

**MIDDLESEX COUNTY  
PLANNING BOARD  
DEVELOPMENT REVIEW COMMITTEE  
2015**

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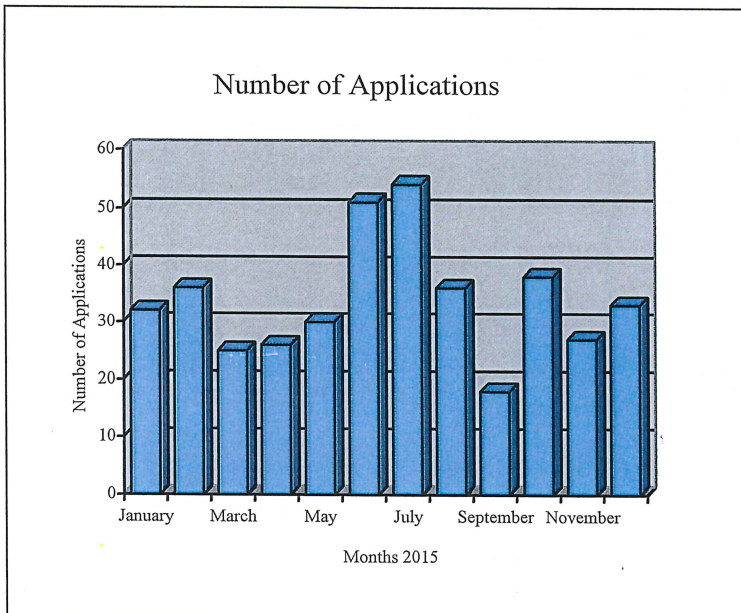
The Committee meeting held from **2015** acted on 406 development requests. The Committee acted upon 54 extensions, 28 releases of performance guarantees, 57 classifications, 4 reconsiderations, 132 approvals, 112 conditional approvals, no disapprovals, 9 withdrawals, no reviews, 6 rejections, and 4 items of old business or such other matters. Figure 1, below, shows the monthly totals of applications reviewed over the past 16 months for comparison.

The 57 **Sketch plats** classification contained 122 new lots with 230 new dwelling units on a total of 265.68 acres. Of these 57 sketch plat, 21 were determined to require County Planning Board approval and 36 were declared exempt.

**Preliminary plats** included 18 new residential plats with 981 new lots and 319 dwelling units on a total of 559.99 Acres. The Committee reviewed 7 additional plats which fell under the categories of Commercial, Industrial, or Quasi-Public with 30 new lots and 12 dwelling units on a total of 470.50 Acres.

**Final plats** included 32 new residential plats with 402 new lots and 953 dwelling units on a total of 521.01 acres. The Committee reviewed 8 additional plats which fell under the categories of Commercial, Industrial, or Quasi-Public with 94 new lots and 138 dwelling units on a total of 527.53 acres.

There were 179 **Site Plan** applications reviewed by the Committee. Of which, 23 were found to be exempt from County review and 156 were found to be under County jurisdiction. The combined site plan applications represent 9,828,592 square feet of additional building area, 17,169 new parking spaces, and 1,150 new dwelling units on a total of 3,045.04 acres.



**Figure 1**

The Staff Collected \$3,391,843.99 in **Performance Guarantees** from developers for 41 projects which were collected as either cash or bond and posted when installing infrastructure improvements within the County rights of way, to fulfill the Conditions of the Board's Approval

Respectfully submitted,

Olga Sgambettera  
Chairman

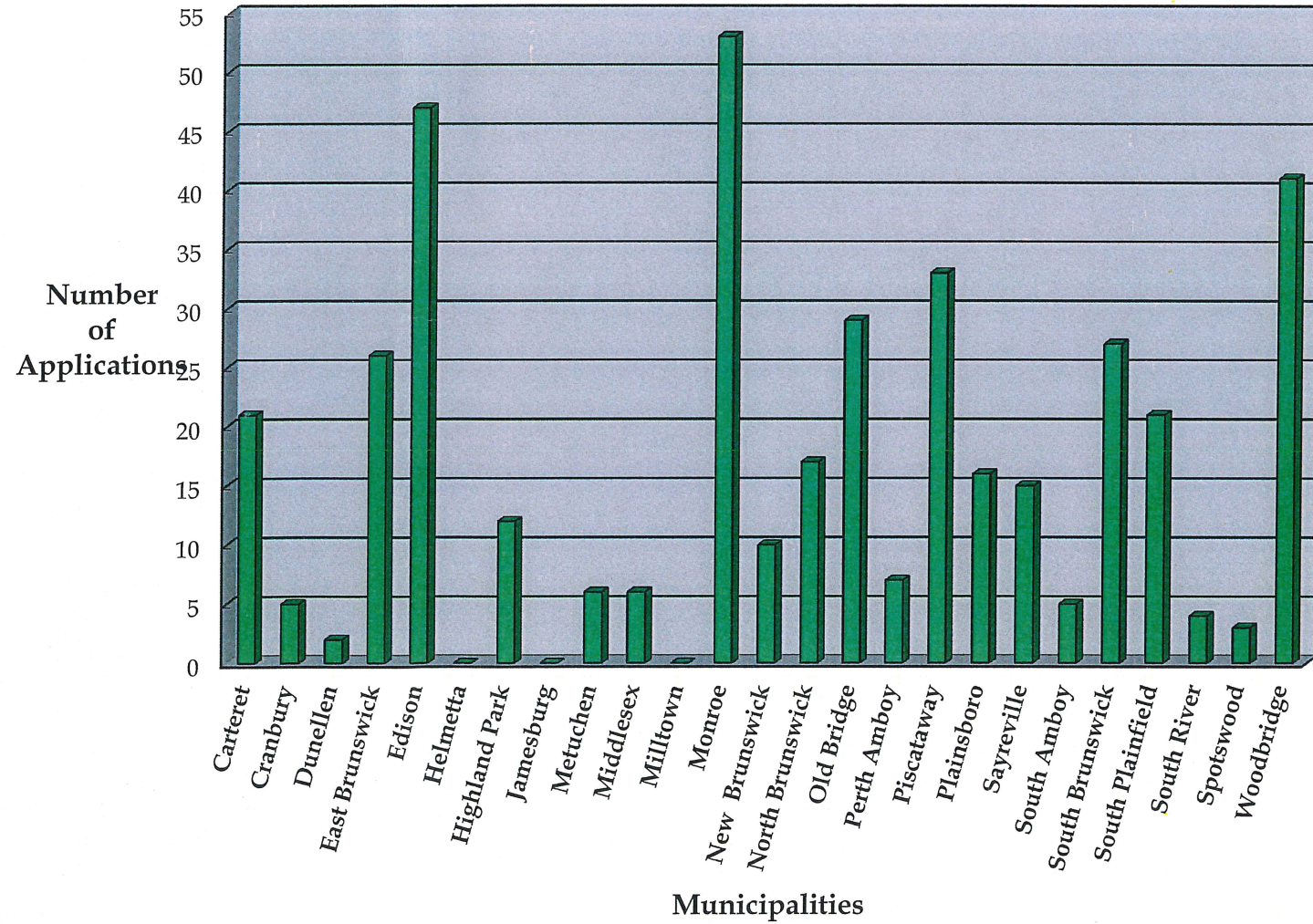
Total Number of Applications  
2015

Classifications	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct.	Nov	Dec	Total
"A" Sketch	1	2	0	6	6	4	7	3	0	0	2	5	36
"B" Sketch	2	0	3	1	3	1	6	2	1	0	0	2	21
"C" Sketch	0	0	0	0	0	0	0	0	0	0	0	0	0
Preliminary	1	3	4	0	1	2	3	1	2	3	2	3	25
Final	1	2	1	1	2	6	5	11	0	2	6	3	40
Site Plans	8	18	10	12	12	25	13	10	10	16	10	12	156
Exempt	1	1	2	1	1	5	6	2	0	1	1	2	23
Reconsideration	0	0	0	0	1	0	0	2	0	1	0	0	4
PG Release	3	1	1	1	1	1	9	1	1	5	2	2	28
Rejections	1	0	0	0	0	1	0	0	0	3	1	0	6
Extension	12	7	3	4	2	4	3	4	4	5	3	3	54
Withdrawal	2	2	1	0	0	0	2	0	0	1	0	1	9
Old Business	0	0	0	0	1	2	0	0	0	1	0	0	4
Dissapproval	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>32</b>	<b>36</b>	<b>25</b>	<b>26</b>	<b>30</b>	<b>51</b>	<b>54</b>	<b>36</b>	<b>18</b>	<b>38</b>	<b>27</b>	<b>33</b>	<b>406</b>

2015 Applications by Municipality

Municipality	Sketch	Reconsideration	Final Preliminary	Site Plan	Exempt PG Release	Rejection	Extension	Withdrawal	Old Busin.	Disapproval	YTD Total	
Carteret	5	0	2	1	8	0	1	0	4	0	0	21
Cranbury	0	0	1	0	3	0	0	0	0	1	0	5
Dunellen	1	0	0	0	1	0	0	0	0	0	0	2
East Brunswick	4	1	0	3	6	2	1	0	6	2	1	26
Edison	7	1	3	3	21	6	2	2	0	2	0	47
Helmetta	0	0	0	0	0	0	0	0	0	0	0	0
Highland Park	1	0	1	1	2	1	1	0	5	0	0	12
Jamesburg	0	0	0	0	0	0	0	0	0	0	0	0
Metuchen	2	0	0	0	3	0	0	0	0	1	0	6
Middlesex	1	0	0	0	2	0	2	0	0	0	1	6
Milltown	0	0	0	0	0	0	0	0	0	0	0	0
Monroe	3	0	10	3	10	2	3	1	20	1	0	53
New Brunswick	1	0	0	0	6	1	2	0	0	0	0	10
North Brunswick	2	0	9	2	2	0	2	0	0	0	0	17
Old Bridge	2	0	0	1	7	2	2	0	14	1	0	29
Perth Amboy	0	0	1	1	5	0	0	0	0	0	0	7
Piscataway	5	0	3	2	17	0	6	0	0	0	0	33
Plainsboro	0	0	3	3	7	1	0	1	1	0	0	16
Sayreville	2	1	4	1	6	0	1	0	0	0	0	15
South Amboy	0	0	0	0	4	0	0	0	1	0	0	5
South Brunswick	3	0	2	3	14	0	1	1	2	1	0	27
South Plainfield	5	1	0	1	10	0	2	1	0	0	1	21
South River	0	0	0	0	3	1	0	0	0	0	0	4
Spotswood	0	0	0	0	3	0	0	0	0	0	0	3
Woodbridge	13	0	1	0	16	7	2	0	1	1	0	41
<b>Total</b>	<b>57</b>	<b>4</b>	<b>40</b>	<b>25</b>	<b>156</b>	<b>23</b>	<b>28</b>	<b>6</b>	<b>54</b>	<b>9</b>	<b>4</b>	<b>406</b>

### 2015 Year to Date Applications by Municipality



**Performance Guarantees Received  
January - December 2015**

<u>DATE</u>	<u>FILE #</u>	<u>APPLICANT</u>	<u>COUNTY ROAD</u>	<u>AMOUNT</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>
1/13/2015	OB-SP-15	Dr. Mesina	Old Bridge - Matawan Rd (#516)	\$ 9,348.00	100	65	220	-	-	-	-	-	-	-	1	2	167	-	-	-	-
2/10/2015	ME-SP-99	St. Joseph's High School	Plainfield Avenue (#531)	\$ 30,756.00	530	120	108	-	-	-	-	-	1	-	8	8	-	-	-	-	-
2/10/2015	MX-SP-59	TACT Properties	Lincoln Boulevard (#607)	\$ 33,231.71	51	117	119	17	-	-	20	-	1	-	2	2	92	-	-	-	-
2/10/2015	SR-SP-105	153 Whitehead Avenue	Whitehead Avenue (#677)	\$ 821.00	5	-	13	-	-	-	-	-	-	-	-	1	-	-	-	-	-
3/10/2015	ED-SP-250	Walgreen's	Oak Tree Road (#604)	\$ 17,176.00	380	124	-	-	-	-	11	-	1	-	2	6	-	6	-	-	-
3/10/2015	MO-SP-76	Springpoint Senior Living	Half Acre Road (#615) Park Avenue /Plainfield Road	\$ 49,602.00	130	67	328	-	-	-	-	-	2	-	-	2	-	-	-	-	-
3/10/2015	ED-530	Hawkeye Development	(#531/661)	\$ 2,730.00	-	-	-	-	-	-	15	-	1	-	-	-	-	-	-	-	-
4/14/2015	ED-S-969	2026 - 2032 Oak Tree Rd	Oak Tree Road (#604)	\$ 22,895.00	288	76	180	-	-	-	-	-	-	-	-	6	-	-	-	-	-
4/14/2015	ED-529	Kangfu Chen	Park Avenue (#531)	\$ 7,443.00	72	24	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4/14/2015	PI-SP-314	455 & 451 Washington Ave	Washington Ave (#529)	\$ 5,630.00	50	21	28	-	-	-	-	-	-	-	-	2	40	-	220	-	-
5/12/2015	EB-SP-269	Arisa Realty (Traffic Signal)	Main Street (#616)	\$ 270,868.00	180	30	150	-	-	-	-	-	-	-	-	-	30	-	390	1	-
5/12/2015	EB-SP-269	Arisa Realty (Site Imp.)	Main Street (#616)	\$ 98,153.00	140	135	464	-	50	15	25	-	-	1	-	-	-	36	20	-	-
5/12/2015	PI-SP-130	Dunkin Donuts	River Road (#622)	\$ 9,689.00	130	-	404	-	-	-	-	-	-	-	-	3	-	-	-	-	-
5/12/2015	SR-SP-104	Ralph's Auto Body	Old Bridge Tpke (#527)	\$ 4,675.00	3	15	9	-	-	-	-	-	-	-	-	4	200	-	-	-	-
6/9/2015	NB-SP-108	Bank of America	Easton Avenue (#527)	\$ 31,660.00	107	335	317	-	-	-	-	-	-	-	-	4	-	-	-	-	-
6/9/2015	OB-SP-35	Walgreen's	O.B - Matawan Rd (#516)	\$ 34,056.00	430	70	120	-	-	-	-	-	1	-	-	2	-	-	120	-	-
6/9/2015	SA-SP-36	Raritan River Landing	Main Street (#670)	\$ 162,470.00	1,099	15	560	-	-	-	40	-	4	-	1	5	-	-	2,269	-	-
7/14/2015	CR-SP-102	Cranbury Station Park	Station Road (#615)	\$ 446,650.00	1,630	10,760	900	-	-	-	377	-	8	-	-	8	-	173	12,980	-	-
7/14/2015	MO-SP-73	Road Realty	Spotswood-Englishtown Road (#613)	\$ 27,336.00	240	-	125	-	-	-	-	-	1	-	-	3	170	-	-	-	-
7/14/2015	SB-SP-327	P.I. Properties (Pami Realty)	South River Road (#535)	\$ 38,820.00	300	265	148	-	-	-	83	-	2	-	-	2	-	-	-	-	-
8/11/2015	CA-SP-137	535-537 Roosevelt Avenue	Roosevelt Ave (#602)	\$ 5,586.00	50	-	34	-	-	-	-	-	-	-	-	1	-	-	250	-	-
8/11/2015	CR-SP-42	APCO Petroleum Corp.	Hightstown Road (#539)	\$ 17,432.00	24	29	191	-	-	-	-	-	-	-	-	4	-	20	-	-	-
8/11/2015	EB-SP-65	Adult Day Care	Old Bridge Tpke (#527)	\$ 16,020.00	150	-	56	-	-	-	-	-	-	-	-	2	-	-	-	-	-
8/11/2015	ME-SP-126	District at Metuchen	Middlesex Avenue (#501)	\$ 99,113.00	-	376	586	-	-	-	-	-	-	-	-	5	-	-	410	-	-
8/11/2015	MX-SP-91	600 Lincoln Boulevard	Lincoln Boulevard (#607)	\$ 13,201.00	178	-	59	-	-	-	-	-	-	-	-	3	-	-	-	-	-
8/11/2015	SY-S-110	Robert Downey, LLC	Washington Ave (#535)	\$ 7,800.28	131	-	75	-	-	-	-	-	-	-	-	2	-	-	-	-	-
9/8/2015	ME-SP-144	339 Main Street	Main Street (#531)	\$ 9,131.00	88	23	44	-	-	-	-	-	-	-	-	1	-	-	-	-	-
9/8/2015	MO-SP-137	Costco Monroe Board of Fire	Gatzmer Road (#522)	\$ 9,579.00	135	52	58	-	-	-	-	-	2	-	3	-	47	-	-	-	-
9/8/2015	MO-SP-222	Commissioners District #1	Spotswood-Englishtown Road (#613)	\$ 29,090.00	573	50	248	-	-	-	-	-	-	-	-	6	-	-	-	-	-
9/8/2015	SB-SP-106	Heller SBIP, LLC	Ridge Road (#522)	\$ 77,760.00	20	559	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
9/8/2015	SB-SP-345	South Brunswick Manor	Cranbury South River Road (#535)	\$ 913,105.00	1,650	3,824	851	-	-	-	1,713	-	10	-	-	6	4,520	-	11,145	-	-
9/8/2015	SP-SP-319	Paraco Gas	S. Clinton Avenue (#663)	\$ 9,972.00	191	123	21	-	-	-	-	-	-	-	-	4	-	-	-	-	-
9/8/2015	WO-SP-543	33 Metro Park	Wood Avenue S. (#649) New Brunswick Avenue / Amboy Ave	\$ 5,456.00	45	-	58	-	-	-	-	-	-	-	-	4	-	-	234	-	-
9/8/2015	WO-SP-650	Einar and Associates	(#616 / 501)	\$ 36,660.00	155	40	145	-	-	-	15	-	-	-	9	4	-	-	-	-	-
10/13/2015	CR-SP-109	Cranbury Brickyard	Station Road (#615)	\$ 353,801.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-

**Performance Guarantees Received  
January - December 2015**

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		Cranbury Brickyard - Site																			
10/13/2015	CR-SP-109	Improvements	Station Road (#615)	\$ 9,972.00	95	400	121	-	-	-	-	-	-	3	4	10	-	635	1,213	-	-
10/13/2015	HE-SP-13	Camelot at Helmetta	Main Street (#615)	\$ 7,879.00	60	28	22	-	-	-	-	-	-	-	2	-	14	-	-	-	-
		WO-390 /																			
10/13/2015	WO-SP-558	Heritage at Colonia	Inman Avenue (#602)	\$ 45,231.00	480	952	1,875	-	-	-	-	-	-	-	4	-	-	-	1,547	-	-
11/10/2015	MO-239	R & W Homes @ Monroe	Bucklew Ave (#522)	\$ 40,896.00	160	46	426	-	-	-	-	-	1	-	-	-	-	-	-	-	-
11/10/2015	SB-SP-15	Haddad Docks Corner	Ridge Road (#522)	\$ 367,692.00	480	745	1,875	-	-	-	161	-	4	-	-	2	1,095	-	-	-	-
12/8/2015	WO-SP-215	Boyd Realty, LLC	Main Street #514	\$ 12,458.00	145	27	83	-	-	-	-	-	-	-	-	2	-	-	39	-	-
<b>Total:</b>		<b>41</b>	<b>43</b>	<b>\$ 3,391,843.99</b>	<b>10,675</b>	<b>19,513</b>	<b>11,054</b>	<b>17</b>	<b>50</b>	<b>15</b>	<b>2,460</b>	<b>-</b>	<b>39</b>	<b>4</b>	<b>36</b>	<b>118</b>	<b>6,375</b>	<b>870</b>	<b>30,837</b>	<b>2</b>	<b>-</b>

**KEY CODE CATEGORY**

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