

**MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
February 2014**

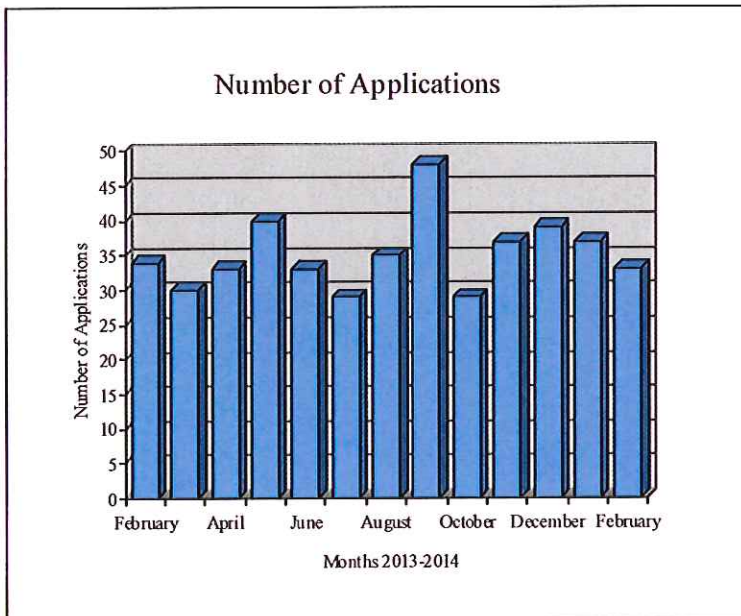
The Committee meeting held during the month of **February** acted on 33 land development requests. The Committee acted upon 6 extensions, 2 releases of performance guarantees, 6 classifications, no reconsiderations, 13 approvals, 6 conditional approval, no disapprovals, no withdrawals, no reviews, no rejections, and no item 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 6 **Sketch plat** classifications contained 12 new lots with 78 new dwelling units on a total of 19.26 acres. Of these 6 sketch plats, 2 were determined to require County Planning Board approval and 4 were declared exempt.

Preliminary plats included 1 new residential plat with 205 new lots and 205 new dwelling units on a total of 100.50 acres. The Committee reviewed no additional plats with which fell under the categories of Commercial, Industrial, or Quasi-Public.

Final plats included 7 new residential plats with 45 new lots and 162 new dwelling units on a total of 72.41 acres. The Committee reviewed no additional plats which fell under the categories of Commercial, Industrial, or Quasi-Public.

There were 11 **Site Plan** applications reviewed by the Committee. Of which, 1 was found to be exempt from County review and 10 were found to be under County jurisdiction. The combined site plan applications represent 996,111 square feet of additional building area, 1,269 new parking spaces, and no new dwelling units on a total of 277.69 acres.



In addition the staff also reviewed **7 Variance Notices**, of which 7 were found to require County Planning Board review. Letters were then sent to the corresponding applicants notifying them of the County's requirements.

Respectfully submitted,

Olga Sgambettera
Chairman

Figure 1

**Development Activity
February 2014**

File #	Title	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.
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Sketch Plats

CA-S-201	CHRISTOPHER STREET	A	NO	0.11	1	2	2	3,386	4	0.00	A	SF		0	0
MO-S-484	LLC LOT 1-48, BLOCK 106.58	B	NO	2.75	48	2	0	0	0	0.00	A	SF		0	0
PA-S-188	WILLOW POND	B	NO	15.58	1	2	70	31,385	112	0.00	C	MF		0	0
PA-S-189	651 CORNELL ST. Et. Al.	A	NO	0.20	3	2	2	0	4	0.00	A	SF		0	0
SA-S-69	427 PROSPECT STREET	A	NO	0.28	1	2	2	2,100	0	0.00	A	SF		0	0
WO-S-1054	43 WILDWOOD AVENUE	A	NO	0.34	1	2	2	4,613	4	0.00	A	SF		0	0
Subtotal		6		19.26	55	12	78	41,484	124	0.00			0	0	0

Exempt Site Plans

PA-EX-80	AT&T; 800 ALBERT STREET	EX	NO	0.22	3	0	0	230	0	0.00	A	COM		0	0
Subtotal		1		0.22	3	0	0	230	0	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)evue, (V)oid, (PG)Release, (DE)Deed Extension, (W)ithdrawal, (RE)jection, (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 2014**

File #	Title	Type	Revised Plan	Acres	# Lots	# New Lots	# Prop DU	Sq Ft. New Bid.	Prop Park Sp.	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
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Preliminary Plats

SB-185	HERITAGE VILLAGE	P	NO	100.50	210	205	205	0	0	56.70 A		AR		0	0
Subtotal		1		100.50	210	205	205	0	0	56.70			1	0	0

Final Plats

ED-528	KILMER HOMES I & II	F	NO	6.65	1	2	120	47,717	218	0.00 A		MF		0	0
MO-204	HIDDEN POND (SHEET 1 OF 5)	F	NO	58.98	2	32	31	0	0	26.78 A		SF		0	0
MO-204	HIDDEN POND (SHEET 2 OF 5)	F													
MO-204	HIDDEN POND (SHEET 3 OF 5)	F													
MO-204	HIDDEN POND (SHEET 4 OF 5)	F													
MO-204	HIDDEN POND (SHEET 5 OF 5)	F													
MO-233	EMILY COURT ESTATES	F	NO	6.78	6	11	11	0	0	0.00 A		SF		0	0
Subtotal		7		72.41	9	45	162	47,717	218	26.78			0	0	0

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**Development Activity
February 2014**

File #	Title	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
CA-SP-135	1500 BLAIR ROAD	SP	NO	6.06	2	0	0	121,438	71	0.00	C	W		0	0
CR-SP-98	PROLOGIS PARK CRANBURY S.	SP	NO	140.00	1	0	0	715,079	681	0.00	C	W	STATION ROAD	3	0
ED-SP-478	JK GOLDEN MALL	SP	NO	7.65	1	0	0	81,648	375	0.00	C	R	OAK TREE ROAD	2	0
PI-SP-179	VATSALYA ADULT DAY CARE	SP	NO	5.08	1	0	0	0	0	0.00	A	S	STELTON ROAD	0	0
PI-SP-202	TELECORDIA TECHNOLOGIES	SP	NO	89.00	1	0	0	0	0	0.00	A	OCM		0	0
PI-SP-333	AUTOZONE	SP	NO	0.86	1	0	0	6,816	38	0.00	C	R	WASHINGTON ROAD	1	0
SY-SP-198	LOTS 3 & 5 IN BLOCK 275.01	SP	NO	2.64	1	0	0	15,900	39	0.00	C	C/S		0	0
SB-SP-198	AUROLIFE PHARMA, LLC	SP	NO	9.67	2	0	0	55,000	56	0.00	A	M		0	0
SB-SP-226	SHIRDI SAI DHAM, INC.	SP	NO	11.79	1	0	0	0	9	0.00	A	WS		0	0
WO-SP-254	SOLUTIONS, INC.	SP	NO	4.72	1	0	0	0	0	0.00	C	M	RANDOLPH AVENUE	0	669
Subtotal			10	277.47	12	0	0	995,881	1,269	0.00			6	6	669
Total			25	469.86	289	262	445	1,085,312	1,611	83.48			7	6	669

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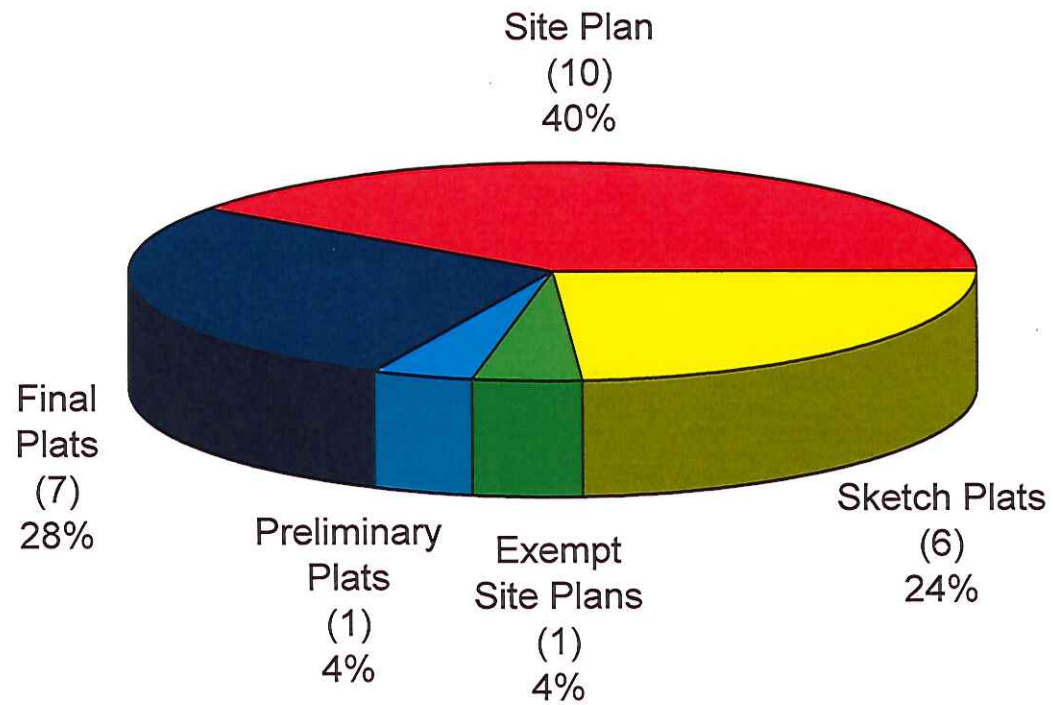
Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)empt, (SP)SitePlan, (P)reliminary, (F)inal

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

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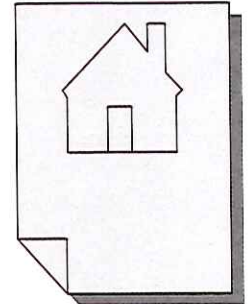
(W)arehouse, (M)anufacturing/Research, (HOS)pital, (WO)rship, (P)ublic Safety, (REC)reation, (CS)Civic Structure, (SCH)ool, (COM)munications *(AR - suffix)Age Restricted

Middlesex County Planning Board February 2014 Applications



**SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
February 2014**

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
Carteret	Aspres Construction, LLC			1	2	2	0.11	A		
Monroe	Old Forge Land Holdings, LLC			48	2	0	2.75		B	
Perth Amboy	651 Cornell St & 652 Atlantic Ave.			3	2	2	0.20	A		
Perth Amboy	Willow Pond		Amboy Avenue 1-B-55	1	2	70	15.58		B	
South Amboy	427 Prospect Street			1	2	2	0.28	A		
Woodbridge	43 Wildwood Avenue			1	2	2	0.34	A		
TOTALS										
Current Month	6	0	1	55	12	78	19.26	4	2	0
Year to Date 2014	19	2	4	72	40	221	52.97	14	5	0
Year to Date 2013	10	2	5	24	21	12	56.20	4	6	0



**PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 2014**

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	100.50	210	205	21,355	205	21,355	2.04	56.70	0
Year to Date 2014	2	106.80	211	209	22,259	209	22,259	1.96	56.70	0
Year to Date 2013	1	5.03	1	5	43,821	5	43,821	0.99	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	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 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	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 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	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 2014	1	14.21	1	4	154,747	0	0	0.00	0.00	0
Year to Date 2013	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 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	1	100.50	210	205	21,355	205	21,355	2.04	56.70	0
Year to Date 2014	3	121.01	212	213	24,747	209	25,221	1.73	56.70	0
Year to Date 2013	1	5.03	1	5	43,821	5	43,821	0.99	0.00	0



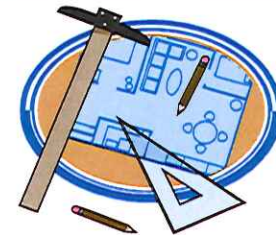
**FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 2014**

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	6	65.76	8	43	66,616	42	68,203	0.64	0.00	0
Year to Date 2014	7	67.84	9	47	62,875	46	64,242	0.68	0.00	0
Year to Date 2013	8	196.14	15	193	44,269	187	45,689	0.95	0.00	0
MULTI-FAMILY										
Current Month	1	6.65	1	2	144,837	120	2,414	18.05	0.00	0
Year to Date 2014	1	6.65	1	2	144,837	120	2,414	18.05	0.00	0
Year to Date 2013	2	1.20	23	2	26,071	200	261	167.08	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	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 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	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 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	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 2014	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2013	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	7	72.41	9	45	70,093	162	19,470	2.24	0.00	0
Year to Date 2014	8	74.49	10	49	66,220	166	19,547	2.23	0.00	0
Year to Date 2013	10	197.34	38	195	44,082	387	22,212	1.96	0.00	0



SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 2014

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 2014	0	0.00	0	0	0	0
Year to Date 2013	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2014	1	6.65	120	47,717	218	0
Year to Date 2013	3	5.59	130	67,217	239	0
COMMERCIAL						
Current Month	4	16.23	0	104,364	452	3
Year to Date 2014	7	26.49	4	234,741	569	3
Year to Date 2013	8	28.12	2	131,049	285	1
OFFICE						
Current Month	0	0.00	0	0	0	0
Year to Date 2014	0	0.00	0	0	0	0
Year to Date 2013	3	3.99	1	13,860	153	0
INDUSTRIAL						
Current Month	4	160.45	0	891,517	808	3
Year to Date 2014	6	188.48	0	895,734	880	3
Year to Date 2013	8	364.46	0	507,612	180	0
QUASI-PUBLIC						
Current Month	2	100.79	0	0	9	0
Year to Date 2014	6	193.90	1	17,040	75	0
Year to Date 2013	3	214.69	0	90,993	267	0
TOTALS						
Current Month	10	277.47	0	995,881	1,269	6
Year to Date 2014	20	415.52	125	1,195,232	1,742	6
Year to Date 2013	25	616.85	133	810,731	1,124	1

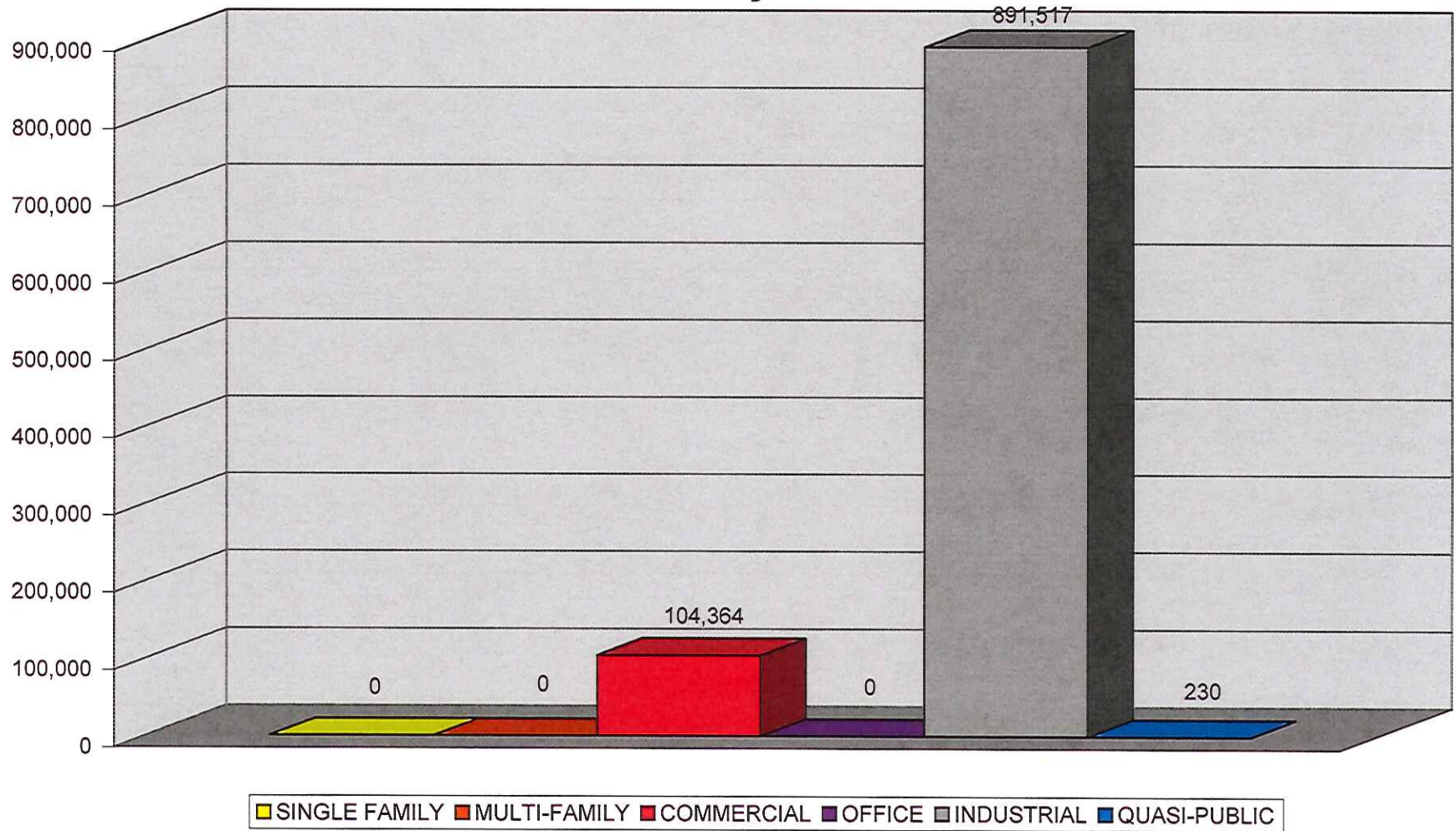


EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 2014

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 2014	0	0.00	0	0	0
Year to Date 2013	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2014	1	29.40	0	5,270	1
Year to Date 2013	1	0.30	20	24,705	0
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2014	0	0.00	0	0	0
Year to Date 2013	4	1.75	6	13,286	68
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2014	1	0.23	1	8,970	10
Year to Date 2013	1	1.96	0	9,972	49
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2014	0	0.00	0	0	0
Year to Date 2013	2	2.55	0	13,475	25
QUASI-PUBLIC					
Current Month	1	0.22	0	230	0
Year to Date 2014	2	1.67	0	560	0
Year to Date 2013	0	0.00	0	0	0
TOTALS					
Current Month	1	0.22	0	230	0
Year to Date 2014	1	0.22	0	230	0
Year to Date 2013	8	6.56	26	61,438	142



Square Feet of New Building Area by Land Use February 2014

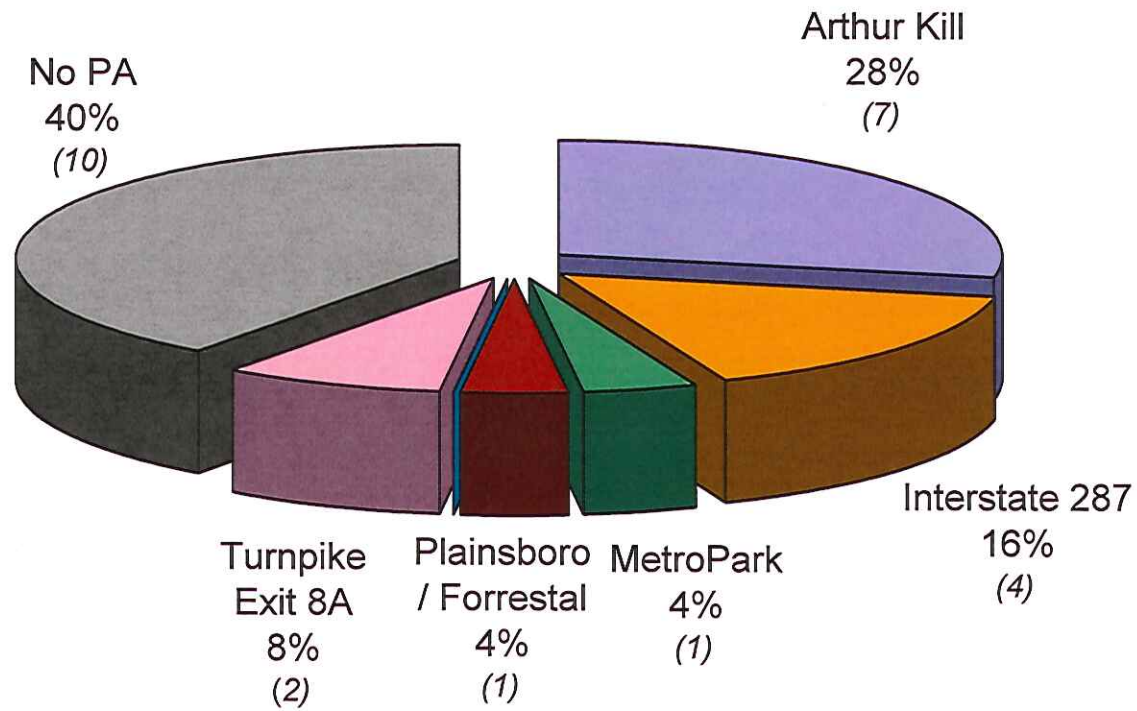


SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY STRATEGIC PLANNING AREAS
January 2014

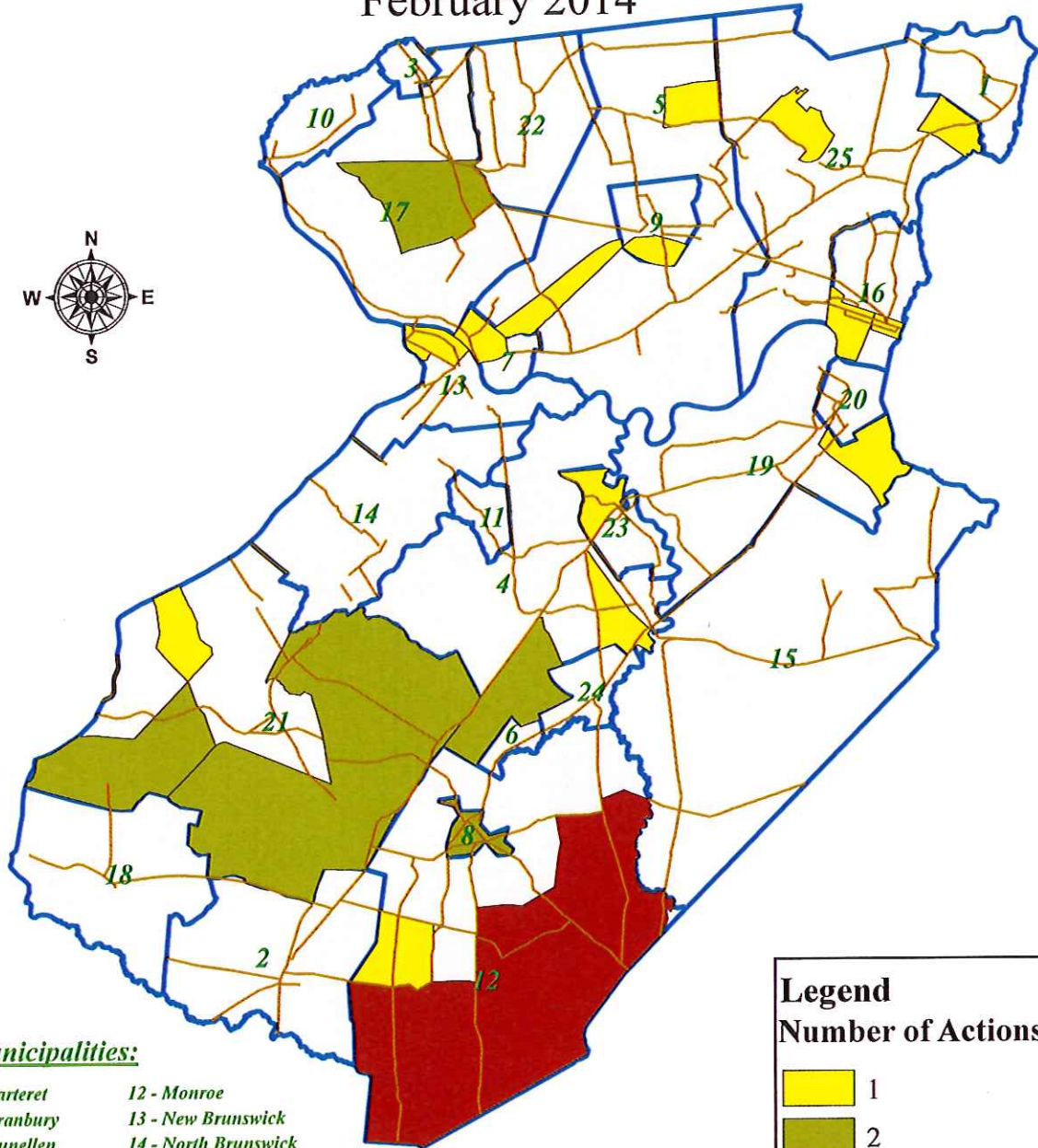
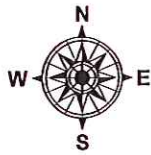
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	7	25.09	76	174,439	230	0.00	0
Year to Date 2014	11	46.34	83	298,367	328	0.00	1
Year to Date 2013	8	61.82	230	204,076	349	0.00	0
Interstate 287							
Current Month	4	101.59	120	54,533	256	0.00	1
Year to Date 2014	11	123.42	366	246,649	752	0.00	1
Year to Date 2013	14	243.68	5	1,282,645	1,021	0.00	0
MetroPark							
Current Month	1	7.65	0	81,648	375	0.00	2
Year to Date 2014	6	22.84	8	184,119	435	0.00	2
Year to Date 2013	3	1.72	31	19,645	62	0.00	0
Plainsboro/Forrestal							
Current Month	1	11.79	0	0	9	0.00	0
Year to Date 2014	1	11.79	0	0	9	0.00	0
Year to Date 2013	2	10.06	10	0	0	0.00	0
Route 18							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2014	2	29.63	1	14,240	11	0.00	0
Year to Date 2013	9	45.59	52	147,975	521	0.00	1
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2014	0	0.00	0	0	0	0.00	0
Year to Date 2013	1	0.77	0	4,769	35	0.00	0
Turnpike Exit 8A							
Current Month	2	149.67	0	770,079	737	0.00	3
Year to Date 2014	3	174.07	0	770,079	809	0.00	3
Year to Date 2013	1	115.00	0	132,152	0	0.00	0
No PA							
Current Month	10	409.99	373	4,613	4	190.60	0
Year to Date 2014	23	528.64	392	49,169	113	192.36	1
Year to Date 2013	17	632.21	298	40,922	131	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 2014 Applications



Land Development Review Committee Actions By Census Tract Middlesex County Planning Board February 2014



Municipalities:

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

Legend
Number of Actions

- 1
- 2
- 3
- More than 3
- County Road
- Municipal Boundary



Middlesex County Planning Board
 Land Development Review Committee
 Variance Notices
 February 2014

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
East Brunswick	Joanmat Associates	1/28/14	2/5/14	1/28/14	308.19	29.06	Subd	Subdivision to relocate lot line	
Middlesex	LD Petroleum/I Krutoyarsky	1/27/14	2/5/14	1/27/14	126	7.01	SP	Add garage-eliminate conv. Store	Lincoln Blvd.
Piscataway	Lobeck Management	2/3/14	2/13/14	2/6/14	615	8.02	SP	Convert off bldg into 4 apts	Vale Ave.
Plainsboro	Trustees of Princeton Univ	2/7/14	2/18/14	2/7/14	701	29	SP	20,000 Sq ft storage facility	
Plainsboro	AO Properties, LLC	2/11/14	2/18/14	2/11/14	1602 &1508		SP	Improvements to shopping center	Schalks Crossing Rd.
South Brunswick	133 Old Beekman Road, LLC	2/3/14	2/13/14	2/4/14	93.12	26.15	Subd	Major Subd-raze bldgs-11 new homes	
South Brunswick	Veetech, LLC	2/3/14	2/13/14	2/7/14	96	37.01,39.02	Subd	Minor subd-boundary line adjustment	
Totals									3

* (SP)Site Plan, (SB)Subdivision, (SG)Sign, (D)Driveway, (F)Fence, (O)Other

**Performance Guarantees
Received During the Month
February 2014**

<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>
EB-SP-105	TG Acquisitions	Old Bridge Tpke (#527)	\$ 10,455.23	38	-	188	-	-	-	-	-	-	-	-	1	-	-	48	-	-
WO-SP-401	Bank of America	Main Street (#514)	\$ 8,015.00	104	65	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total:	2	2	\$ 18,470.23	142	65	210	-	-	-	-	-	-	-	-	1	-	-	48	-	-
Total:	6	6	\$ 132,596.68	589	509	1,482	0	100	0	0	0	0	0	0	12	10	0	133	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

February 2014

Purpose	Current Month 2014	Year To Date 2014	Year To Date 2013
Physical Improvements (Cash Contributions)	\$ 700.00	\$ 700.00	\$ -
*Physical Improvements (Performance Guarantees/Subdivisions)	-	-	66,023.00
*Physical Improvements (Performance Guarantees/Site Plans)	17,161.00	131,287.54	97,955.42
Downstream Drainage Contributions	-	215.00	3,185.00
Subdivision & Site Plan Review Fees	24,195.00	102,996.39	52,923.77
Totals	\$ 42,056.00	\$ 235,198.93	\$ 220,087.19