MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
February 2019

The Committee meeting held during the month of **February 2019** acted on 24 development requests. The Committee acted upon 4 classifications, 7 approvals, 6 conditional approvals, 7 extensions, 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 4 **Sketch plat** classifications contained 10 new lots with 8 new dwelling units on a total of 47.95 acres. Of these 4 sketch plats, none were determined to require County Planning Board approval and 4 were declared exempt.

Preliminary plats included 1 plat which fell under the categories of Commercial, Industrial or Quasi-Public with 4 new lots on a total of 90.92 acres

Final plats included 1 new residential application with 3 new lots and 3 new dwelling units on a total of 22.60 acres

There were 11 **Site Plan** applications reviewed by the Committee. Of which, 2 were found to be exempt from County review and 9 were found to be under County jurisdiction. The combined site plan applications represent 1,164,545 square feet of additional building area, 1,179 new parking spaces and 17 new Dwelling Unit on a total of 181.10 acres.

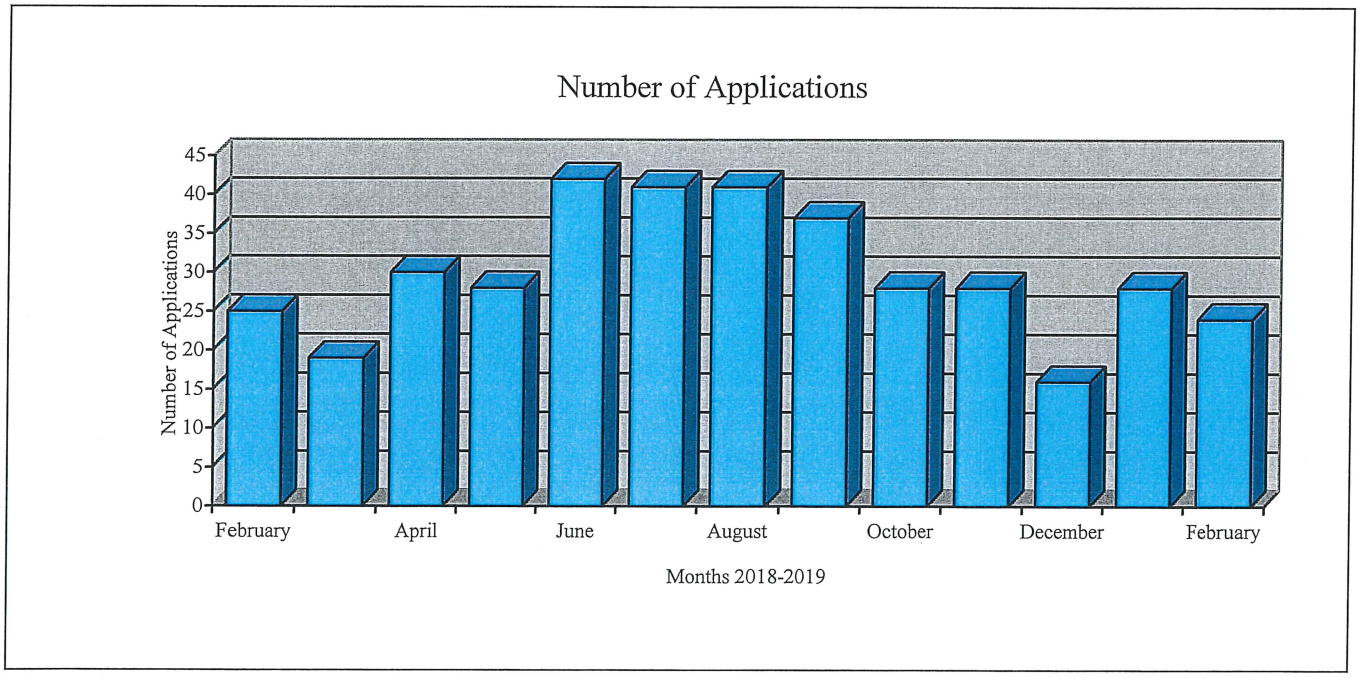


Figure 1

Development Activity
February 2019

Sketch Plats

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.
EB-S-283	39 Edgeboro Road	834	34.08	C	No	45.00	1	2	0	0	0	0.00	A	W		0	0
ED-S-1004	130 Ethel Road	20-A	2.01	A	No	0.71	1	2	2	0	0	0.00	A	SF		0	0
MI-49	Elm Place Lot 1.04, Block 32	32	1.04	A		0.99	1	3	3	0	0	0.00	A	SF		0	0
SY-S-114	5 Warwick Road	337	2.02	A	No	1.25	1	3	3	0	0	0.00	A	SF		0	0
	Subtotal			**4**		**47.95**	**4**	**10**	**8**	**0**	**0**	**0.00**			**0**	**0**	**0**

Exempt Site Plans

EB-EX-273	39 Edgeboro Road	834	34.08	EX	No	45.00	1	2	0	513,240	281	0.00	A	W		0	0
SY-SP-121	Sayreville Tower	333.03	1.01	EX		0.20	1	0	0	0	0	0.00	A	COM		0	0
	Subtotal			**2**		**45.20**	**2**	**2**	**0**	**513,240**	**281**	**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
February 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																	
PA-48	225 Elm Street	/ 40 / 40.01	1 / 1 / 2	P	No	90.92	6	4	0	1,420,262	690	9.09	A	M		0	0
	Subtotal			**1**		**90.92**	**6**	**4**	**0**	**1,420,262**	**690**	**9.09**			**1**	**0**	**0**
Final Plats																	
MI-49	Elm Place, Lots 1.04, Block 32	32	1.04	F	0	0.99	1	3	3	0	6	0.00	A	SF		0	0
	Subtotal			**1**		**0.99**	**1**	**3**	**3**	**0**	**6**	**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

Development Activity
February 2019

Site Plans

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
CR-SP-115	Cranbury Commons	20.16	7.01	SP	0	3.45	1	0	17	30,656	141	0.00	C	A, C, R, O	South Main Street and Old Trenton Rd	0	0
ED-SP-310	Block 22, Lot 14E	22	14E	SP	0	6.83	1	0	0	161,984	0	0.00	A	W		0	0
JA-SP-45	Lot 2.05, Block 28	28	2.05	SP	No	0.39	1	0	0		22	0.00	C	S	Railroad Avenue	0	0
MO-SP-48	Matrix Corporate Campus	56 (M)/3 ©	9.04 / 10.20, 10.26	SP	No	70.38	3	0	0	0	277	0.00	C	O		0	0
NB-SP-225	DCI - New Brunswick	126	3.01, 7, 8.01	SP		0.40	3	0	0	10,033	9	0.00	C	S	George Street	0	0
NB-SP-24	501 Jersey Avenue	596	7.02, 7.03	SP	No	10.51	2	0	0	203,400	116	0.00	C	W	Jersey Avenue	2	0
NO-SP-162	481 Black Horse Lane	148	114.01	SP	No	24.26	1	0	0	245,232	212	0.00	C	W		0	0
PI-SP-365	141 Ethel Road	9301	54.05	SP	No	4.36	1	0	0	0	120	0.00	A	W	Ethel Road	0	0
SB-SP-371	T-Mobile Northeast	21.01	38.01	SP	No	15.32	1	0	0	0	1	0.00	A	COM	Deans Rhode Hall Road	0	0
	Subtotal			**9**		**135.90**	**14**	**0**	**17**	**651,305**	**898**	**0.00**			**7**	**2**	**0**
	Total			**17**		**320.96**	**27**	**19**	**28**	**2,584,807**	**1,875**	**9.09**			**8**	**2**	**0**

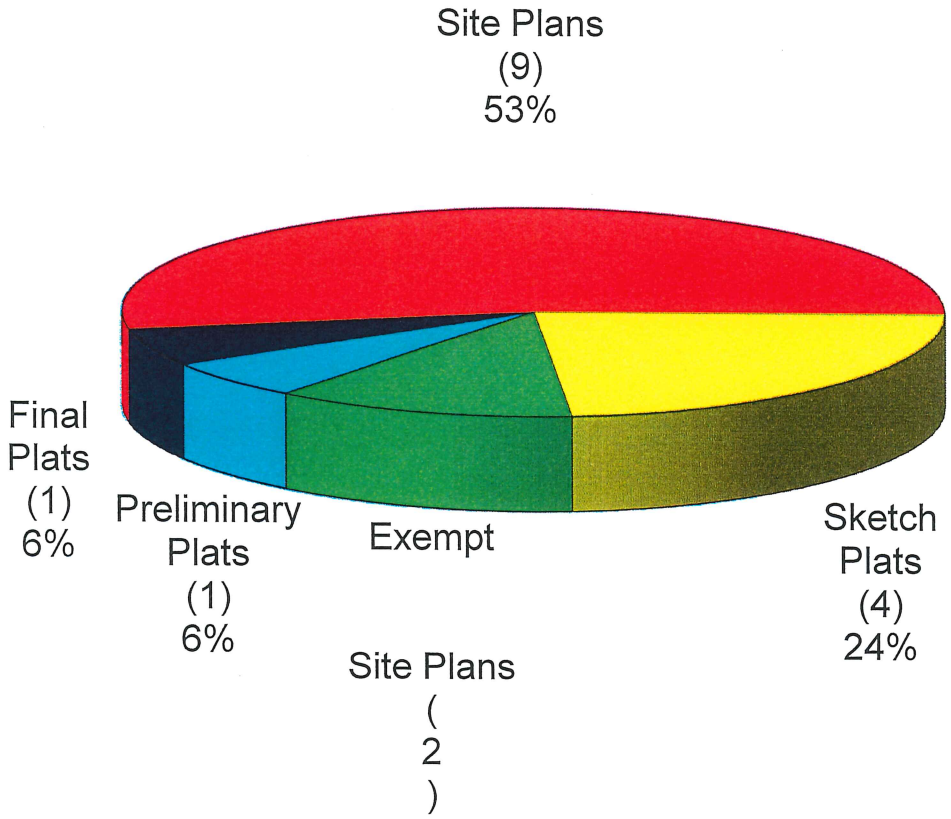
Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) Milltown, (MO) Monroe, (NB) New Brunswick, (NO) North Brunswick, (OB) Old Bridge, (PA) Perth Amboy, (PI) Piscataway, (PL) 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

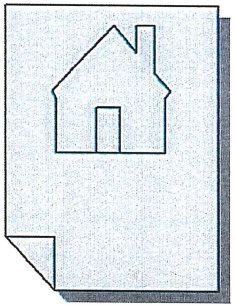
Land Use Key: (A)partment, (C)ondo, (T)ownhouse, (MF)Multi-Family, (SF)Single Family, (AC)Assisted Care, (R)etail, (O)ffice, (S)ervice, (H)otel, (ST)orage, (W)arehouse, (M)anufacturing/Research, (HOS)pital, (WO)rship, (P)ublic Safety, (REC)reation, (CS)Civic Structure, (SCH)ool, (COM)munications *(AR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

Middlesex County Planning Board
February 2019 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
February 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	39 Edgeboro Road			1	2	0	45.00			C
Edison	130 Ethel Road		Ethel Road 2-C-534	1	2	2	0.71	A		
Milltown	Elm Place Lot 1.04, Block 32		Main Street 3-B-133	1	3	3	0.99	A		
Sayreville	5 Warwick Road		Washington Road Facility	1	3	3	1.25	A		
TOTALS										
Current Month	4	0	3	4	10	8	47.95	3	0	1
Year to Date 2019	6	0	4	12	15	10	59.22	4	1	1
Year to Date 2018	6	2	5	12	13	6	9.86	6	0	0



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 2019

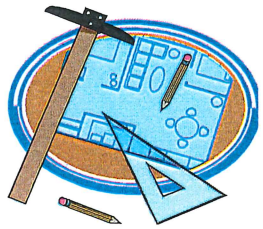
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	3	18.97	12	46	17,964	43	19,217	2.27	4.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	13.33	1	2	290,327	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	0	0.00	0	0	0	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	1	90.92	6	4	990,119	0	0	0.00	9.09	0
Year to Date 2019	1	90.92	6	4	990,119	0	0	0.00	9.09	0
Year to Date 2018	1	3.56	5	1	155,074	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	1	90.92	6	4	990,119	0	0	0.00	9.09	0
Year to Date 2019	3	113.52	11	8	618,116	0	0	0.00	9.09	0
Year to Date 2018	4	22.53	17	47	20,881	43	22,823	1.91	4.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 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	0.99	1	3	14,375	3	14,375	3.03	0.00	0
Year to Date 2019	1	0.99	1	3	14,375	3	14,375	3.03	0.00	0
Year to Date 2018	6	19.82	13	45	19,186	43	20,078	2.17	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	1	23.80	1	2	518,364	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	2	13.33	1	2	290,327	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	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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	3	31.26	7	6	226,948	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	1	0.99	1	3	14,375	3	14,375	3.03	0.00	0
Year to Date 2019	4	23.59	6	7	146,797	3	342,527	0.13	0.00	0
Year to Date 2018	10	74.88	21	53	61,543	43	75,855	0.57	0.00	0

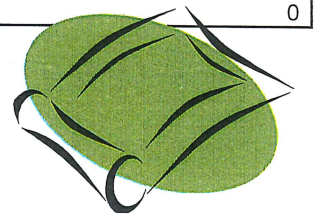
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 2019

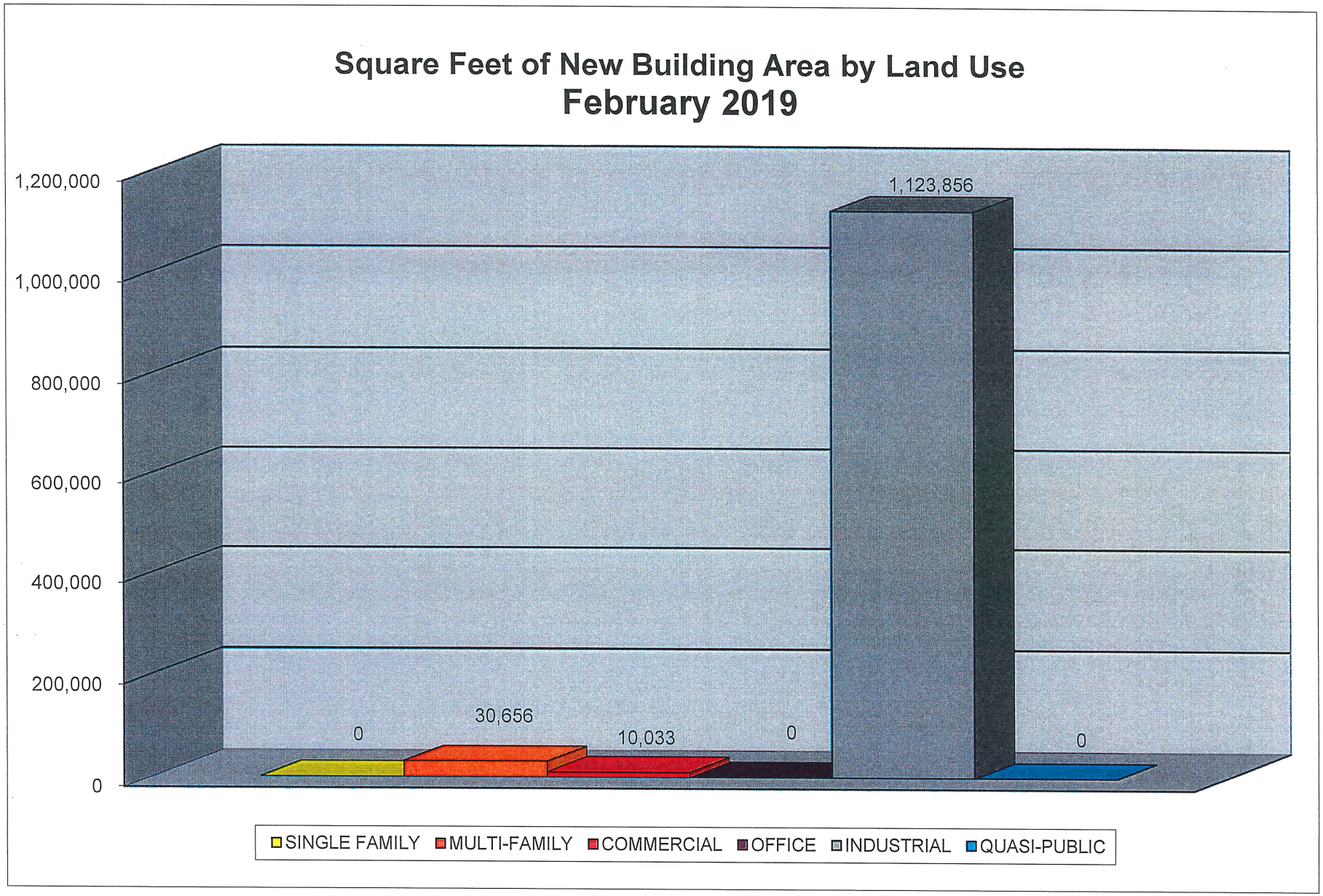
Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2019	0	0.00	0	0	0	0
Year to Date 2018	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	1	3.45	17	30,656	141	0
Year to Date 2019	3	3.97	37	42,857	181	0
Year to Date 2018	4	71.24	295	68,269	718	0
COMMERCIAL				0		
Current Month	2	0.79	0	10,033	31	0
Year to Date 2019	6	63.74	0	18,903	143	0
Year to Date 2018	6	30.75	26	67,829	142	0
OFFICE						
Current Month	1	70.38	0	0	277	0
Year to Date 2019	3	80.34	1	34,942	314	1
Year to Date 2018	1	1.87	0	11,616	17	0
INDUSTRIAL						
Current Month	4	45.96	0	610,616	448	2
Year to Date 2019	8	95.78	0	797,186	918	2
Year to Date 2018	6	229.51	2	965,878	186	0
QUASI-PUBLIC						
Current Month	1	15.32	0	0	1	0
Year to Date 2019	1	15.32	0	0	1	0
Year to Date 2018	4	64.12	0	0	0	0
TOTALS						
Current Month	9	135.90	17	651,305	898	2
Year to Date 2019	21	259.15	38	893,888	1,557	3
Year to Date 2018	21	397.49	323	1,113,592	1,063	0



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 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	2	0.62	34	57,723	34
Year to Date 2018	0	0.00	0	0	0
COMMERCIAL				0	
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
OFFICE					
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
INDUSTRIAL					
Current Month	1	45.00	0	513,240	281
Year to Date 2019	3	147.79	0	1,933,502	971
Year to Date 2018	0	0.00	0	0	0
QUASI-PUBLIC					
Current Month	1	0.20	0	0	0
Year to Date 2019	1	0.20	0	0	0
Year to Date 2018	0	0.00	0	0	0
TOTALS					
Current Month	2	45.20	0	513,240	281
Year to Date 2019	6	148.61	34	1,991,225	1,005
Year to Date 2018	0	0.00	0	0	0



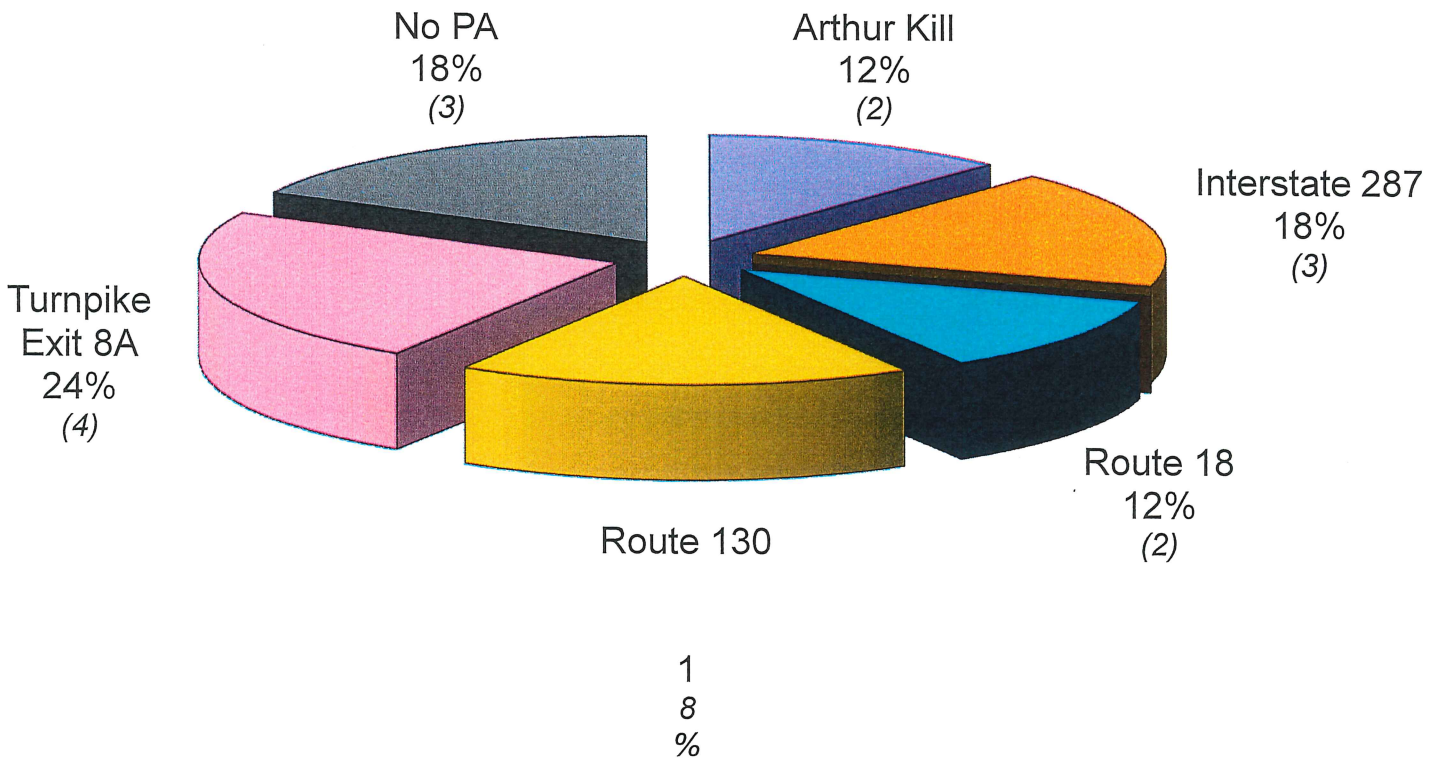

Square Feet of New Building Area by Land Use
February 2019
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
0
30,656
10,033
0
1,123,856
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
February 2019

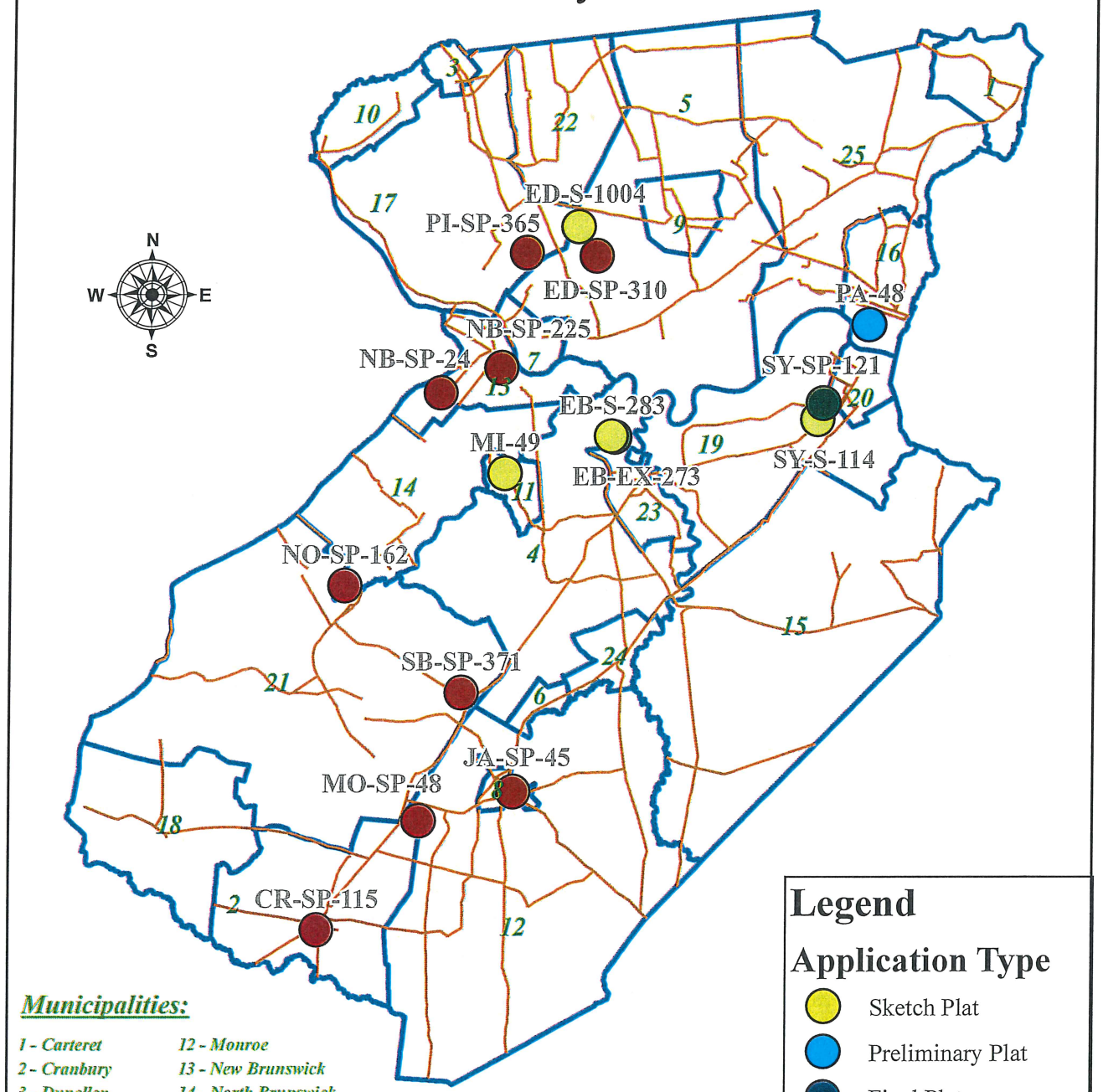
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	2	91.12	0	1,420,262	690	9.09	0
Year to Date 2019	5	182.56	20	2,852,725	1,420	18.18	0
Year to Date 2018	6	120.23	52	824,291	84	0.00	0
Interstate 287							
Current Month	3	11.90	2	161,984	120	0.00	0
Year to Date 2019	14	182.10	2	304,400	703	0.00	0
Year to Date 2018	6	26.41	8	130,708	283	0.00	0
MetroPark							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2019	0	0.00	0	0	0	0.00	0
Year to Date 2018	1	2.38	0	4,283	22	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2019	0	0.00	0	0	0	0.00	0
Year to Date 2018	1	25.95	0	58,632	107	0.00	0
Route 18							
Current Month	2	90.00	0	513,240	281	0.00	0
Year to Date 2019	3	98.08	0	659,814	327	0.00	0
Year to Date 2018	6	68.61	299	11,616	610	4.00	0
Route 130							
Current Month	3	26.24	6	245,232	218	0.00	0
Year to Date 2019	3	26.24	6	245,232	218	0.00	0
Year to Date 2018	3	68.21	0	0	0	0.00	0
Turnpike Exit 8A							
Current Month	4	89.54	17	30,656	441	0.00	0
Year to Date 2019	5	90.23	18	33,348	469	0.00	1
Year to Date 2018	3	178.00	0	37,250	80	18.80	0
No PA							
Current Month	3	12.16	3	213,433	125	0.00	2
Year to Date 2019	9	38.09	39	272,307	271	0.00	2
Year to Date 2018	16	79.41	54	235,452	72	0.00	0

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

Planning Areas
February 2019 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
February 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

Legend

Application Type

- Sketch Plat
- Preliminary Plat
- Final Plat
- Site Plan
- Exempt Site Plan
- County Road
- Municipal Boundary

Performance Guarantees
Received During the Month
February 2019

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
NB-SP-220	409 Livingston Avenue	Livingston Avenue (#691)	$ 19,952.00	100	18	56	143	-	-	-	-	-	-	-	-	165	-	-	-	-
OB-SP-297	2 Cliffwood Road	Cliffwood & Morristown Roads (#689/626)	$ 3,780.00	-	-	-	-	-	-	-	-	1	-	1	3	-	-	-	-	-
PI-SP-204	1518 South Washington Ave	S. Washington Ave (#665)	$ 13,320.00	72	30	19	-	-	-	-	-	-	-	-	2	-	-	-	-	-
WO-SP-228	Chase	Inman Avenue (#602)	$ 65,726.00	200	70	6	-	-	-	-	-	1	-	-	3	280	-	-	-	-
Total:	**4**	**5**	**$ 102,778.00**	**372**	**118**	**81**	**143**	**-**	**-**	**-**	**-**	**2**	**-**	**1**	**8**	**445**	**-**	**-**	**-**	**-**
Total:	**6**	**7**	**$ 1,099,104.00**	**3,237**	**2,025**	**1,255**	**143**	**0**	**0**	**1,507**	**0**	**13**	**0**	**1**	**11**	**445**	**0**	**9,150**	**1**	**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
February 2019

Purpose	Current Month 2019	Year To Date 2019	Year To Date 2018
Physical Improvements (Cash Contribution)	$ -	-	$ 124,623.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	-	-
*Physical Improvements (Performance Guarantees/Site Plans)	102,778.00	1,099,104.00	43,342.00
Downstream Drainage Contributions	-	-	-
Subdivision & Site Plan Review Fees	53,595.00	135,105.56	53,218.12
Totals	$ 156,373.00	$ 1,234,209.56	$ 221,183.12