Forge At Fern Road Tax Lot 39 Block	321.18	39	F	No	9.97	1	3	2			0.00		SF			
ED-525	Amended Site Plan, Township of	198.L	37.09	F	No	58.92	1	3	0	12,313	48	0.00		R			
ED-537	Road and 2 Genova Court Lots 4-E, 4-	20	4-N, 4-E, 8	F	No	1.27	3	4	4	5,272	12	0.00		SF			
PI-375	Subdivision, Township of Piscataway,	11101	1.01	F	No	5.51	1	3	3			0.00		SF	River Road (CR 622)		
	Subtotal			**5**		**79.14**	**7**	**24**	**18**	**168,809**	**18**	**0.00**			**2**	**0**	**0**

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Development Activity
August 2019

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	#Prop DU	Sq.Ft. New Bld.	Prop Park Sp	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St
Site Plans																	
ED-SP-323	Preliminary and Final Major Site Plan fo	239-A/235-A	1-H, 1-L, 1-M /	SP	No	3.52	9	0			258	0		R			
ED-SP-529	"Preliminary and Final Site Plan for Prir	590	14	SP	No	2.06	1	0	0		88	0.54		SCH			
ED-SP-530	Preliminary and Final Site Plan for War	390D	9A	SP	No	6.75	1	0	0	74014	70	0		W		0	0
JA-SP-47	Major Site Plan Tax Map Lot 3.01, Lot :	37	3.01	SP	No	0.2	1	0			9	0		S	East Railroad Avenue (CR 613)		
ME-SP-1	Preliminary and Final Major Site Plan 1	212	99.01, 100.01	SP	No	0.14	2	0	1	1843	5	0		R/A	Main Street (C.R.#531)		
MX-SP-100	Preliminary and Final Site Plan for 822	286	5	SP	No	1.35	1	0	0	0	20	0		O/ST	Lincoln Boulevard (C.R. #607)	1	0
PA-SP-205	TowerCo T-Mobile Northeast LLC Wire	430	1-4	SP	No	73.71	4	0	0			0		COM	State Street (C.R. #611)	0	0
PI-SP-14	Site Improvements for McDonald's McD	8504	43.06	SP	No	1.31	1	0				0		S	Stelton Road		
PI-SP-315	Preliminary and Final Major Site Plan M	6702	3.03	SP	No	16.83	1	0	0			0		OTH			
PI-SP-349	Site Plan and Subdivision Plan prepare	5204	1.03	SP	No	3.41	1	2		148962	214	0		WO/R	Stelton Road (CR 529)	1	
PI-SP-371	Site Plan 21 & 31 Colonial Drive Lot 2.(	4801	2.02	SP	No	11.7	1	0	0	3928	116	0		W			
PI-SP-372	Preliminary / Final Major Site Plan for L	4102	1	SP	No	4.98	1	0	1	30210	74	0		W / O		0	0
SP-SP-332	Preliminary and Final Site Plan Crossro	550	3	SP	No	27.5	1	0	410			0		T			
SP-SP-333	T-Mobile Northeast LLC 4701 Stelton F	528.01	46.03	SP	No	5.33	1	0	0			0		COM	Stelton Road	0	0
WO-EX-376	Change of Use/New Fence for 52 Woo	548	1, 2	SP	No	0.27	2	0	4	0	16	0		A, O			
WO-SP-683	Preliminary and Final Major Site Plan A	868 / 867	1 / 5	SP	No	9.31	2	0	0	185071	134	1.67		W			
	Subtotal			16		168.37	30	2	416	444028	1004	2.21			7	2	0
	Total			**34**		**343.58**	**69**	**56**	**457**	**786,216**	**1,280**	**16.90**			**12**	**0**	**0**

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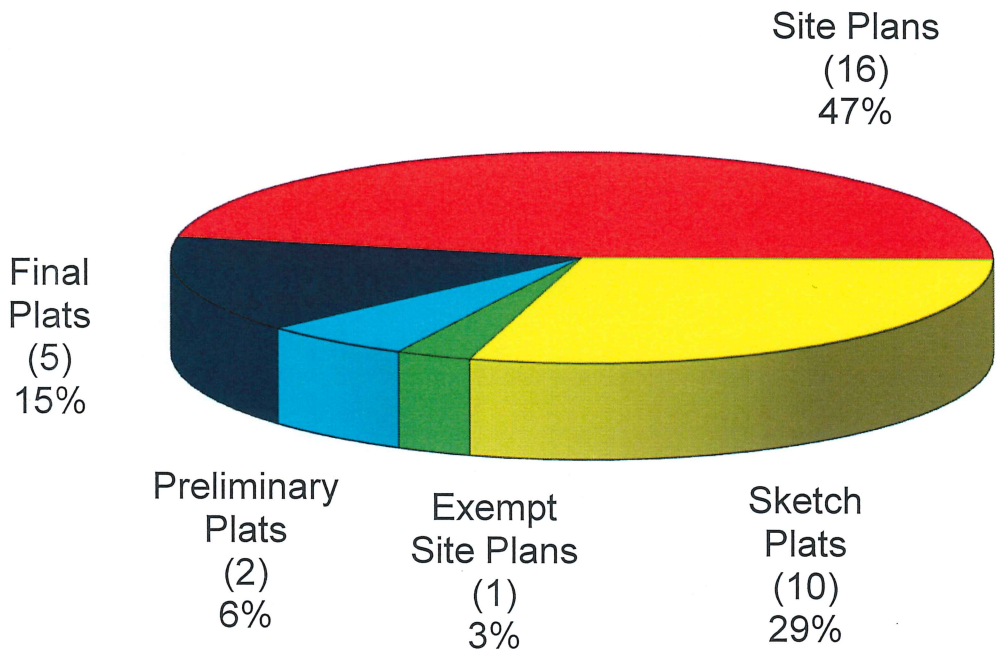
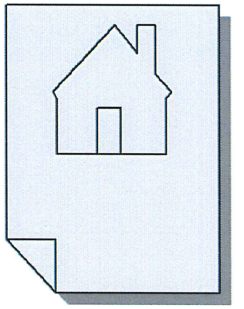
Middlesex County Planning Board
August 2019 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
August 2019

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
East Brunswick	8 Timber Road			1	2	2	1.77	A		
Edison	14 Florence Street			4	2	2	0.23		B	
Metuchen	80 Orchard Avenue			4	2	2	0.80	A		
Piscataway	Lot 21.09 & 21.10 Block 11901			2	2	1	0.89	A		
South Plainfield	Lot 8 in Block 404.05			1	2	2	0.52	A		
Edison	45 Preston Street			1	3	3	0.80	A		
Monroe	Longo Property 10 Old Church Road	Applegarth Road (C.R. #619)		1	2	1	14.47		B	
Old Bridge	8 Jamie Court & 24 South Street			2	2	2	2.82		B	
South Brunswick	Block 96, Lots 21.204 & 21.212			2	3	3	4.17		B	
Sayreville	River Road Development	Main Street C.R. #670)		7	3	0	64.60		B	
TOTALS										
Current Month	10	2	0	25	23	18	91.07	5	5	0
Year to Date 2019	32	3	9	91	73	40	207.86	18	10	3
Year to Date 2018	13	3	4	19	29	19	248.10	9	4	0



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
August 2019

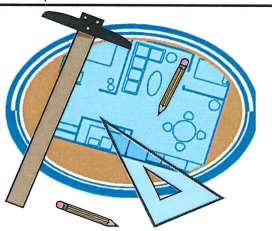
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	1	1	1	5	10,454	5	10,454	4.17	0.00	0
Year to Date 2019	6	9.85	14	21	20,432	11	39,006	1.12	0.00	0
Year to Date 2018	12	252.34	40	221	49,737	193	56,953	0.76	94.66	0
MULTI-FAMILY										
Current Month	0	0	0	0	0	0	0	0	0	0
Year to Date 2019	4	117.49	7	40	127,947	612	8,363	5.21	0.00	0
Year to Date 2018	2	24.16	4	92	11,439	90	11,693	3.73	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	3	124.88	5	8	679,972	0	0	0.00	0.00	0
Year to Date 2018	2	36.68	3	6	266,297	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	9.27	4	2	201,901	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	2	363.92	11	6	2,642,059	0	0	0.00	0.00	0
Year to Date 2018	1	3.56	5	1	155,074	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	1	3.41	1	2	74,270	0	0	0.00	0.00	0
Year to Date 2019	2	94.71	2	4	1,031,392	0	0	0.00	0.00	0
Year to Date 2018	1	150.25	1	2	3,272,445	0	0	0.00	0.00	0
TOTALS										
Current Month	2	4.61	2	7	28,687	5	40,162	1.08	0.00	0
Year to Date 2019	18	720.12	43	81	387,265	632	49,634	0.88	9.09	0
Year to Date 2018	18	466.99	53	322	63,174	283	71,880	0.61	94.66	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
August 2019

Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0	0	0	0	0	0	0	0	0
Year to Date 2019	6	11.73	10	24	21,290	39	13,102	3.32	0.00	0
Year to Date 2018	25	252.66	31	717	15,350	726	15,160	2.87	1.09	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	3	58.76	3	26	98,446	94	27,230	1.60	0.00	0
Year to Date 2018	4	90.32	10	350	11,241	549	7,166	6.08	0.00	0
COMMERCIAL										
Current Month	0	4.12	1	2	89,734	0	0	0.00	0.00	0
Year to Date 2019	3	32.54	3	7	202,492	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	9.27	4	2	201,901	0	0	0.00	0.00	0
Year to Date 2018	1	71.02	2	3	1,031,210	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	9.09	0
Year to Date 2019	4	214.66	9	8	1,168,824	0	0	0.00	36.36	0
Year to Date 2018	5	268.59	9	11	1,063,616	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	91.30	1	2	1,988,514	0	0	0.00	0.00	0
Year to Date 2018	1	150.25	1	2	3,272,445	0	0	0.00	0.00	0
TOTALS										
Current Month	0	4.12	1	2	89,734	0	0	0.00	9.09	0
Year to Date 2019	16	417.78	24	65	279,977	129	141,074	0.31	36.36	0
Year to Date 2018	36	832.84	53	1,083	33,498	1,275	28,454	1.81	1.09	0

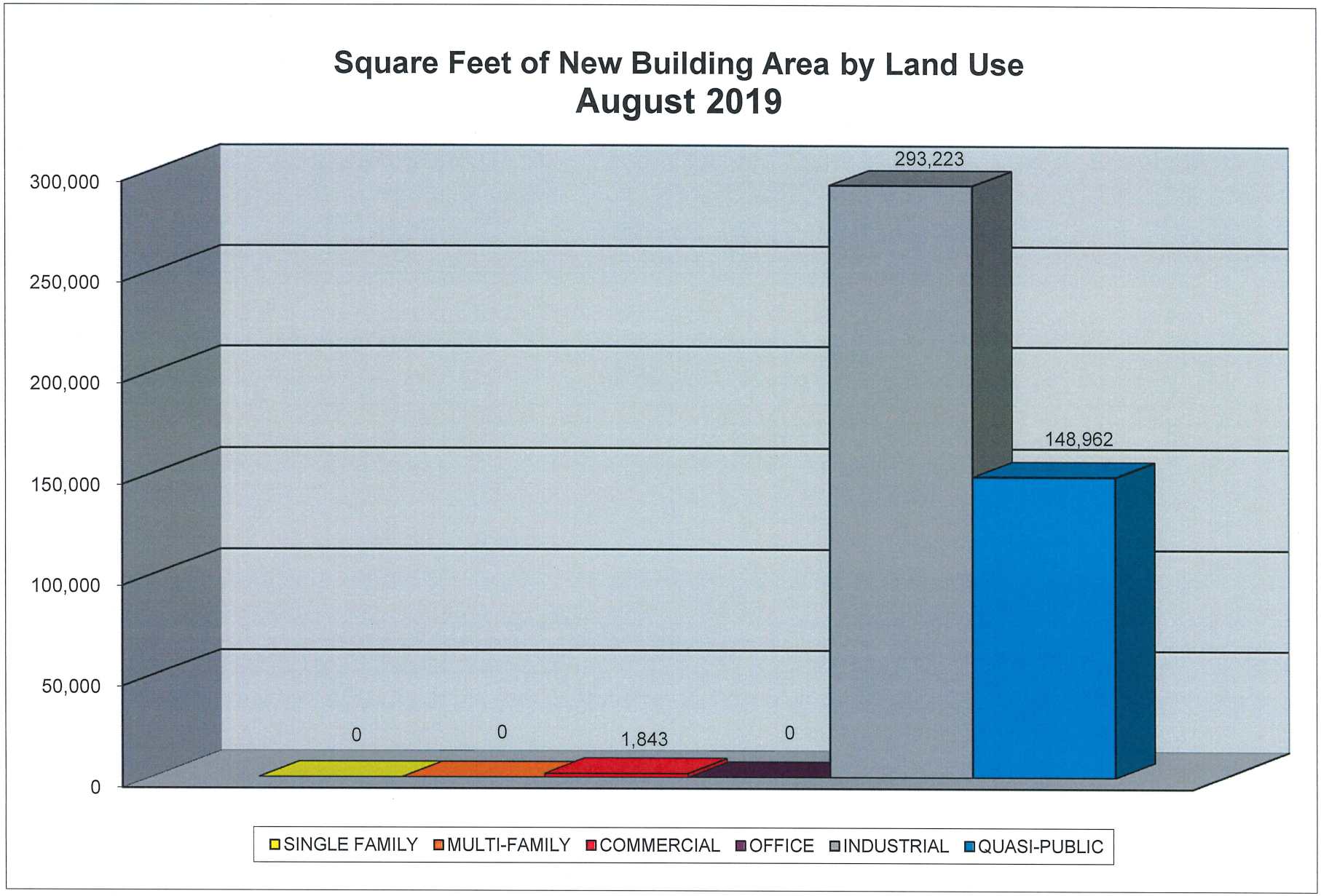
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
August 2019

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2019	3	3.00	3	3	3	9
Year to Date 2018	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	2	28	414	0	16	0
Year to Date 2019	3	83.06	417	4	1,821	494
Year to Date 2018	16	163.66	1,813	830,867	3,663	4
COMMERCIAL						
Current Month	5	7	1	1,843	292	1
Year to Date 2019	37	341.30	104	533,375	2,363	2
Year to Date 2018	32	165.21	69	510,081	2,324	1
OFFICE						
Current Month	0	0.00	0	0	0	0
Year to Date 2019	7	88.85	3	83,980	646	1
Year to Date 2018	9	22.44	235	344,848	491	2
INDUSTRIAL						
Current Month	4	33	1	293,223	394	0
Year to Date 2019	40	1,322.74	1	9,604,183	5,386	2
Year to Date 2018	19	894.16	2	1,753,345	1,170	0
QUASI-PUBLIC						
Current Month	5	101.34	0	148,962	302	1
Year to Date 2019	34	1,365.19	0	8,052,080	5,312	3
Year to Date 2018	16	215.08	2	264,079	135	0
TOTALS						
Current Month	16	168.37	416	444,028	1,004	2
Year to Date 2019	101	2,214.72	1,049	8,717,044	10,131	9
Year to Date 2018	92	1,460.55	2,121	3,703,220	7,783	7



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
August 2019

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces
SINGLE FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	1	2.17	93	46,108	184
COMMERCIAL					
Current Month	0	0	0	0	0
Year to Date 2019	2	0.78	4	7,978	22
Year to Date 2018	1	2.17	0	20,058	105
OFFICE					
Current Month	1	0.39	0	1700	18
Year to Date 2019	2	3.63	0	1,700	98
Year to Date 2018	0	0.00	0	0	0
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	2	14.73	0	51,000	68
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
TOTALS					
Current Month	0	0.00	1,700	1,700	18
Year to Date 2019	2	3.30	1,702	9,678	58
Year to Date 2018	4	19.07	93	117,166	357

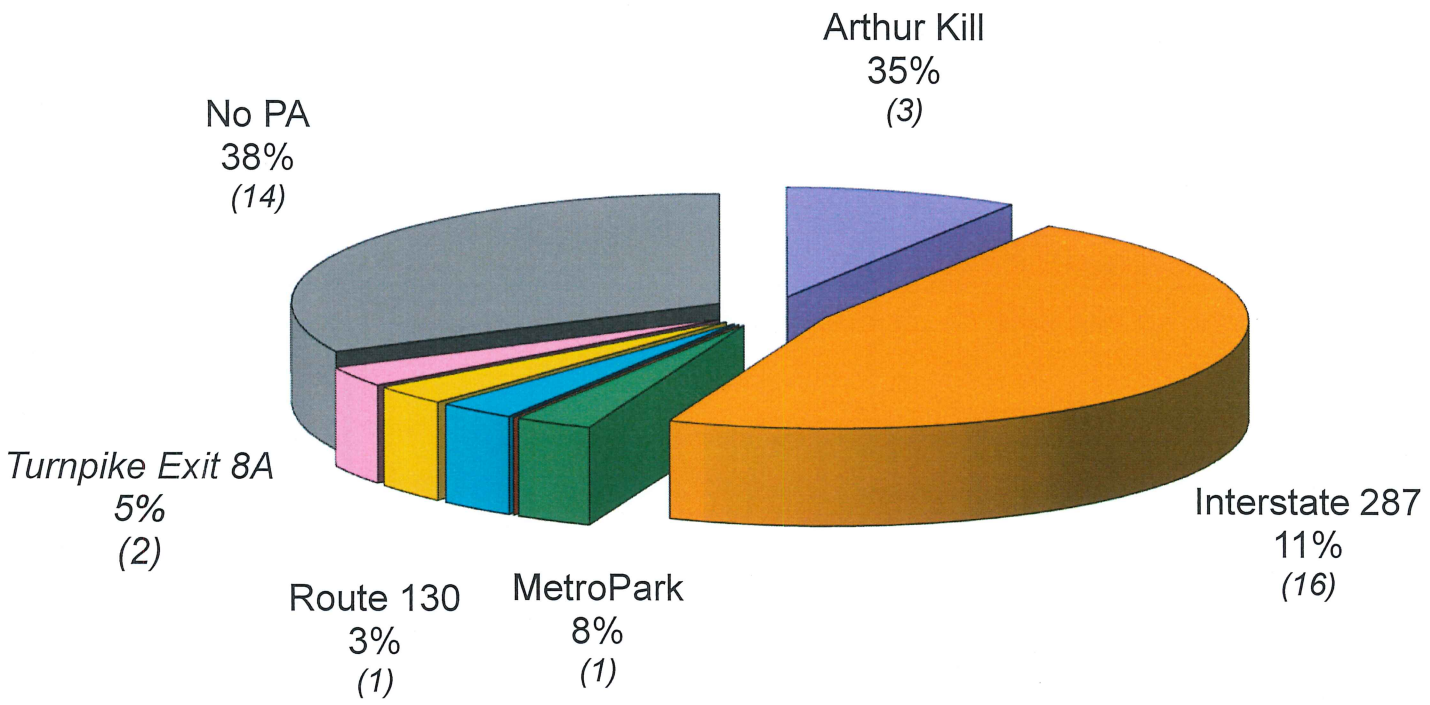

Square Feet of New Building Area by Land Use
August 2019
300,000
250,000
200,000
150,000
100,000
50,000
0
0
0
1,843
0
293,223
148,962
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
August 2019

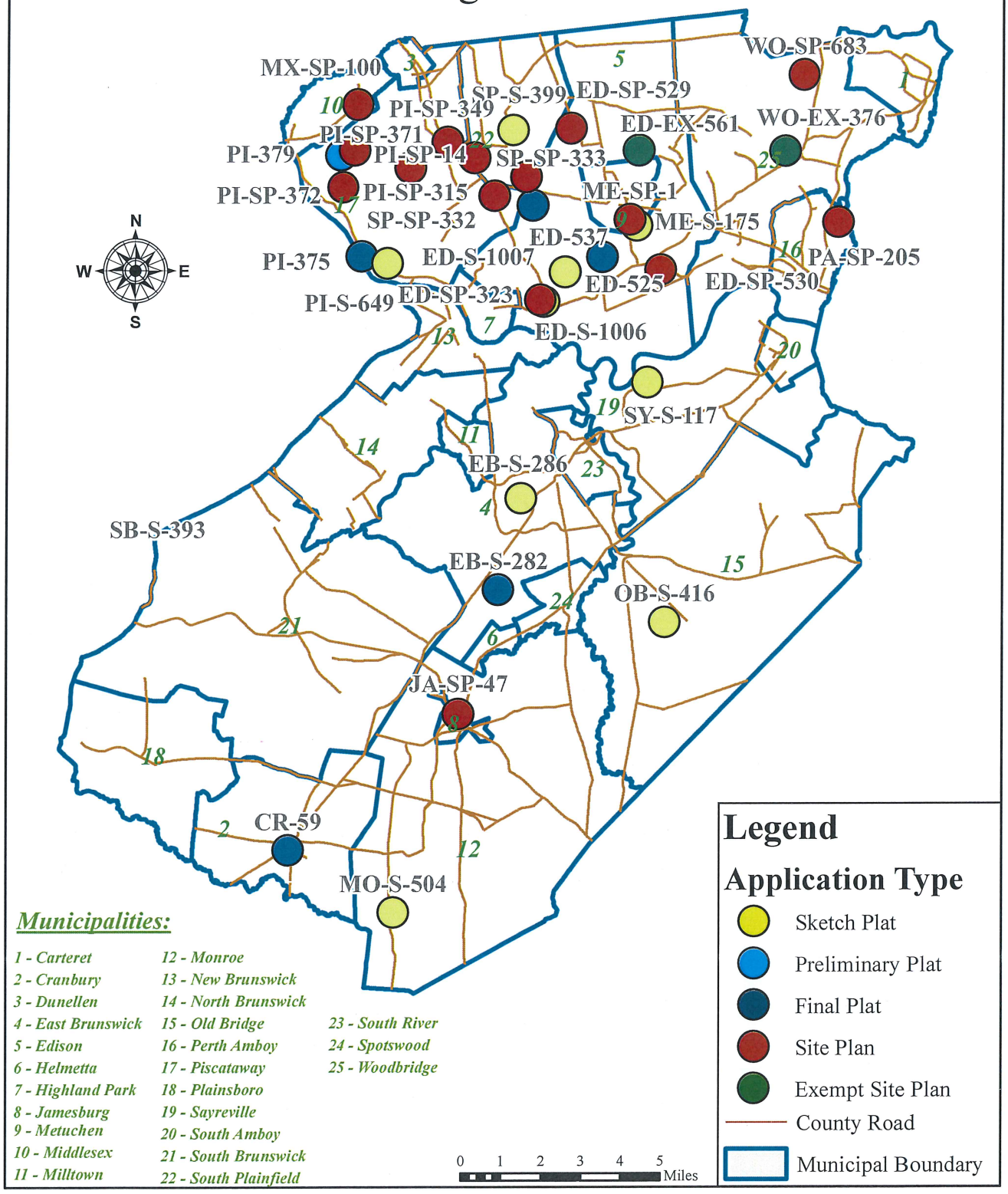
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	ditional Drivew n County Roa	New Driveways on County Roads
Arthur Kill							
Current Month	3	145.06	0	74,014	70	0	0
Year to Date 2019	43	944.99	1,182	6,618,831	4,913	46.62	0
Year to Date 2018	24	376.27	281	1,182,918	905	0.39	1
Interstate 287							
Current Month	16	141.39	5	368,924	803	1	3
Year to Date 2019	1	55.29	3	4	3,141	494.00	4
Year to Date 2018	23	805.61	996	1,037,597	3,860	6.16	0
MetroPark							
Current Month	1	0.14	1	1,843	5	0	0
Year to Date 2019	9	80.60	40	53,363	321	0.00	0
Year to Date 2018	4	3.64	32	50,077	84	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2019	1	31.32	0	0	1	0.00	0
Year to Date 2018	2	28.76	0	74,988	111	0.00	0
Route 18							
Current Month	1	2.82	2	0	0	0.00	0
Year to Date 2019	19	376.69	289	829,293	2,347	0.28	2
Year to Date 2018	18	189.18	643	76,824	971	4.00	0
Route 130							
Current Month	1	3.47	9	151,224	18	0	0
Year to Date 2019	21	405.61	287	845,359	2,469	0.56	2
Year to Date 2018	8	75.45	6	5,585	61	0.00	2
Turnpike Exit 8A							
Current Month	1	0.20	0	0	9	0.00	0
Year to Date 2019	19	1123.12	20	7,626,707	4,986	0.00	4
Year to Date 2018	21	436.88	598	54,603	138	130.28	1
No PA							
Current Month	11	50.50	18	190,211	435	2	0
Year to Date 2019	56	695.20	93	1,128,013	1,899	6.70	5
Year to Date 2018	61	565.55	1,016	1,284,408	1,601	85.13	3

Key: **Arthur Kill (Akill), Interstate 287 (I287), MetroPark (MPk), Plainsboro/Forrestal (PF)**
Route 18 (Rt18), Route 130 (Rt130), Turnpike Exit 8A (TP8A)

Planning Areas
August 2019 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
August 2019



Municipalities:

1 - Carteret
2 - Cranbury
3 - Dunellen
4 - East Brunswick
5 - Edison
6 - Helmetta
7 - Highland Park
8 - Jamesburg
9 - Metuchen
10 - Middlesex
11 - Milltown
12 - Monroe
13 - New Brunswick
14 - North Brunswick
15 - Old Bridge
16 - Perth Amboy
17 - Piscataway
18 - Plainsboro
19 - Sayreville
20 - South Amboy
21 - South Brunswick
22 - South Plainfield
23 - South River
24 - Spotswood
25 - Woodbridge

Performance Guarantees
Received During the Month
August 2019

Additional Driveways
On County Roads

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WO-SP-670	33 Randolph Avenue	Randolph Avenue #602	$ 26,800.00	267	59	430									4			176		
WO-SP-394	Fed Ex Ground	Smith Street #656	$1,920									4								
WO-SO-154	PCP Heard Square, LLC	Rahway Avenue #514	$ 53,051.00	472	121	775						3			4					
Total:	**3**	**3**	**$ 81,771.00**	**739**	**180**	**1,205**	**-**	**-**	**-**	**-**	**-**	**7**	**-**	**-**	**8**	**-**	**-**	**176**	**-**	**-**
Total:	**12**	**13**	**$ 1,250,698.00**	**4,603**	**2,413**	**3,563**	**143**	**0**	**0**	**1,577**	**0**	**21**	**0**	**2**	**34**	**0**	**0**	**176**	**0**	**0**

KEY CODE CATEGORY

1 = Linear Feet of Curbing
2 = Square Yards of Pavement
3 = Square Yards of Sidewalks
4 = Linear Feet of Trench Repair
5= Linear Feet of Guide Rail
6= Square Yards of Rip Rap
7= Linear Feet of RCP
8= Headwalls/Culverts
9 = Catch Basins
10= Manholes
11= Signs
12 = Detectable Warning Surfaces
13= Square Yards of Topsoil & Seeding
14 = Linear Feet of Sewer and/or Water Line
15 = Linear Feet of Striping
16 = New Signalized Intersection
17 = Revised Signalized Intersection

Total Monetary Values Received Through Subdivision and Site Plan Applications
August 2019

Purpose	Current Month 2019	Year To Date 2019	Year To Date 2018
Physical Improvements (Cash Contribution)	$ -	-	$ 155,933.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	41,564.00	1,243,366.00
*Physical Improvements (Performance Guarantees/Site Plans)	84,451.00	1,346,436.00	1,057,017.00
Downstream Drainage Contributions	-	-	440.00
Subdivision & Site Plan Review Fees	61,804.22	498,232.01	293,077.77
Totals	$ 146,255.22	$ 1,886,232.01	$ 2,749,833.77