MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
January 2019

The Committee meeting held during the month of **January 2019** acted on 28 development requests. The Committee acted upon 2 classifications, 16 approvals, 6 conditional approvals, 4 extensions, 1 rejection 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 2 **Sketch plat** classifications contained 5 new lots with 2 new dwelling units on a total of 11.27 acres. Of these 2 sketch plats, 1 was determined to require County Planning Board approval and 1 was declared exempt.

Preliminary plats included 2 plats which fell under the categories of Commercial, Industrial or Quasi-Public with 4 new lots on a total of 22.60 acres

Final plats included 3 plats which fell under the categories of Commercial, Industrial or Quasi-Public with 4 new lots on a total of 22.60 acres

There were 16 **Site Plan** applications reviewed by the Committee. Of which, n4 were found to be exempt from County review and 12 were found to be under County jurisdiction. The combined site plan applications represent 1,720,568 square feet of additional building area, 1,383 new parking spaces and 55 new Dwelling Unit on a total of 226.66 acres.

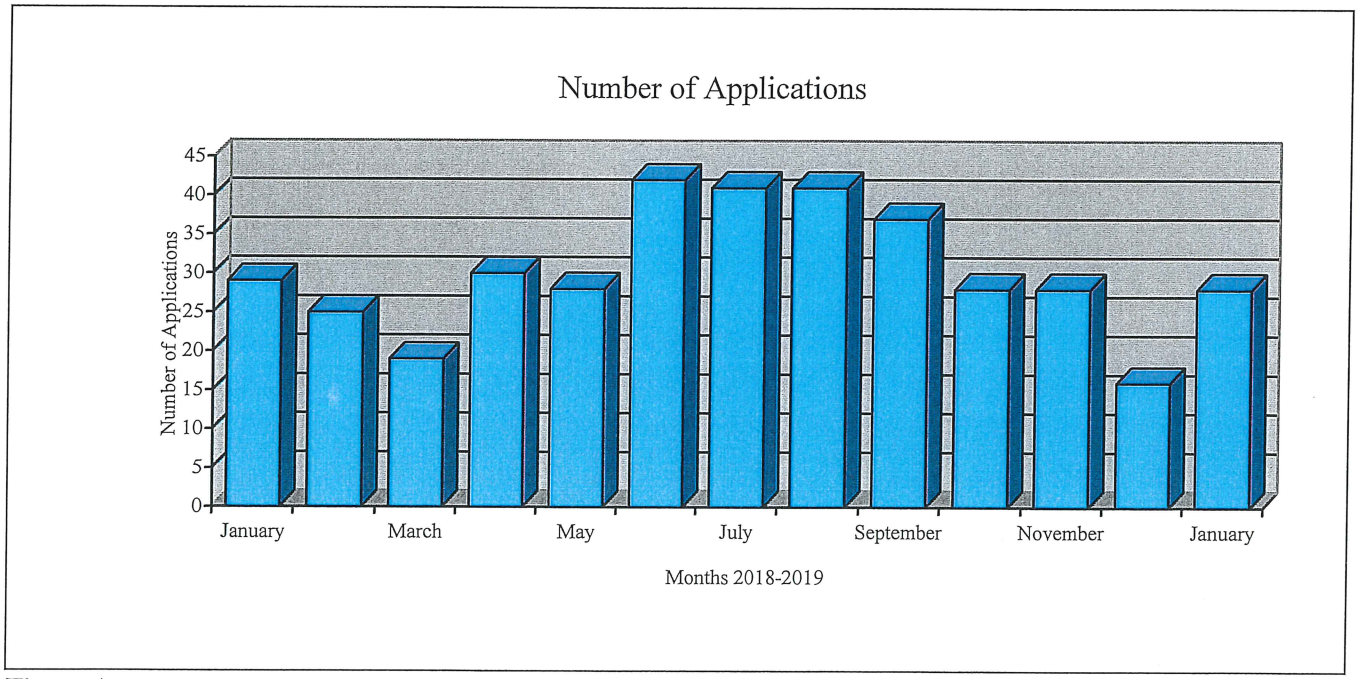

Figure 1

Development Activity
January 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-282	Old Forge at Fern Road	321.18	39	B		9.97	1	3	2	0	0	0.00	A	SF		0	0
ME-S-173	344 Middlesex Avenue	105	5,8,10,12,13,14 and 16	A		1.30	7	2	0	0	0	0.00	A	SF		0	0
	Subtotal			**2**		**11.27**	**8**	**5**	**2**	**0**	**0**	**0.00**			**0**	**0**	**0**
Exempt Site Plans																	
NB-EX-148	93-97 Louis Street	419	36.01, 39.01	EX	No	0.50	2	0	34	55,674	34	0.00	A	MF		0	0
PA-NA-7	225 Elm Street Distribution Center	12 / 13 / 14 / 40 / 40.01	1.02 / 1, 1.01 / 1 / 1/ 2	EX	No	90.92	6	0	0	1,420,262	690	9.09	A	M		0	0
PI-NA-164	Sudler-2 Corporate Place South	5802	13.01	EX		11.87	1	0	0	0	0	0.00	A	W		0	0
SA-EX-36	Block 4 Lots 9 and 10	4	9 and 10	SP		0.12	2	0	0	2,049	0	0.00	A	T		0	0
	Subtotal			**4**		**103.41**	**11**	**0**	**34**	**1,477,985**	**724**	**9.09**			**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
January 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-369	3 Lakeview Avenue	703	1.04	P		13.33	1	2	0	0	0	0.00	A	R	New Brunswick Ave #647	0	0
SP-282	Block 523-Lots 1, 2, 2.02 and 2.03	523	1,2,2.02,2.03	P		9.27	4	2	0	32,250	9	0.00	A	O		0	0
	Subtotal			**2**		**22.60**	**4**	**2**	**0**	**32,250**	**9**	**0.00**			**1**	**0**	**0**
Final Plats																	
PI-369	QuickChek 3 Lakeview Ave (1 of 2)	703	1.04	F		13.33	1	2	0	0	66	0.00	A	R	New Brunswick Ave #647	0	0
PI-369	QuickChek 3 Lakeview Ave (2 of 2)	703													New Brunswick Ave #647		
SP-282	DCD Capital	523	1,2,2.02,2.03	F		9.27	4	2	0	32,250	9	0.00	A	O		0	0
	Subtotal			**2**		**22.60**	**5**	**4**	**0**	**32,250**	**75**	**0.00**			**2**	**0**	**0**

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Development Activity
January 2019

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Site Plans																	
CA-SP-147	606 & 612 Roosevelt Avenue	5904	13, 14	SP	No	0.40	2	0	20	10,152	40	0.00	C	MF	Roosevelt Avenue # 602	0	0
EB-SP-291	JB Cocoa	29.04	9	SP	No	8.08	1	0	0	146,574	46	0.00	C	M		0	0
MO-SP-239	336 Applegarth Road	41	7	SP	No	0.69	1	1	1	2,692	28	0.00	C	O	Applegarth Road # 619	1	0
NB-SP-199	150 Easton Avenue, Lot 29 Block 69	69	29	SP		0.07	1	0	0	3,200	0	0.00	A	R, A	Easton Avenue #527	0	0
PI-SP-294	Centennial Square Shopping Center	5501	12.02	SP	No	48.79	1	0	0	0	0	0.00	A	R	S. Washington Ave #665	0	0
PI-SP-347	Quick Check Corporation	703	1.04	SP		13.33	1	2	0	5,670	66	0.00	C	R	New Brunswick Ave #647	0	0
PI-SP-362	876 Centennial Avenue	6101	1.04	SP	No	17.81	1	0	0	0	381	0.00	C	W		0	0
PI-SP-363	Sauma Warehousing Company	4401	3	SP	No	6.03	1	0	0	39,996	39	0.00	C	W		0	0
SP-SP-200	Block 523, Lots 1, 2, 2.02 and 2.03	523	1,2,2.02,2.03	SP		9.27	4	2	0	32,250	9	0.00	A	O		0	0
SP-SP-219	Road	528.01	46.04	SP		17.90	1	0	0	0	4	0.00	A	W		0	0
WO-SP-680	63 Middlesex Avenue	446.01	2	SP		0.76	1	0	0	0	46	0.00	A	R		0	0
	Subtotal			**11**		**123.13**	**15**	**5**	**21**	**240,534**	**659**	**0.00**			**7**	**1**	**0**
	Total			**21**		**283.01**	**43**	**16**	**57**	**1,783,019**	**1,467**	**9.09**			**10**	**1**	**0**

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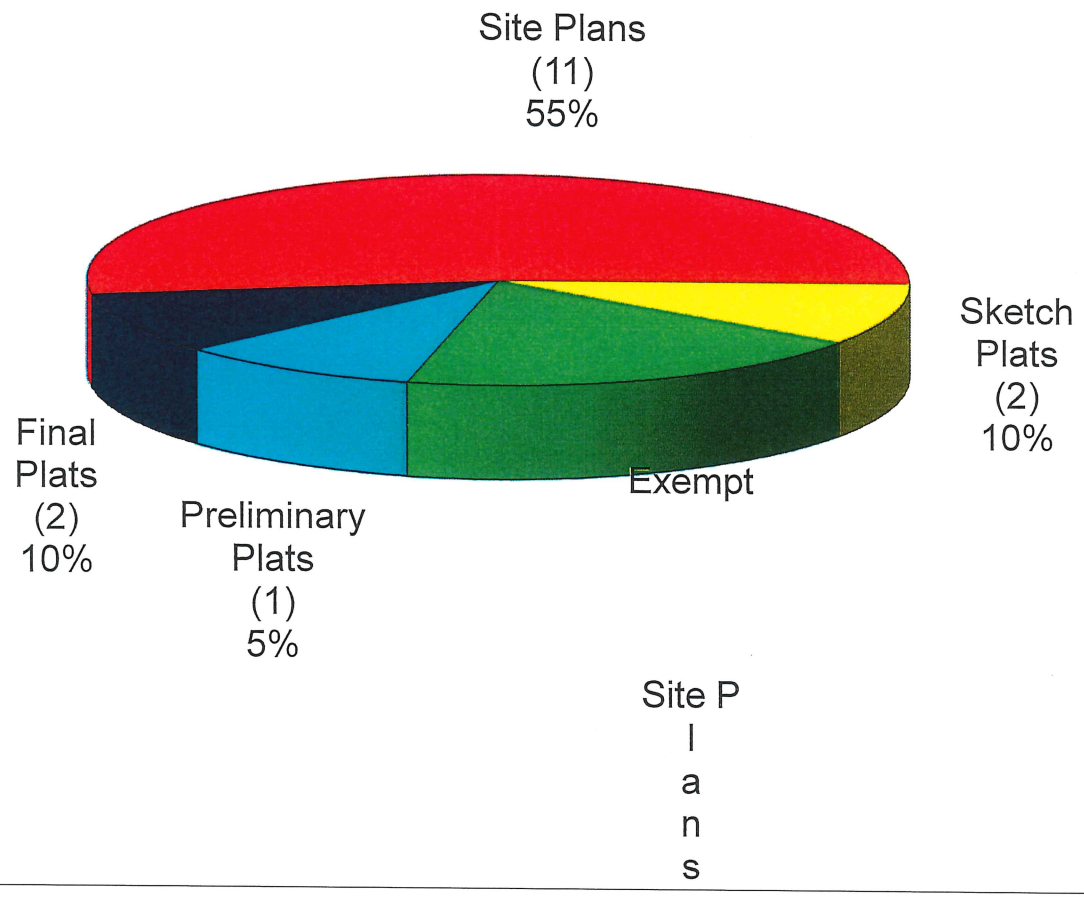
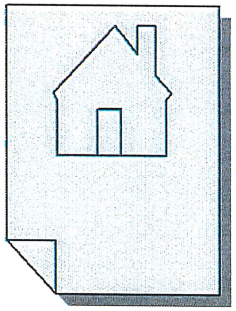
Middlesex County Planning Board
January 2019 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
January 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	Old Forge at Fern Road		Crescent Avenue 3-B-201	1	3	2	9.97		B	
Metuchen	344 Middlesex Avenue			7	2	0	1.30	A		
TOTALS										
Current Month	2	0	1	8	5	2	11.27	1	1	0
Year to Date 2019	2	0	1	8	5	2	11.27	1	1	0
Year to Date 2018	3	0	0	5	7	5	2.53	3	0	0



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
January 2019

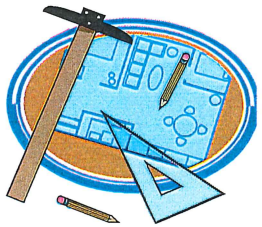
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	1	4.18	8	14	13,006	13	14,006	3.11	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	0	0.00	0	0	0	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	1	13.33	1	2	290,327	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	1	9.27	4	2	201,901	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	0	0.00	0	0	0	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	2	22.60	5	4	246,114	0	0	0.00	0.00	0
Year to Date 2019	2	22.60	5	4	246,114	0	0	0.00	0.00	0
Year to Date 2018	1	4.18	8	14	13,006	13	14,006	3.11	0.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
January 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	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	0	0.00	0	0	0	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	2	13.33	1	2	290,327	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	1	9.27	4	2	201,901	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	2	27.70	2	5	241,322	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	3	22.60	5	4	246,114	0	0	0.00	0.00	0
Year to Date 2019	3	22.60	5	4	246,114	0	0	0.00	0.00	0
Year to Date 2018	8	47.52	15	50	41,399	43	48,139	0.90	0.00	0

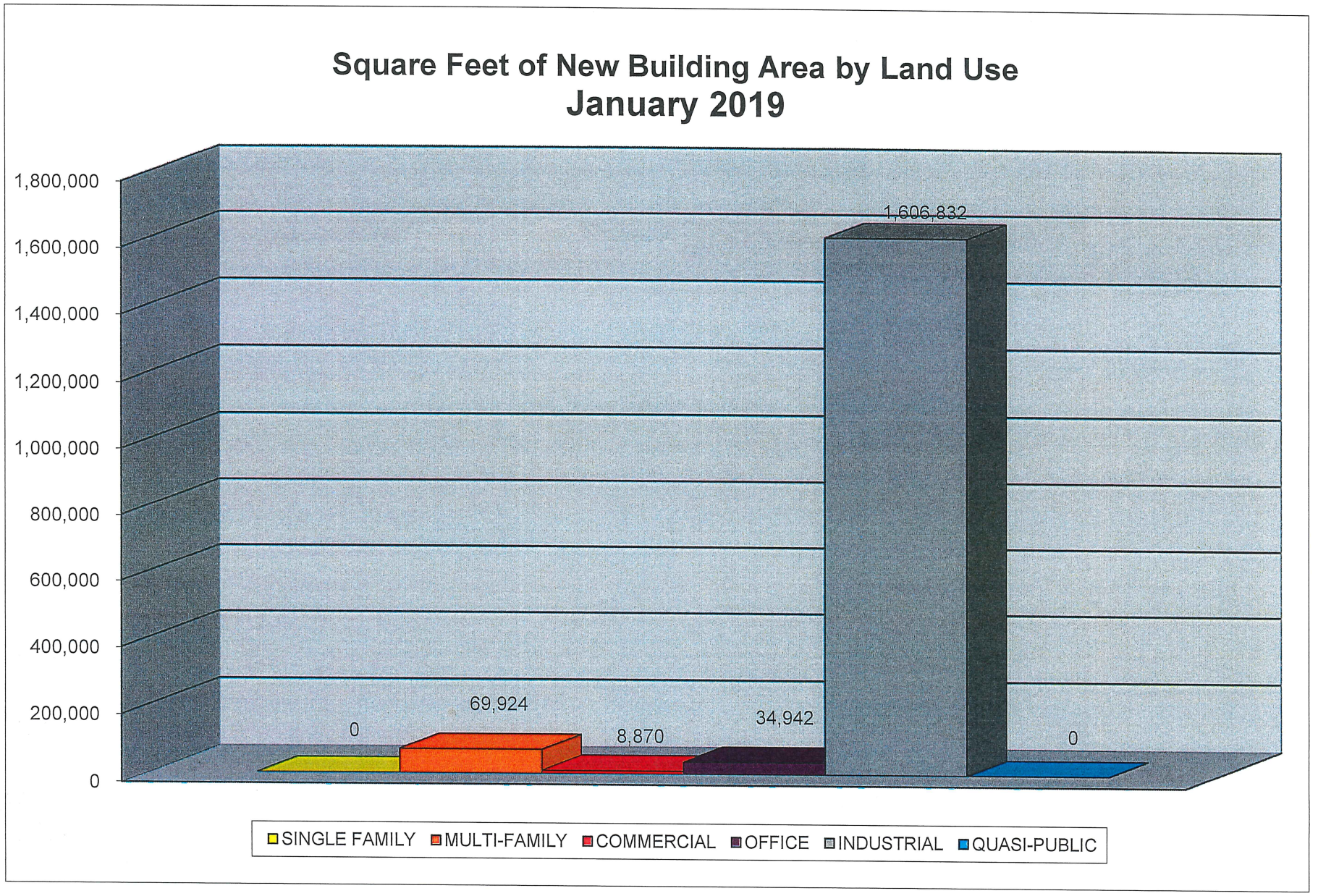
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
January 2019

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	2	0.52	20	12,201	40	0
Year to Date 2019	2	0.52	20	12,201	40	0
Year to Date 2018	3	45.29	295	9,637	611	0
COMMERCIAL				0		
Current Month	4	62.95	0	8,870	112	0
Year to Date 2019	4	62.95	0	8,870	112	0
Year to Date 2018	4	4.20	26	60,346	112	0
OFFICE						
Current Month	2	9.96	1	34,942	37	1
Year to Date 2019	2	9.96	1	34,942	37	1
Year to Date 2018	0	0.00	0	0	3	0
INDUSTRIAL						
Current Month	4	49.82	0	186,570	470	0
Year to Date 2019	4	49.82	0	186,570	470	0
Year to Date 2018	1	101.99	2	3	17	0
QUASI-PUBLIC						
Current Month	0	0.00	0	0	0	0
Year to Date 2019	0	0.00	0	0	0	0
Year to Date 2018	2	35.71	0	0	0	0
TOTALS						
Current Month	12	123.25	21	242,583	659	1
Year to Date 2019	12	123.25	21	242,583	659	1
Year to Date 2018	10	187.19	323	69,986	743	0



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
January 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	2	0.62	34	57,723	34
Year to Date 2019	2	0.62	34	57,723	34
Year to Date 2018	0	0.00	0	0	0
COMMERCIAL					
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	2	102.79	0	1,420,262	690
Year to Date 2019	2	102.79	0	1,420,262	690
Year to Date 2018	0	0.00	0	0	0
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	4	103.41	34	1,477,985	724
Year to Date 2019	4	103.41	34	1,477,985	724
Year to Date 2018	0	0.00	0	0	0

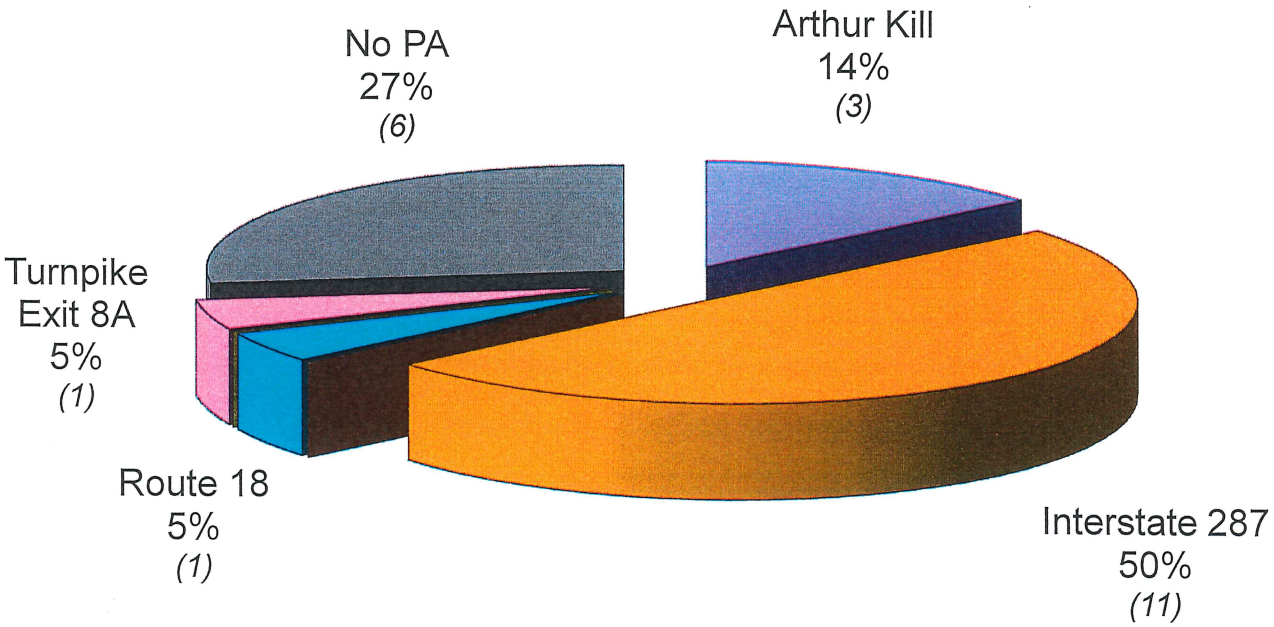

Square Feet of New Building Area by Land Use
January 2019
1,800,000
1,600,000
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
0
69,924
8,870
34,942
1,606,832
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
January 2019

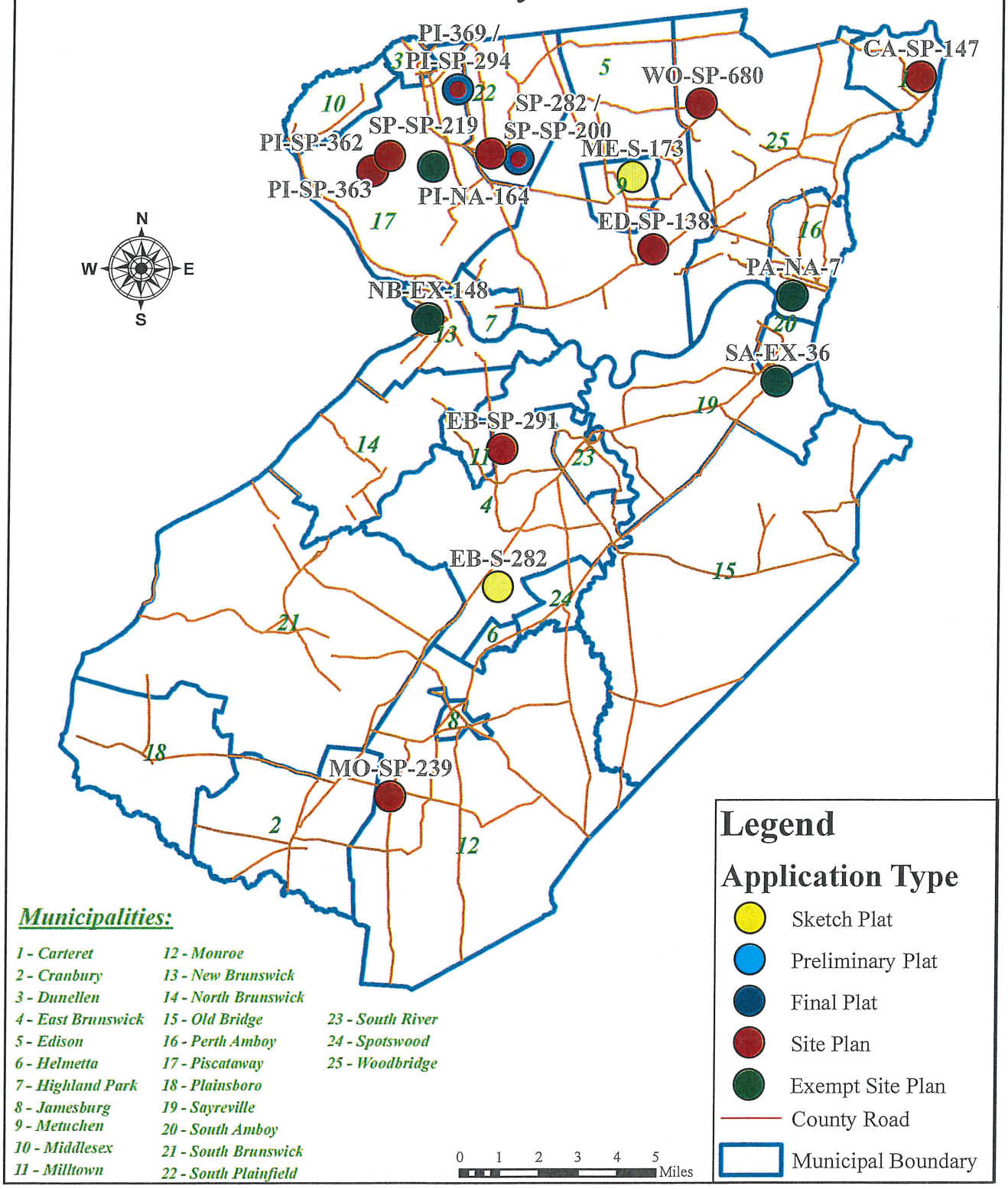
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	91.44	20	1,432,463	730	9.09	0
Year to Date 2019	3	91.44	20	1,432,463	730	9.09	0
Year to Date 2018	3	3.36	50	93,557	72	0.00	0
Interstate 287							
Current Month	11	170.20	0	142,416	583	0.00	0
Year to Date 2019	11	170.20	0	142,416	583	0.00	0
Year to Date 2018	1	7.01	0	0	0	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	0	0.00	0	0	0	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	0	0.00	0	0	0	0.00	0
Route 18							
Current Month	1	8.08	0	146,574	46	0.00	0
Year to Date 2019	1	8.08	0	146,574	46	0.00	0
Year to Date 2018	4	54.54	277	0	596	0.00	0
Route 130							
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	2	44.41	0	0	0	0.00	0
Turnpike Exit 8A							
Current Month	1	0.69	1	2,692	28	0.00	1
Year to Date 2019	1	0.69	1	2,692	28	0.00	1
Year to Date 2018	1	136.00	0	0	0	0.00	0
No PA							
Current Month	6	25.93	36	58,874	146	0.00	0
Year to Date 2019	6	25.93	36	58,874	146	0.00	0
Year to Date 2018	12	57.23	52	69,846	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
January 2019 Applications



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

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
MO-SP-228	251 Docks Corner (Site)	Cranbury-S.R Road (#535)	$ 146,718.00	565	627	299	-	-	-	457	-	2	-	-	-	-	-	-	-	-
MO-SP-228	251 Docks Corner (Signal)	Cranbury-S.R Road (#535)	$ 849,608.00	2,300	1,280	875	-	-	-	1,050	-	9	-	-	3	-	-	9,150	1	-
Total:	**2**	**2**	**$ 996,326.00**	**2,865**	**1,907**	**1,174**	**-**	**-**	**-**	**1,507**	**-**	**11**	**-**	**-**	**3**	**-**	**-**	**9,150**	**1**	**-**
Total:	**2**	**2**	**$ 996,326.00**	**2,865**	**1,907**	**1,174**	**0**	**0**	**0**	**1,507**	**0**	**11**	**0**	**0**	**3**	**0**	**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
January 2019

Purpose	Current Month 2019	Year To Date 2019	Year To Date 2018
Physical Improvements (Cash Contribution)	$ -	-	$ 63,523.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	-	-
*Physical Improvements (Performance Guarantees/Site Plans)	996,326.00	996,326.00	31,870.00
Downstream Drainage Contributions	-	-	-
Subdivision & Site Plan Review Fees	81,510.56	81,510.56	32,470.32
Totals	$ 1,077,836.56	$ 1,077,836.56	$ 127,863.32