


MEMORANDUM

TO: Development Review Committee
FROM: Planning Board Staff
DATE: February 8, 2022
RE: **Return Performance Guarantee** in the amount of \$75,463.00 retaining \$750.00 in an application fee from the 10% cash portion of \$7,546.00 and return the cash balance for \$6,796.00; Return of the bond for \$67,917.00 to the applicant for the site plan application entitled, " Preliminary/Final Major Site Plan, Township of East Brunswick, Middlesex County, New Jersey" and dated November 18, 2015, and revised through May 22, 2017.

The above-referenced performance guarantee required of the applicant to ensure the installation of specific required physical improvements along the County Right-of-Way Milltown Road (County Road #606). The Office of Public Works has inspected the required improvements, the Office of Engineering, and the County Planning Board Staff and have found to be adequate and properly installed. Therefore, we recommend that the Development Review Committee request the County Board of Commissioners to **release and return the above performance guarantee to its depositors and retain the application fee.**

Reviewed by  of the County Planning Board Staff.

Jim Lentino
Principal Planner

**DEVELOPMENT REVIEW COMMITTEE
MIDDLESEX COUNTY PLANNING BOARD
RESOLUTION
RETURN OF PERFORMANCE GUARANTEE
RETAIN APPLICATION FEE**

WHEREAS, by resolution of the Board of County Commissioners, adopted on December 30, 1969, which resolution empowers the Development Review Committee of the Middlesex County Planning Board to require performance guarantees in connection with the Development Review Applications; and

WHEREAS, a performance guarantee was required for a certain site plan application entitled "Preliminary/Final Major Site Plan, Township of East Brunswick, Middlesex County,NJ" and dated November 18, 2015, and revised May 22, 2017; and,

WHEREAS, the Middlesex County Office of Public Works has indicated that the improvements covered by the above guarantee have been completed in accordance with County specifications; and,

WHEREAS, the Middlesex County Office of Engineering has certified that all of the improvements required have been completed in accordance with the approved plans and has recommended the return of the above guarantee; and

WHEREAS, the staff of the Middlesex County Planning Board advises retention of the application inspection fee in the amount of \$750.00 for the application submitted on, May7 ,2021; and,

WHEREAS, the Performance Guarantee to be returned is the total of \$75,463.00 minus \$750.00 for application fee, leaving a cash balance of \$6,796.00 and a bond for \$67,917.00, both to be returned to the applicant; and,

WHEREAS, Section 5.2 Chapter XI of the Site Plan Review Resolution of the Middlesex County Planning board authorizes the Committee to release the above guarantee, subject to the acceptance by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release and return the above guarantee to its depositor's, subject to acceptance by the Board of County

Commissioners, to:

168 Milltown Road, LLC
116 Grand Street, 2nd Floor
Iselin, NJ 08830
Attn: Joseph Fede

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

RECEIVED

RESOLUTION

DEC - 6 2021

Date: July 30, 2021
Road Opening Permit No. 16599
Milltown Road, (County Road#606)
Lightbridge
Planning Board File # EB-SP-296

MIDDLESEX COUNTY
ENGINEER'S OFFICE

TO: Middlesex County Board of County Commissioners
Middlesex County Planning Board
Middlesex County Development Review Committee

FROM: Middlesex County Office of Public Works
Middlesex County Office of Engineering

RE: Release of performance guarantee in the amount of \$75,463.00 which was required for the application entitled, "Preliminary and Final Major Site Plan for Lightbridge East Brunswick, Block 631 Lot 61 Township of East Brunswick, Middlesex County, New Jersey" and dated November 18, 2015 and revised through May 22, 2017, on Milltown Road, (County Road#606)

The required improvements are as follows: 10 L.F. of Flush Curb, 45 L.F. of Mountable Curb, 1,500 S.F. of Sidewalk, 775 S.F. of Apron, 300 L.F. of Vertical Curb, 86 S.Y. of Dense Graded Aggre. 6", 267 S.Y. of Dense Graded Agree. 8", 267 S.Y. of Bit. Stab. Base Course, 267 S.Y. of FABC Surface Course, 310 S.F. of Modular Block Wall, 50L.F. of Post & Rail Fence, 1,600 L.F. of Strip 4" Wide Thermoplastic, 190 L.F. of Striping 24" Wide Thermoplastic, 3 Painted Directional Arrows, 2 Traffic Control Signs, 60 L.F. of 15" RCP, 1 Connected to Existing Inlet, 55 L.F. of 2" Copper Water Service Line, 1 2" Corporation Stop, 55 L.F. of 6" DIP, 1 6" Wet Tap, 20% Contingency

The Board of County Commissioners accepted the above performance guarantee by resolution.

The Middlesex County Office of Public Works confirms that any road opening permits applicable to the above matter or road or curb opening have been completed in accordance with County specifications.

MIDDLESEX COUNTY OFFICE OF PUBLIC WORKS

SITE INSPECTOR

By: Brian J. K... [Signature]
Date: 10/21/21

TRAFFIC SIGNAL SUPERVISOR

By: _____
Date: N/A
(or indicate not applicable)

Pursuant to Section 5.2 of Chapter XI of the Site Plan Review Resolution, I certify that all improvements required by the aforesaid resolution have been inspected and found to be completed in accordance with the approved plans; and I, therefore recommend that the performance guarantee of \$75,463.00 to be returned.

MIDDLESEX COUNTY ENGINEER

By: [Signature]
Date: 1/11/2022

75 Bayard Street, New Brunswick, NJ 08901
Phone: 732-745-3812 | Fax: 732-745-8443
www.middlesexcountynj.gov



MEMORANDUM

TO: Development Review Committee

FROM: Planning Board Staff

DATE: February 8, 2022

RE: **Return Performance Guarantee** in the amount of \$250,513.00, retaining \$1000.00 in an application fee from the 10% cash portion of \$25,051.00 and Return the cash balance for \$24,051.00; Return the bond for \$225,462.00 to the applicant for the site plan application entitled, "Preliminary/ Final Site Plan, Lincoln Industrial Park, Block 3502 Lots 1.03, 1.04 and 6.03, Piscataway Township, Middlesex County, New Jersey" and dated October 1, 2014, and revised through May 21, 2015, and "River Road (County Road #622) Improvement Associates with Lincoln Industrial Park, Piscataway Township, Middlesex County, New Jersey, dated December 2015, Revised June 2016" and Dated December 31, 2015 and revised through June 3, 2016" on River Road (County Road #622).

The above-referenced performance guarantee required of the applicant to ensure the installation of specific required physical improvements along the County Right-of-Way River Road (County Road #622). The Office of Public Works has inspected the required improvements, the Office of Engineering, and the County Planning Board Staff and have found to be adequate and properly installed. Therefore, we recommend that the Development Review Committee request the County Board of Commissioners to **release and return the above performance guarantee to its depositors and retain the application fee.**

Reviewed by ~~_____~~ of the County Planning Board Staff.
Jim Lentino
Principal Planner

**DEVELOPMENT REVIEW COMMITTEE
MIDDLESEX COUNTY PLANNING BOARD
RESOLUTION
RETURN OF PERFORMANCE GUARANTEE
RETAIN APPLICATION FEE**

WHEREAS, by resolution of the Board of County Commissioners, adopted on December 30, 1969, which resolution empowers the Development Review Committee of the Middlesex County Planning Board to require performance guarantees in connection with the Development Review Applications; and

WHEREAS, a performance guarantee was required for a certain site plan application entitled "Lincoln Industrial Park, Block 3502, Lot 1.03, 1.04 and 6.03, Preliminary/ Final Site Plan, Piscataway Township, Middlesex County, New Jersey" and dated October 1, 2014, and Revised through May 21, 2015, and "River Road (County Road #622) Improvement Associated With Lincoln Industrial Park, Piscataway Township, Middlesex County, New Jersey, dated December 31, 2015, and revised through June 3, 2016" on River Road (County Road #622); and,

WHEREAS, the Middlesex County Office of Public Works has indicated that the improvements covered by the above guarantee have been completed in accordance with County specifications; and,

WHEREAS, the Middlesex County Office of Engineering has certified that all of the Improvements required have been completed in accordance with the approved plans and has recommended the return of the above guarantee; and,

WHEREAS, the staff of the Middlesex County Planning Board advises retention of the application inspection fee in the amount of \$1,000.00 for the application on September 23, 2019; and,

WHEREAS the Performance Guarantee to be returned is the total of \$250,513.00 minus \$1,000.00 for application fee, leaving a cash balance of \$25,051.30 and a bond for \$225,462.00, both to be returned to the applicant; and,

WHEREAS, Section 5.2 Chapter XI of the Site Plan Review Resolution of the Middlesex County Planning board authorizes the Committee to release the above guarantee, subject to the acceptance by the Board of County Commissioners; and,

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release and return the above guarantee to its depositor's, subject to acceptance by the Board of County

Commissioners, to:

RG Piscataway Urban Renewal (aka Lincoln Industrial Park)
92 Headquarters Plaza, North Tower 9TH Floor
Morristown, NJ 07960
Attn: C/O Rockefeller Group Josh Kuskin

Chairman

Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

RESOLUTION

Date: May 5, 2020
Road Opening Permit No. 15967
River Road, (County Road#622
Lincoln Industrial Park **TRAFFIC SIGNAL**
Planning Board File #PI-SP-61

TO: Middlesex County Board of Chosen Freeholders
Middlesex County Planning Board
Middlesex County Development Review Committee

FROM: Middlesex County Office of Public Works
Middlesex County Office of Engineering

RE: Release of performance guarantee in the amount of \$250,513.00 which was required for the application entitled, "Application for Preliminary and Final Site Plan, Lincoln Industrial Park, Block 3502 Lot 1.03, 1.04 and 6.03, Piscataway Township, Middlesex County" and dated October 1, 2014 and revised through May 21, 2015, and "River Road (CR622) Improvement Associated with Lincoln Industrial Park Piscataway Township Middlesex County, New Jersey December 2015 Revised June 2016" and dated December 31, 2015 and revised through June 3, 2016, on River Road, (County Road#622)

The required improvements are as follows: **SEE ATTACHED LIST**

The Board of Chosen Freeholders accepted the above performance guarantee by resolution.

The Middlesex County Office of Public Works confirms that any road opening permits applicable to the above matter or road or curb opening have been completed in accordance with County specifications.

MIDDLESEX COUNTY OFFICE OF PUBLIC WORKS

SITE INSPECTOR
By _____
Date: _____

TRAFFIC SIGNAL SUPERVISOR
By: [Signature] N/A
Date: May 11, 2020
(or indicate not applicable)

Pursuant to Section 5.2 of Chapter XI of the Site Plan Review Resolution, I certify that all improvements required by the aforesaid resolution have been inspected and found to be completed in accordance with the approved plans; and I, therefore recommend that the performance guarantee of \$1,805,768.00

MIDDLESEX COUNTY ENGINEER
By [Signature]
Date: 12-10-61



MEMORANDUM

TO: Development Review Committee

FROM: Planning Board Staff


DATE: February 8, 2022

RE: **Return Performance Guarantee** in the amount of \$1,805,768.00 **retaining \$2,000.00 in application fees** from the 10% cash portion of \$180,577.00 and return the cash balance for \$178,577.00; Return the bond for \$1,625,191.00 to the applicant for the site plan application entitled, "Application for Preliminary and Final Site Plan, Lincoln Industrial Park, Block 3502 Lots 1.03, 1.04, 6.03, Piscataway Township, Middlesex County" and dated October 1, 2014 and revised through May 21, 2015 AND "River Road (CR622) Improvements Associates with Lincoln Industrial Park Piscataway Township Middlesex County, New Jersey December 2105 Revised June 2016" and dated December 31, 2015 and revised through June 3, 2016. (Site Improvements)

The above-referenced performance guarantee was required of the applicant to ensure the installation of specific required physical improvements in the County Right-of-Way on River Road (County Road #622).

The Office of Public Works has inspected the required improvements and the Office of the Engineering found them to be adequate and properly installed.

Therefore, we recommend that the Development Review Committee authorize the release and return of the above performance guarantee to its depositors and retain a fee for release, subject to the acceptance by the Board of County Commissioners.

Reviewed by  of the County Planning Board Staff.
Jim Lentino
Principal Planner

**DEVELOPMENT REVIEW COMMITTEE
MIDDLESEX COUNTY PLANNING BOARD
RESOLUTION
RETURN OF PERFORMANCE GUARANTEE
RETAIN APPLICATION FEE**

WHEREAS, by resolution of the Board of County Commissioners, adopted on December 30, 1969, which resolution empowers the Development Review Committee of the Middlesex County Planning Board to require performance guarantees in connection with Development Review applications; and,

WHEREAS, a performance guarantee was required for a certain site plan application entitled “Application for Preliminary and Final Site Plan, Lincoln Industrial Park, Block 3502 Lots 1.03,1.04, 6.03, Piscataway Township, Middlesex County” and dated October 1, 2014, and revised through May 21, 2015, AND “River Road (CR622) Improvements Associates with Lincoln Industrial Park Piscataway Township Middlesex County, New Jersey December 2105 Revised June 2016” and dated December 31, 2015, and revised through June 3, 2016. (Site Improvements); and,

WHEREAS, the Middlesex County Office of Public Works has indicated that the improvements covered by the above guarantee have been completed in accordance with County specifications; and,

WHEREAS, the Middlesex County Office of Engineering has certified that all the improvements required have been completed in accordance with the approved plans and has recommended the return of the above guarantee; and,

WHEREAS, the staff of the Middlesex County Planning Board advises retention of the application inspection fees in the amount of \$2,000.00 for the applications submitted on September 23, 2019 and September 8, 2021; and,

WHEREAS, the Performance Guarantee to be returned is the total of \$1,805,768.00 minus \$2,000.00 for application fees, leaving a cash balance of \$178,577.00 and a bond for \$1,625,191.00, both to be returned to the applicant; and,

WHEREAS, Section 5.2 Chapter XI of the Site Plan Review Resolution of the Middlesex County Planning Board authorizes the Committee to release the above guarantee, subject to the acceptance by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release and return the above guarantee to its depositors, subject to the acceptance by the Board of County Commissioners, to:

Attn: RG Piscataway Urban Renewal LLC
C/O Rockefeller Group
92 Headquarters Plaza, North Tower 9TH Floor
Morristown, NJ 07960
Attn: Michael Leondi_

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

MEMORANDUM

TO: Development Review Committee
FROM: Planning Board Staff
DATE: February 8, 2022
RE: **Return Performance Guarantee** in the amount of \$30,660.00, retaining \$500.00 in an application fee. Return the bond for \$30,160.00 to the applicant for this site plan application entitled "Preliminary & Final Site Plan, Saker Shoprite, Inc. Block 368.07 Lots 1& 2 Borough of Sayreville, Middlesex County, New Jersey" dated September 18, 2015, and revised through September 27, 2016, on Washington Road (County Road #535).

The above-referenced performance guarantee required of the applicant to ensure the installation of specific required physical improvements along the County Right-of-Way River Road (County Road #535). The Office of Public Works has inspected the required improvements, the Office of Engineering, and the County Planning Board Staff and have found to be adequate and properly installed. Therefore, we recommend that the Development Review Committee request the County Board of Commissioners to **release and return the above performance guarantee to its depositors and retain the application fee.**

Reviewed by _____ of the County Planning Board Staff.

Jim Lentino
Principal Planner

**DEVELOPMENT REVIEW COMMITTEE
MIDDLESEX COUNTY PLANNING BOARD
RESOLUTION
RETURN OF PERFORMANCE GUARANTEE
RETAIN APPLICATION FEE**

WHEREAS, by resolution of the Board of County Commissioners, adopted on December 30, 1969, which resolution empowers the Development Review Committee of the Middlesex County Planning Board to require performance guarantees in connection with the Development Review Applications; and

WHEREAS, a performance guarantee was required for a certain site plan application entitled "Preliminary & Final Site Plan, Saker Shoprite, Inc., Block 368.07 Lots 1& 2 Borough of Sayreville, Middlesex County, New Jersey" dated September 18, 2015, and revised through September 27, 2016, on Washington Road (County Road #535).

WHEREAS, the Middlesex County Office of Public Works has indicated that the improvements covered by the above guarantee have been completed in accordance with County specifications; and,

WHEREAS, the Middlesex County Office of Engineering has certified that all the improvements required have been completed in accordance with the approved plans and has recommended the return of the above guarantee; and

WHEREAS, the staff of the Middlesex County Planning Board advises retention of the application inspection fee in the amount of \$500.00 on December 6, 2021.

WHEREAS, the Performance Guarantee to be returned is the total of \$30,660.00 minus the \$500.00 for the application fee. Return the bond \$30,160.00 to the applicant; and

WHEREAS, Section 5.2 Chapter XI of the Site Plan Review Resolution of the Middlesex County Planning board authorizes the Committee to release the above guarantee, subject to the acceptance by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release and return the above guarantee to its depositor's, subject to acceptance by the Board of County Commissioners, to: Saker, ShopRites, Inc.
10 Centerville Road
Holmdel, NJ 07733
Attn: Mark Schullstrom, VP Saker ShopRites, Inc

Chairman Development Review Committee

MIDDLESEX COUNTY PLANNING BOARD

RECEIVED

DEC 21 2021

RESOLUTION

MIDDLESEX COUNTY
PLANNING BOARD'S OFFICE

Date: November 20, 2021
Road Opening Permit No. 15438
Washington Road, (County Road#535)
Saker Shoprite
Planning Board File #SY-SP-1.87

TO: Middlesex County Board of County Commissioners
Middlesex County Planning Board
Middlesex County Development Review Committee

FROM: Middlesex County Office of Public Works
Middlesex County Office of Engineering

RE: Release of performance guarantee in the amount of \$30,660.00 which was required for the application entitled, "Preliminary & Final Site Plan, Saker Shoprite, Inc. Block 268.07 Lots 1 & 2 Borough of Sayreville, Middlesex County, New Jersey" and dated September 18, 2015 and revised through September 27, 2016, on Washington Road, (County Road#535)

The required improvements are as follows: 5 ADA Curb Ramp w/Detectable Warning Surfaces, Site Demolition, 480 SF Sidewalk, 2 Inlet Head Replacement, 20% Contingency

The Board of County Commissioners accepted the above performance guarantee by resolution.

The Middlesex County Office of Public Works confirms that any road opening permits applicable to the above matter or road or curb opening have been completed in accordance with County specifications.

MIDDLESEX COUNTY OFFICE OF PUBLIC WORKS

SITE INSPECTOR
By: [Signature]
Date: 12/6/2021

FINAL INSPECTION

TRAFFIC SIGNAL SUPERVISOR
By: N/A
Date: _____
(or indicate not applicable)

Pursuant to Section 5.2 of Chapter XI of the Site Plan Review Resolution, I certify that all improvements required by the aforesaid resolution have been inspected and found to be completed in accordance with the approved plans; and I, therefore recommend that the performance guarantee of \$19,438.00 to be returned.

MIDDLESEX COUNTY ENGINEER
By: [Signature]
Date: 1/11/2022



Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-S-1027 **Type** Minor Subdivision
Date of Action February 8, 2022

Applicant: Fox and Foxx Development, LLC 940 Amboy Avenue, Edison, NJ 08837

Title Block of Application: "Minor Subdivision for Fox & Foxx Development, LLC Proposed Residential Use BLK: 265AA Lots: 44G 445 Old Post Road, Township of Edison, Middlesex County, New Jersey" dated September 24, 2021 and revised through October 20, 2021

Proposed Land Use: Residential

Staff Recommendation: **Classify "B" Sketch; Waive Preliminary and Final Plats application does not adversely affect a County Road or County Drainage Facility**

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.1 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	N/A
		\$0.00

III. Drainage Sufficient

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	Sufficient
Downstream County Drainage Facility:		\$0.00
	<u>Brookside Road # 1-C-619</u>	

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	
B. Developer's Agreement	
C. Future Improvements Agreement	
D. Sight Triangle Agreement	

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	

VII. Road Opening Permit N/A

County Road Name and #	
Non-County Road Name	<u>Old Post Road</u>
Linear Feet of Frontage	
Linear Feet of New Street	# of New Driveways

VIII. Approvals and Other Considerations N/A

A. MCMEC	C. NJDOT
B. NJDEP	D. D&RCC

Planning Area	N/A	Fee Submitted	\$350.00
Revised	No	Existing # of lots	1
Received	01/18/22	# of New Lots	2
Number of Extensions	0	Dwelling Units	1
Total Acres	5.00	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	N/A	Proposed Impervious Coverage	N/A
Zone	R-8	SQ. FT. Existing Building	N/A
Block #	265AA	SQ. FT. Proposed Building	N/A
Lot #	44G	Land Use	Residential
Plans Prepared By	<u>Tung-To Lam, PE</u>	Land Use Type	Single Family

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff Jim Lentino, Principal Planner

Engineering Department Staff _____
Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-S-1027

Applicant: Fox and Foxx Development, LLC 940 Amboy Avenue, Edison, NJ 08837

Name of Application: "Minor Subdivision for Fox & Foxx Development, LLC Proposed Residential Use BLK: 265AA Lots: 44G 445 Old Post Road, Township of Edison, Middlesex County, New Jersey" dated September 24, 2021 and revised through October 20, 2021

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for Sketch Plat approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022

DATE EXECUTED: February 8, 2022

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-303 **Type** Preliminary Sub.
Date of Action February 8, 2022

Applicant: Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

Title Block of Application: "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for "The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

Proposed Land Use: Mixed Use

Staff Recommendation: **Grant an extension to the March 8, 2022 Development Review Committee Meeting**

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.2 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	\$0.00
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III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
Downstream County Drainage Facility: _____		

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	
B. Developer's Agreement	
C. Future Improvements Agreement	
D. Sight Triangle Agreement	

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	

VII. Road Opening Permit N/A

County Road Name and #		
Non-County Road Name		
Linear Feet of Frontage		
Linear Feet of New Street		# of New Driveways

VIII. Approvals and Other Considerations N/A

A. MCMEC		C. NJDOT	
B. NJDEP		D. D&RCC	

Planning Area	Fee Submitted
Revised	Existing # of lots
Received	# of New Lots
Number of Extensions	Dwelling Units
Total Acres	Existing Parking Spaces
Acres of Open Space	Proposed Parking Spaces
Census Tract #	Proposed Impervious Coverage
Zone	SQ. FT. Existing Building
Block #	SQ. FT. Proposed Building
Lot #	Land Use
Plans Prepared By	Land Use Type

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-303

Applicant: Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

Name of Application: "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for
"The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old
Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-236 **Type** Preliminary Sub.
Date of Action February 8, 2022

Applicant: South Brunswick Acquisition Holdings Urban Renewal, LLC 452 5th Ave, 30th Fl. New York, NY 10018

Title Block of Application: "Major Subdivision Plat Block 96, Lot 145.11, Tax Map Sheet 85 4095 U.S. Route 1 South Brunswick Township, Middlesex County, New Jersey" dated August 19, 2021

Proposed Land Use: Commercial

Staff Recommendation: **Preliminary Subdivision Plat Approval; application does not adversely affect a County Road or County Drainage Facility**

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.2 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	\$0.00
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III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
Downstream County Drainage Facility: _____		

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	_____
B. Developer's Agreement	_____
C. Future Improvements Agreement	_____
D. Sight Triangle Agreement	_____

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit N/A

County Road Name and #	_____	# of New Driveways	_____
Non-County Road Name	US Route 1		
Linear Feet of Frontage	_____		
Linear Feet of New Street	_____		

VIII. Approvals and Other Considerations N/A

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	N/A	Fee Submitted	\$1,527.00
Revised	No	Existing # of lots	1
Received	01/03/22	# of New Lots	4
Number of Extensions	0	Dwelling Units	N/A
Total Acres	28.40	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	N/A	Proposed Impervious Coverage	0
Zone	Redevelopment	SQ. FT. Existing Building	173,808
Block #	96	SQ. FT. Proposed Building	0
Lot #	145.11	Land Use	Commercial
Plans Prepared By	James D. Sens, PLS	Land Use Type	Retail

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-236

Applicant: South Brunswick Acquisition Holdings Urban Renewal, LLC 452 5th Ave, 30th Fl. New York, NY 10018

Name of Application: "Major Subdivision Plat Block 96, Lot 145.11, Tax Map Sheet 85 4095 U.S. Route 1 South Brunswick Township, Middlesex County, New Jersey" dated August 19, 2021

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-235 **Type** Preliminary
Date of Action February 8, 2022

Applicant: American Properties At South Brunswick, LLC; 517 Route 1 South, Suite 2100, Iselin, NJ 08830
Title Block of Application: "Preliminary/Final Major Site Plan and Subdivision Heritage At South Brunswick Block 79, Lots 1.06, 11 & 12 South Brunswick Township, Middlesex County, New Jersey"
Dated January 22, 2021 and Revised through November 8, 2021

Proposed Land Use: Residential Condominiums, Townhomes & Single Family Homes

Staff Recommendation: **Preliminary Subdivision Approval**
Application does not adversely affect a County Road or County drainage facility

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.2 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.2		N/A
	Amount \$	\$0.00

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.2		N/A
Downstream County Drainage Facility:	Amount \$	\$0.00

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	N/A
B. Developer's Agreement	N/A
C. Future Improvements Agreement	N/A
D. Sight Triangle Agreement	N/A

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A

VII. Road Opening Permit N/A

County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A

VIII. Approvals and Other Considerations N/A

A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$3,720.00
Revised	No	Existing # of lots	3
Received	01/14/22	# of New Lots	97
Number of Extensions	N/A	Dwelling Units	349
Total Acres	63.94	Existing Parking Spaces	N/A
Acres of Open Space	N/A	Proposed Parking Spaces	259
Census Tract #	N/A	Proposed Impervious Coverage	1,336,900
Zone	CTRAH1	SQ. FT. Existing Building	N/A
Block #	79	SQ. FT. Proposed Building	546,478
Lot #	1.06, 11, 12	Land Use	R
Plans Prepared By	William J. Parkhill II, PE	Land Use Type	C, T, SF

Approval		Disapproval	
Conditional Approval		Review	
Void		Reconsideration	
Withdrawal		Deed Extension	

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-235

Applicant: American Properties At South Brunswick, LLC; 517 Route 1 South, Suite 2100, Iselin, NJ 08830

Name of Application: "Preliminary/Final Major Site Plan and Subdivision Heritage At South Brunswick Block 79, Lots 1.06, 11 & 12 South Brunswick Township, Middlesex County, New Jersey"
Dated January 22, 2021 and Revised through November 8, 2021

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # EB-SP-190 **Type** Site Plan
Date of Action February 8, 2022

Applicant: American Brothers Realty, Inc. 220 Davidson Avenue Suite 338 Somerset, New Jersey

Title Block of Application: "Preliminary and Final Site & Use Variance Plans for American Brothers Realty, Inc.
Proposed Mixed-Use Development Block 175; Lot 6.28 1069 NJSH Route 18 Township of
East Brunswick Middlesex County, New Jersey" dated January 5, 2022.

Proposed Land Use: Commercial

Staff Recommendation: **Conditional Site Plan Approval: Subject to receipt of the following:**
See (VIII-A)

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	N/A
B. Section 11-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	N/A
		\$0.00

III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	N/A
Downstream County Drainage Facility:		\$0.00

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	N/A
B. Developer's Agreement	N/A
C. Future Improvements Agreement	N/A
D. Sight Triangle Agreement	N/A

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A

VII. Road Opening Permit N/A

County Road Name and #			
Non-County Road Name		NJSH 18	
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A

VIII. Approvals and Other Considerations Required

A. MCMEC	Required	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$1,600.00
Revised	N/A	Existing # of lots	1
Received	01/10/22	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	3.70	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	110
Census Tract #	N/A	Proposed Impervious Coverage	86,180 S.F.
Zone	HC-2	SQ. FT. Existing Building	N/A
Block #	175	SQ. FT. Proposed Building	21,665
Lot #	6.28	Land Use	Commercial
Plans Prepared By	Bohler Engineering	Land Use Type	Retail & Self Storage

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
Patrick Gorman PP, AICP, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # EB-SP-190

Applicant: American Brothers Realty, Inc. 220 Davidson Avenue Suite 338 Somerset, New Jersey

Name of Application: "Preliminary and Final Site & Use Variance Plans for American Brothers Realty, Inc. Proposed Mixed-Use Development Block 175; Lot 6.28 1069 NJSH Route 18 Township of East Brunswick Middlesex County, New Jersey" dated January 5, 2022.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022

DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-556 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Ace Mechanical Service and Drain Inc. Baldwing Road, Edison, NJ 08817

Title Block of Application: "Site Development Plan for Ace Mechanical Sewer and Drain, LLC Lot 4.03 Block 436.B #50 Lehigh Avenue Township of Edison Middlesex County, New Jersey" dated December 2, 2021

Proposed Land Use: Commercial

Staff Recommendation: **Consent an extension to the March 8, 2022 Development Review Committee meeting.**

- I. Revised Plans and Resolution Deficiencies**
- A. Section 11-6 Site Plan Details _____
 - B. Section 11-7 Design Standards _____
 - C. Other _____ N/A
- II. Performance Guarantee**
- Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ _____
- III. Drainage** N/A
- Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ _____
- Downstream County Drainage Facility: _____
- IV. Receipt of a Municipal Drainage Report** _____
- V. Agreements** N/A
- A. Stormwater Maintenance Agreement _____
 - B. Developer's Agreement _____
 - C. Future Improvements Agreement _____
 - D. Sight Triangle Agreement _____
- VI. Dedication and Reservations of County Road Right-Of-Way** N/A
- | | | | |
|--------------------------|-----|---------------------|-----|
| Distance From Centerline | N/A | Total Square Feet | N/A |
| Length of Dedication | N/A | Width of Dedication | N/A |
| Length of Easement | N/A | Width of Easement | N/A |
| Pavement Width | N/A | Date Deed Is Due | N/A |
- VII. Road Opening Permit** N/A
- | | | | |
|---------------------------|-------|------------------------------|---|
| County Road Name and # | | Woodbridge Avenue (C.R. 514) | |
| Non-County Road Name | | Lehigh Avenue | |
| Linear Feet of Frontage | 99.11 | | |
| Linear Feet of New Street | N/A | # of New Driveways | 1 |
- VIII. Approvals and Other Considerations** N/A
- | | | | |
|----------|-----|----------|-----|
| A. MCMEC | N/A | C. NJDOT | N/A |
| B. NJDEP | N/A | D. D&RCC | N/A |

Planning Area	N/A	Fee Submitted	\$580.00
Revised	No	Existing # of lots	1
Received	01/19/22	# of New Lots	N/A
Number of Extensions	N/A	Dwelling Units	N/A
Total Acres	0.17	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	8
Census Tract #	N/A	Proposed Impervious Coverage	4,800 S.F.
Zone	L-B	SQ. FT. Existing Building	1,309
Block #	436.B	SQ. FT. Proposed Building	0
Lot #	4.03	Land Use	Commercial
Plans Prepared By	Roberts Engineering	Land Use Type	Retail Service

Approval		Disapproval	
Conditional Approval		Review	
Void		Reconsideration	
Withdrawal		Deed Extension	

Planning Board Staff _____
 Patrick Gorman PP, AICP, Senior Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-556

Applicant: Ace Mechanical Service and Drain Inc. Baldwin Road, Edison, NJ 08817

Name of Application: "Site Development Plan for Ace Mechanical Sewer and Drain, LLC Lot 4.03 Block 436.B #50 Lehigh Avenue Township of Edison Middlesex County, New Jersey" dated December 2, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-557 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Garden State Buildings, LP 110 Fieldcrest Avenue Suite 33, Edison, NJ 08837

Title Block of Application: "Preliminary and Final Site Plan Block 395, Lots 37 and 31.03 Tax Map 203 New Jersey Convention and Exposition Center Edison Township, Middlesex County, New Jersey" dated August 26, 2020 and revised through November 9, 2021

Proposed Land Use: Convention Center

Staff Recommendation: **Conditional Site Plan Approval; subject to receipt of the following:
See (V-A, VIII)**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	_____	N/A
B. Section 11-7 Design Standards	_____	N/A
C. Other	_____	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	_____	Amount \$	_____	N/A
			_____	\$0.00

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	_____	Amount \$	_____	N/A
Downstream County Drainage Facility:	_____		_____	\$0.00

IV. Receipt of a Municipal Drainage Report

_____ N/A

V. Agreements

A. Stormwater Maintenance Agreement	_____	Required
B. Developer's Agreement	_____	
C. Future Improvements Agreement	_____	
D. Sight Triangle Agreement	_____	

VI. Dedication and Reservations of County Road Right-Of-Way

_____ N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

_____ N/A

County Road Name and #	_____	
Non-County Road Name	_____	Sunfield Avenue
Linear Feet of Frontage	_____	
Linear Feet of New Street	_____	# of New Driveways

VIII. Approvals and Other Considerations

_____ Required

A. MCMEC	_____	Received	C. NJDOT	_____
B. NJDEP (Submission)	_____	Required	D. D&RCC	_____

Planning Area	_____	N/A	Fee Submitted	_____	\$3,270.00
Revised	_____	No	Existing # of lots	_____	2
Received	_____	01/19/22	# of New Lots	_____	0
Number of Extensions	_____	0	Dwelling Units	_____	N/A
Total Acres	_____	634.39	Existing Parking Spaces	_____	N/A
Acres of Open Space	_____	613.00	Proposed Parking Spaces	_____	277
Census Tract #	_____	N/A	Proposed Impervious Coverage	_____	911,275
Zone	_____	RRRD	SQ. FT. Existing Building	_____	273,195
Block #	_____	395	SQ. FT. Proposed Building	_____	No Change
Lot #	_____	37, 31.03	Land Use	_____	PQP
Plans Prepared By	_____	Daniel Davies, PE, CME	Land Use Type	_____	Other

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-557

Applicant: Garden State Buildings, LP 110 Fieldcrest Avenue Suite 33, Edison, NJ 08837

Name of Application: "Preliminary and Final Site Plan Block 395, Lots 37 and 31.03 Tax Map 203 New Jersey Convention and Exposition Center Edison Township, Middlesex County, New Jersey" dated August 26, 2020 and revised through November 9, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # MX-EX-57 **Type** Site Plan
Date of Action February 8, 2022

Applicant: D & J Collision Center LLC; 201 Mountain Avenue; Middlesex, NJ 08846

Title Block of Application: "Preliminary & Final Site Plan for Block 293, Lot 9 Tax Map Sheet 20 Borough of Middlesex Middlesex County, New Jersey" dated September 30, 2021

Proposed Land Use: Autobody Repair Facility

Staff Recommendation: **Exempt Site Plan**
Application is less than an acre of impervious coverage and does not adversely affect a County road or County drainage facility

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	01/25/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	0.60	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	N/A	Proposed Impervious Coverage	26,250
Zone	Ind	SQ. FT. Existing Building	11,220
Block #	293	SQ. FT. Proposed Building	11,220
Lot #	9	Land Use	C
Plans Prepared By	Catherine A. Mueller, PE	Land Use Type	S

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MX-EX-57

Applicant: D & J Collision Center LLC; 201 Mountain Avenue; Middlesex, NJ 08846

Name of Application: "Preliminary & Final Site Plan for Block 293, Lot 9 Tax Map Sheet 20 Borough of Middlesex Middlesex County, New Jersey" dated September 30, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-EX-162 **Type** Site Plan
Date of Action February 8, 2022

Applicant: BRG Morrell, LLC; 39 Blue Hills Drive; Holmdel, NJ 07733

Title Block of Application: "Preliminary/Final Major Site Plan Apartments at 52-58 Morrell Street Block 77, Lots 30.01 & 32.01 City of New Brunswick, Middlesex County, New Jersey" dated October 26, 2020 and revised through June 29, 2021

Proposed Land Use: Apartment building with 10 units

Staff Recommendation: **Exempt Site Plan**
Application is less than an acre of impervious coverage and does not adversely affect a County road or County drainage facility

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	2
Received	01/03/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	10
Total Acres	0.23	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	10
Census Tract #	N/A	Proposed Impervious Coverage	6,500
Zone	R-5A	SQ. FT. Existing Building	1,830
Block #	77	SQ. FT. Proposed Building	5,600
Lot #	52-58	Land Use	R
Plans Prepared By	Frank T. Antisell, PE	Land Use Type	A

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-EX-162

Applicant: BRG Morrell, LLC; 39 Blue Hills Drive; Holmdel, NJ 07733

Name of Application: "Preliminary/Final Major Site Plan Apartments at 52-58 Morrell Street Block 77, Lots 30.01 & 32.01 City of New Brunswick, Middlesex County, New Jersey" dated October 26, 2020 and revised through June 29, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-SP-96 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Colgate Paper Stock Co. Inc. 12 Industrial Drive New Brunswick NJ 08901

Title Block of Application: "Minor Site Plan Colgate Paper Lot 1 Block 597.03 New Brunswick, Middlesex County, New Jersey" dated October 1, 2021, and revised December 1, 2021

Proposed Land Use: Industrial

Staff Recommendation: **Site Plan Approval. The application does not adversely affect a County Road or drainage facility.**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:			
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			
C. Future Improvements Agreement			
D. Sight Triangle Agreement			
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #			N/A
Non-County Road Name		Industrial Drive	
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	0
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	01/19/21	# of New Lots	N/A
Number of Extensions	N/A	Dwelling Units	N/A
Total Acres	6.57	Existing Parking Spaces	N/A
Acres of Open Space	N/A	Proposed Parking Spaces	3,741 sf.
Census Tract #	N/A	Proposed Impervious Coverage	2,175 S.F.
Zone	I-2	SQ. FT. Existing Building	68,422
Block #	597.03	SQ. FT. Proposed Building	N/A
Lot #	1	Land Use	Industrial
Plans Prepared By	Craig Stires, PE	Land Use Type	Manufacturing

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
 Patrick Gorman PP, AICP, Senior Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-SP-96

Applicant: Colgate Paper Stock Co. Inc. 12 Industrial Drive New Brunswick NJ 08901

Name of Application: "Minor Site Plan Colgate Paper Lot 1 Block 597.03 New Brunswick, Middlesex County, New Jersey" dated October 1, 2021, and revised December 1, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-SP-234 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Jersey Ave. NB Urban Renewal, LLC

Title Block of Application: Preliminary and Final Site Plan and Major Subdivision for Jersey Avenue NB Urban Renewal, LLC, Proposed Mixed Use Redevelopment Block 242, Lots 1, 2.06, 3.02, & 5.06, 90, 100, 120 & 200 Jersey Avenue

Proposed Land Use: Mixed-Use Development

Staff Recommendation: **Conditional approval subject to staff recommendations below, the attached 2/3/22 email from Mrunali Shah, county assistant engineer, the attached 2/4/22 email from Joe Donato, county land surveyor, and the Traffic Signal Plan Review, dated 1/20/22 from John Freeman, Najarian Associates, county traffic consultant.**

I. Revised Plans and Resolution Deficiencies

- A. Section 10-6.2 Plat Details See the Staff Recommendation and attached comments
- B. Section 10-7 Design Standards See the Staff Recommendation and attached comments
- C. Other _____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.2 Amount \$ Required

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ n/a
 Downstream County Drainage Facility: _____

IV. Receipt of a Municipal Drainage Report

Yes

V. Agreements

- A. Stormwater Maintenance Agreement _____
- B. Developer's Agreement _____
- C. Future Improvements Agreement _____
- D. Sight Triangle Agreement _____
- E. Multi-Party Traffic Signal Agreement Yes

VI. Dedication and Reservations of County Road Right-Of-Way

TBD (based on revised survey)

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

County Road Name and #	<u>Jersey Avenue</u>	<u>CR 665</u>	_____
Non-County Road Name	_____	_____	_____
Linear Feet of Frontage	_____	# of New Driveways	<u>4</u>
Linear Feet of New Street	_____	_____	_____

VIII. Approvals and Other Considerations

- | | | | |
|----------|-------|----------|-------|
| A. MCMEC | _____ | C. NJDOT | _____ |
| B. NJDEP | _____ | D. D&RCC | _____ |

Planning Area	_____	Fee Submitted	<u>\$17,230.00</u>
Revised	_____	Existing # of lots	_____
Received	_____	# of New Lots	_____
Number of Extensions	_____	Dwelling Units	<u>660</u>
Total Acres	<u>22.89</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	_____	Proposed Parking Spaces	<u>1,787</u>
Census Tract #	_____	Proposed Impervious Coverage	<u>483,236 sf</u>
Zone	_____	SQ. FT. Existing Building	<u>257,052 sf</u>
Block #	<u>242</u>	SQ. FT. Proposed Building	<u>347,548 sf</u>
Lot #	<u>1, 2.06, 3.02, 5.06</u>	Land Use	<u>Mixed-Use</u>
Plans Prepared By	<u>Dynamic Engineering Consultants</u>	Land Use Type	<u>Mixed-Use</u>

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Linda Weber, AICP/PP, Supervising Planner

Engineering Department Staff _____
 Engineer

From: Mrunali Shah

Sent: Thursday, February 3, 2022 9:21 AM

To: Linda Weber <Linda.Weber@co.middlesex.nj.us>

Cc: Ronald Sendner <ronald.sendner@co.middlesex.nj.us>; George Fallat <George.Fallat@co.middlesex.nj.us>; Doug Greenfeld <doug.greenfeld@co.middlesex.nj.us>

Subject: NB-SP-234 Mixed use development on Jersey Avenue Engineering Review

Linda,

Please see following comments regarding the provided site plan dated January 21st, 2021 prepared by Dynamic Engineering.

- See Joe Donato's comments regarding the provided survey. The entire sidewalk must be within the public ROW.
- Replace the entire curbing with the new one along the entire property frontage on Jersey Avenue as per County standard detail. Provide 4" curb face.
- There is an existing guiderail which is connected to parapet wall. Clearly show and identify existing guiderail and parapet wall on the existing plan and site plan.
- Plan shows replacement of existing guiderail at Mile Run Brook. Proposed Guiderail connection to existing parapet shall meet current standards. Provide proper end treatments on both sides and thrie beam attachment system to existing parapet wall as per current NJDOT standards. Revised plan shall identify the same properly. Provide guiderail certification.
- Provide sight distance for all 4 driveways right out only as per AASHTO.
- Sheet 9 -Site plan B shows proposed sidewalk far from the curbing. However, existing sidewalk is adjacent to curbing near the mile run Brook by existing culvert. Plan needs to be revised to show proper sidewalk location.
- All 4 driveways are right in/right out only on Jersey Avenue. Provide physical curb island with 4" curb face and identify the same on the plan. Provide signage for **No Left In** at all 4 driveways on Jersey Avenue. Provide proper egress and ingress striping at all the driveways. Consider Right only striping as shown in the image.
- Clearly show all the public streets on the other side of Jersey Avenue. People are allowed to cross Jersey Avenue at public street. Provide ADA curb ramps with detectable warning surfaces along applicant's property frontage on a Jersey Avenue. Provide ADA ramp access to existing sidewalk as well.
- All the existing inlets must meet current stormwater regulations. Must be bicycle safe grates and eco heads.
- Provide drainage certification.
- Utility plan shows several trenching within the County's ROW. Mill and repave the entire pavement along those trenching area on Jersey Avenue 20-30' on each side. (See the attached image).
- Provide truck turning radius plan for all the driveways for the largest vehicle entering/exiting the facility. Truck maintenance agreement may be needed.
- In future, if property owner decides to go with full access driveway, pavement widening is required to accommodate left/center turning lanes. Minimum 40' pavement will be required to incorporate 3 lanes. If property owner wants to change driveway access in future, separate agreement, design plans, cost estimate will be required at later date.

- The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
- Applicant is proposing traffic signal at Jersey Avenue and Sandford Street. See the attached memo from Najarian (County's consultant).

Traffic Signal additional Comments:

- Initiate multi party agreement for the proposed traffic signal.
- Eliminate the center striped medians on Jersey Avenue and extend the proposed dotted white lines.
- Relocate the proposed traffic signal controller to the southeast corner (where the development abuts the intersection) and request additional right of way from the applicant to accommodate the revised controller location at Southeast corner.
- The county could consider simple signal timing modifications in the future once the traffic signal is operational. Applicant's engineer shall suggested timing calculations.
- All the signal equipment must be within the public ROW. Provide necessary ROW.
- Provide traffic simulations for existing as well as proposed build outs.
- See the traffic signal check list for your reference.

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



From: Joe Donato <joe.donato@co.middlesex.nj.us>
Sent: Friday, February 4, 2022 6:18 AM
To: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>; Linda Weber <Linda.Weber@co.middlesex.nj.us>
Cc: Ronald Sendner <ronald.sendner@co.middlesex.nj.us>; George Fallat <George.Fallat@co.middlesex.nj.us>; Doug Greenfeld <doug.greenfeld@co.middlesex.nj.us>
Subject: RE: NB-SP-234 Mixed use development on Jersey Avenue Engineering Review

Good Morning!

Please note that my January 5th, 2022 review comments still apply. Once the survey has been expanded to include the accurate location of the rights-of-way and lot boundary lines at the intersection of Jersey Avenue/Sandford Street, same should be forwarded for review. Existing AND proposed public improvements must clearly fall well within these lines or the appropriate parcels developed with EXHIBITS (prepared by the land surveyor) being submitted for review. All drawings should reflect the information of the land survey and the current land survey noted on same.

Should you have any questions, please feel free to contact me.

Sincerely,

Joseph A. Donato, Jr., PLS, PP

Land Surveyor

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3245

Fax: (732) 745-8852

joe.donato@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



1/5/2022

Linda:

I am in receipt of the amended traffic signal plans and the land survey for the above application. Please note the following:

1. The land survey as presented is lacking in right-of-way and location information at the Jersey Avenue/Sandford Street intersection where the new traffic signal is to be installed.
2. The land survey as presented does not appear to meet all survey requirements for the State of New Jersey.

3. The traffic signal plans clearly indicate that there are to be encroachments of intended improvements that warrant parcel acquisitions.
4. The traffic signal plans indicate probable sidewalk encroachments of the intended improvements or the close proximity of improvements with the rights-of-way that would cause same.

The land survey should be amended/corrected and resubmitted. On confirmation of the necessary parcel dedications, the drawings and metes & bounds descriptions should be prepared and submitted.

Should you have any questions regarding this review, please feel free to contact me.

Sincerely,

Joseph A. Donato, Jr., PLS, PP

Land Surveyor

Office of Engineering

Department of Transportation

75 Bayard Street

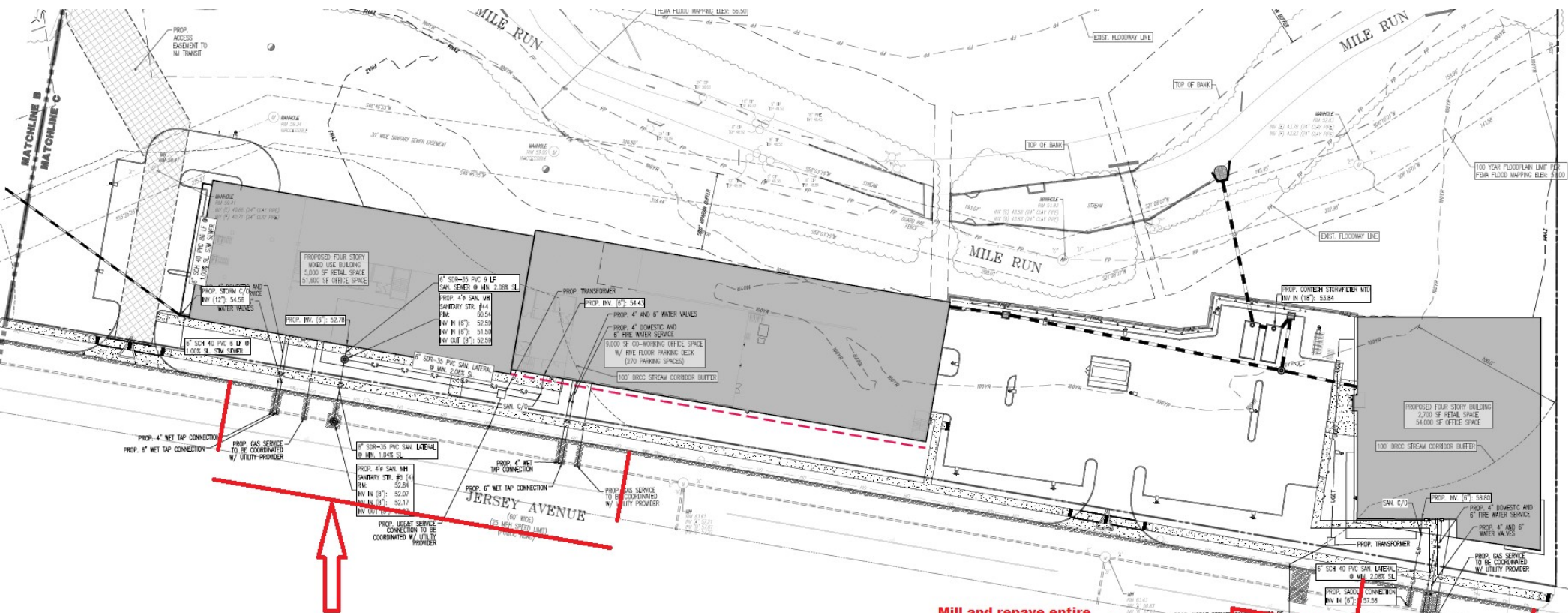
New Brunswick, NJ 08901

Phone: (732) 745-3245

Fax: (732) 745-8852

joe.donato@co.middlesex.nj.us

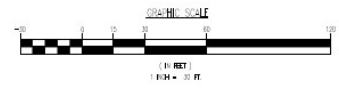
<http://www.middlesexcountynj.gov/>



Mill and repave entire section of Jersey Avenue

Mill and repave entire section of Jersey Avenue

THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS TO DESIGN THE UTILITY SYSTEM IN ACCORDANCE WITH THE CITY OF NEW BRUNSWICK, NEW JERSEY, AND FEDERAL AND STATE REGULATIONS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE DESIGN.



<p>DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PLANNING • ENVIRONMENTAL • SURVEY • PLANNING & ZONING</p> <p>1000 Central Avenue, Suite 200, New Brunswick, NJ 08901 Phone: (732) 241-1100 Fax: (732) 241-1101 Email: info@dynamiceng.com Website: www.dynamiceng.com</p>	
<p>TITLE: UTILITY PLAN 'C'</p>	
<p>PROJECT: JERSEY AVE NB URBAN RENEWAL, LLC PROPOSED MIXED USE REDEVELOPMENT (BLK 242, LOTS 1, 2, 3, 4, 5 & 6) 200, 100, 300 & 200, JERSEY AVENUE (CR 893) CITY OF NEW BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY</p>	<p>DATE: 07/21/2024 SCALE: 1" = 30' SHEET: 19 OF 36</p>
<p>JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 32268</p>	<p>TIAGO F. DUARTE PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 32268</p>

Memorandum

To: Ronald Sendner, PE
County Engineer
Middlesex County

From: John Freeman, PE, CME, CPWM
Director of Public Services

Date: 1/20/22

Re: Traffic Signal Plan Review
Jersey Avenue (CR 693) & Sandford Street
City of New Brunswick, Middlesex County, NJ
Najarian Project No.: 8212.M00

We have reviewed the following updated materials for this submission:

- Plans entitled, “Intersection Signalization Plans for Jersey Ave NB Urban Renewal, LLC, Jersey Avenue (CR 693) & Sandford Street, City of New Brunswick, Middlesex County, New Jersey,” prepared by Dynamic Traffic, LLC, dated November 18, 2021, 15 sheets
- Plan sheet entitled, “Site Plan ‘A’” for Jersey Ave NB Urban Renewal, LLC, prepared by Dynamic Engineering, dated January 21, 2021, revised November 10, 2021, 1 sheet
- Plan sheet entitled, “Site Plan ‘B’” for Jersey Ave NB Urban Renewal, LLC, prepared by Dynamic Engineering, dated January 21, 2021, revised November 10, 2021, 1 sheet
- Plan sheet entitled, “Site Plan ‘C’” for Jersey Ave NB Urban Renewal, LLC, prepared by Dynamic Engineering, dated January 21, 2021, revised November 10, 2021, 1 sheet
- Plan sheet entitled, “Overall Site Plan” for Jersey Ave NB Urban Renewal, LLC, prepared by Dynamic Engineering, dated January 21, 2021, revised November 10, 2021, 1 sheet
- Traffic Impact Assessment for Proposed Mixed Use Development, Block 242 – Lots 1, 2.06, 3.02, 5.06, 90, 100, 120, & 200 Jersey Avenue, City of New Brunswick, Middlesex Co., NJ, prepared by Dynamic Traffic, LLC, dated November 30, 2021
- Traffic Signal Engineer’s Certification, Jersey avenue (CR 693) and Sandford Avenue, New Brunswick, Middlesex County, NJ, dated November 30, 2021
- Timing Directive for Jersey Avenue (CR 693) and Sandford Street, City of New Brunswick, Middlesex County, NJ, dated November 30, 2021, 2 pages

DESIGNED BY SCIENCE - ENGINEERED FOR RESULTS

One Industrial Way West, Eatontown, NJ 07724

(732) 389-0220

NAJARIAN.com

Background Information

The applicant is proposing the widening and signalization of a four-leg intersection along Jersey Avenue (CR 693) at Sandford Street, controlled by a fully actuated three phase traffic signal. The north leg of Sandford Street is one-way outbound. This improvement is part of a residential and mixed-use development project on the southwest side of the intersection.

With respect to the traffic signal plan and related plan sheets, we have the following technical comments:

Review Comments

Traffic Impact Study Comments

1. This office has concerns with the proposed access system, particularly the lack of left turn access from Jersey Avenue into and out of the southern portion of the site. The TIS does not provide for traffic to approach from or depart to points north of the site on Jersey Avenue. The TIS and/or access design shall be revised to accommodate trips to/from the north, adding additional study locations and mitigation as appropriate to accommodate the required movements.
2. Additional comments on the traffic impact study will be provided once this discrepancy is addressed.

Traffic Signal Warrant Comments

3. The development plan, traffic distribution, and proposed access have changed since the traffic signal warrant report was provided. An updated warrant report, consistent with the parameters of the TIS (after addressing the comments above) shall be submitted for review.

Signal Timing Comments

4. Note 9 on the timing directive shall be removed. It is unnecessary since the signal does not include a background cycle length.
5. A 5 second delay shall be employed for the westbound (Sandford Street) right turn lane, provided right turns on red are permitted (see signal comments regarding right turn on red justification).

Intersection Design Comments

6. Justification shall be provided regarding the use of a SU-30 design vehicle instead of a WB-67.

Traffic Signal Plan Comments

7. The signal shall be redesigned to provide one far right signal head per approach lane for all approaches to the intersection.
8. Mast Arm Signs shall be designed consistent with MUTCD requirements with regard to letter height, spacing and symbol placement. As depicted, the Mast Arm signs do not meet required letter height requirements.
9. Provide justification for permitting right turns on red at the intersection. Will adequate sight distance be available with the proposed buildings in place?
10. Two lane use signs (R3-7L) per approach shall be placed on the Jersey Avenue approaches to the intersection.

Electrical Plan Comments

11. Construction call outs shall be added to the electrical plans, including identification of pole and foundation types, elevations, and required stations and offsets.
12. Conduit fill calculations shall be provided. This office recommends a double conduit crossing of Jersey Avenue regardless of conduit fill.
13. Information detailing the height of overhead utilities in the vicinity of the intersection shall be provided, including identification and mitigation of any conflicts between signal equipment and overhead utilities.

Additional comments on the complete submission will likely be warranted once the above information is provided and reviewed.

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-SP-234

Applicant: Jersey Ave. NB Urban Renewal, LLC

Name of Application: Preliminary and Final Site Plan and Major Subdivision for Jersey Avenue NB Urban Renewal, LLC, Proposed Mixed Use Redevelopment Block 242, Lots 1, 2.06, 3.02, & 5.06, 90, 100, 120 & 200 Jersey Avenue

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated, February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NO-EX-132 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Sue Chang & Young Zhang 191 Finnegans Lane, Kendal Park, New Jersey 08824

Title Block of Application: "Proposed Variance and Site Plan Application Located at 643 Georges Road Block 204, Lot 9 Township of North Brunswick, County of Middlesex, State of New Jersey" dated December 17, 2018 and revised through May 31, 2019

Proposed Land Use: Commercial

Staff Recommendation: **Exempt Site Plan; application does not adversely affect a County Road and contains less than one acre of impervious coverage**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	_____	N/A
B. Section 11-7 Design Standards	_____	N/A
C. Other	_____	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	_____	N/A
		_____	\$0.00

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	_____	N/A
Downstream County Drainage Facility:	_____	_____	\$0.00
	N/A	_____	

IV. Receipt of a Municipal Drainage Report _____ N/A

V. Agreements _____ N/A

A. Stormwater Maintenance Agreement	_____
B. Developer's Agreement	_____
C. Future Improvements Agreement	_____
D. Sight Triangle Agreement	_____

VI. Dedication and Reservations of County Road Right-Of-Way _____ N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit _____ N/A

County Road Name and #	_____
Non-County Road Name	_____ <u>Georges Road</u> _____
Linear Feet of Frontage	_____
Linear Feet of New Street	_____ # of New Driveways _____

VIII. Approvals and Other Considerations _____ N/A

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	_____	Fee Submitted	_____	Return
Revised	No	Existing # of lots	_____	1
Received	01/14/22	# of New Lots	_____	0
Number of Extensions	0	Dwelling Units	_____	2
Total Acres	0.11	Existing Parking Spaces	_____	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	_____	9
Census Tract #	N/A	Proposed Impervious Coverage	_____	4,815
Zone	C-1	SQ. FT. Existing Building	_____	N/A
Block #	204	SQ. FT. Proposed Building	_____	2,140
Lot #	9	Land Use	_____	Commercial/Resid.
Plans Prepared By	Ronald J. Sadowski, PE	Land Use Type	_____	Retail/Apartment

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NO-EX-132

Applicant: Sue Chang & Young Zhang 191 Finnegans Lane, Kendal Park, New Jersey 08824

Name of Application: "Proposed Variance and Site Plan Application Located at 643 Georges Road Block 204,
Lot 9 Township of North Brunswick, County of Middlesex, State of New Jersey" dated
December 17, 2018 and revised through May 31, 2019

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-316 **Type** Site Plan
Date of Action February 8, 2022

Applicant: 2020 Real Estate, LLC; 777 New Durham Road; Suite D; Edison, NJ 08817

Title Block of Application: "Preliminary & Final Major Site Plan & Minor Subdivision for 2020 Real Estate, LLC Proposed Warehouse Map 10.14 | Block 10259 | Lots 1.11 & 3 Township of Old Bridge Middlesex County, New Jersey" dated October 5, 2021 and revised through December 1, 2021

Proposed Land Use: Warehouse

Staff Recommendation: **Conditional Site Plan Approval; Subject to receipt of the following:
See (I-A, I-B, V-A, VIII, VIII-A, VIII-B) and attached comments from Middlesex County Assistant Engineer (email dated February 2, 2022)**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	L-Details; M-Dedication, P-Survey	Required
B. Section 11-7 Design Standards	.4 Driveway; .11 Drainage; .12 Traffic	Required
C. Other		N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	N/A	\$0.00
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III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	N/A	\$0.00
Downstream County Drainage Facility:		N/A	

IV. Receipt of a Municipal Drainage Report

N/A

V. Agreements

A. Stormwater Maintenance Agreement	Required
B. Developer's Agreement	N/A
C. Future Improvements Agreement	N/A
D. Sight Triangle Agreement	N/A

VI. Dedication and Reservations of County Road Right-Of-Way

N/A

Distance From Centerline	TBD	Total Square Feet	TBD
Length of Dedication	TBD	Width of Dedication	TBD
Length of Easement	TBD	Width of Easement	TBD
Pavement Width	TBD	Date Deed Is Due	TBD

VII. Road Opening Permit

N/A

County Road Name and #	N/A
Non-County Road Name	N/A
Linear Feet of Frontage	N/A
Linear Feet of New Street	N/A
# of New Driveways	N/A

VIII. Approvals and Other Considerations

Fair Share Contribution towards County intersection improvements	Required
A. MCMEC	Required
B. NJDEP	Required
C. NJDOT	N/A
D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$20,000.00
Revised	No	Existing # of lots	2
Received	01/10/21	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	110.09	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	252
Census Tract #	N/A	Proposed Impervious Coverage	1,426,990
Zone	Industrial Zone 3)	SQ. FT. Existing Building	N/A
Block #	10259	SQ. FT. Proposed Building	497,694
Lot #	1.11 & 3	Land Use	I
Plans Prepared By	T. Lam, PE	Land Use Type	W

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Alex Zakrewsky

From: Mrunali Shah
Sent: Friday, February 4, 2022 10:28 AM
To: Alex Zakrewsky
Cc: Linda Weber; Joe Donato
Subject: OB-SP-316 Old Bridge Proposed Warehouse Engineering Review Amended
Attachments: RE: Jake Brown South Warehouse; C-301 OSite.pdf; 1 OVERALL LAYOUT.pdf; Culvert 3-C-031, 032 & 033, Map 6717, Cottrell Road - MC Rt. 687, IPPM's, Old Bridge.pdf; 211108_11000297G_Final_Plans_Signed 7.pdf; 211108_11000297G_Final_Plans_Signed 8.pdf

Alex,

Please consider this email and discard the previous one. Thanks.

Mrunali Shah

*Assistant Engineer
Office of Engineering
Department of Transportation*

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



From: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>
Sent: Wednesday, February 2, 2022 4:22 PM
To: Alex Zakrewsky; Linda Weber
Cc: Ronald Sendner; Joe Donato
Subject: OB-SP-316 Old Bridge Proposed Warehouse Engineering Review

Alex,

See the following comments regarding the provided site plan dated October 5th, 2021 revised through December 1st, 2021 prepared by Bohler Engineering.

- Please note that County has a project for improvements to Cottrell Road (CR 687) and County drainage structures.
- Based on our record, provided survey may not reflect actual ROW information. See the attached IPPM and provide the existing ROW information on the site plan and survey.

- County is proposing curbing, sidewalk, guiderail Improvements along applicant's property frontage on a County Road 687. Provide fair share contribution for all the work being installed within the County's ROW along lot 1.11.
- Site plan shall include all the improvements which will be done by the County as shown on the County's construction plan.
- There are 3 existing driveways on a County Road. As per my conversation with applicant's engineer, applicant only wants to maintain driveway located on East side of the property line along Lot 1.11 for emergency access only. County will close off the other two driveways along applicant's property frontage on lot 1.11 at the time of construction. Indicate the same on the site plan.
- I will provide you IPPM and construction plan soon.
- See the attached email from applicant's engineer. As per applicant's email, trucks are not going to utilize Old Bridge Matawan Road/white oak lane or Old bridge Matawan Road/Red Oak Lane intersection. Provide necessary signage to support that.
- No drainage or utility plan is submitted. Is applicant proposing any trenching due to drainage/utility work within the County's ROW. If yes provide information and meeting will be required for coordination. If not provide a statement from applicant's engineer regarding the same.
- Is applicant proposing any timing change to Red Oak Lane and Old bridge Matawan Road intersection? If yes, provide the same.

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-316

Applicant: 2020 Real Estate, LLC; 777 New Durham Road; Suite D; Edison, NJ 08817

Name of Application: "Preliminary & Final Major Site Plan & Minor Subdivision for 2020 Real Estate, LLC
Proposed Warehouse Map 10.14 | Block 10259 | Lots 1.11 & 3 Township of Old Bridge
Middlesex County, New Jersey" dated October 5, 2021 and revised through December 1,
2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-317 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

Title Block of Application: "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for "The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

Proposed Land Use: Mixed Use

Staff Recommendation: Grant an extension to the March 8, 2022 Development Review Committee Meeting

I. Revised Plans and Resolution Deficiencies

- A. Section 11-6 Site Plan Details _____
- B. Section 11-7 Design Standards _____
- C. Other _____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ _____

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ _____
 Downstream County Drainage Facility: _____

IV. Receipt of a Municipal Drainage Report _____

V. Agreements

- A. Stormwater Maintenance Agreement _____
- B. Developer's Agreement _____
- C. Future Improvements Agreement _____
- D. Sight Triangle Agreement _____

VI. Dedication and Reservations of County Road Right-Of-Way

Distance From Centerline _____	Total Square Feet _____
Length of Dedication _____	Width of Dedication _____
Length of Easement _____	Width of Easement _____
Pavement Width _____	Date Deed Is Due _____

VII. Road Opening Permit

County Road Name and # _____	
Non-County Road Name _____	
Linear Feet of Frontage _____	
Linear Feet of New Street _____	# of New Driveways _____

VIII. Approvals and Other Considerations

A. MCMEC _____	C. NJDOT _____
B. NJDEP _____	D. D&RCC _____

Planning Area _____	Fee Submitted _____
Revised _____	Existing # of lots _____
Received _____	# of New Lots _____
Number of Extensions _____	Dwelling Units _____
Total Acres _____	Existing Parking Spaces _____
Acres of Open Space _____	Proposed Parking Spaces _____
Census Tract # _____	Proposed Impervious Coverage _____
Zone _____	SQ. FT. Existing Building _____
Block # _____	SQ. FT. Proposed Building _____
Lot # _____	Land Use _____
Plans Prepared By _____	Land Use Type _____

Approval _____	Disapproval _____
Conditional Approval _____	Review _____
Void _____	Reconsideration _____
Withdrawal _____	Deed Extension _____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-317

Applicant: Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

Name of Application: "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for
"The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old
Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PA-SP-196 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Eport Phase II Urban Renewal, LLC One Gatehall Drive Suite 201, Parsippany, NJ 07054

Title Block of Application: "Preliminary and Final Site Plan for Bridgeport II Block 430, Lots 1.02 & 1.03 Tax Map Sheet 74.01 City of Perth Amboy, Middlesex County, New Jersey" dated March 19, 2019, revised November 19, 2021.

Proposed Land Use: Industrial

Staff Recommendation: **Consent to an extension to the March 8, 2022, Development Review Committee meeting.**

I. Revised Plans and Resolution Deficiencies

- A. Section 11-6 Site Plan Details _____
- B. Section 11-7 Design Standards _____
- C. Other _____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ _____

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ _____
Downstream County Drainage Facility: _____

IV. Receipt of a Municipal Drainage Report

V. Agreements

- A. Stormwater Maintenance Agreement _____
- B. Developer's Agreement _____
- C. Future Improvements Agreement _____
- D. Sight Triangle Agreement _____

VI. Dedication and Reservations of County Road Right-Of-Way

Distance From Centerline _____	Total Square Feet _____
Length of Dedication _____	Width of Dedication _____
Length of Easement _____	Width of Easement _____
Pavement Width _____	Date Deed Is Due _____

VII. Road Opening Permit

County Road Name and # _____	State Street _____
Non-County Road Name _____	
Linear Feet of Frontage _____	1,174 ft.
Linear Feet of New Street _____	N/A
	# of New Driveways _____
	2

VIII. Approvals and Other Considerations

- | | |
|----------------|----------------|
| A. MCMEC _____ | C. NJDOT _____ |
| B. NJDEP _____ | D. D&RCC _____ |

Planning Area _____	N/A	Fee Submitted _____	\$20,000.00
Revised _____	N/A	Existing # of lots _____	2
Received _____	12/14/21	# of New Lots _____	0
Number of Extensions _____	1	Dwelling Units _____	0
Total Acres _____	73.88	Existing Parking Spaces _____	0
Acres of Open Space _____	0.00	Proposed Parking Spaces _____	578
Census Tract # _____	N/A	Proposed Impervious Coverage _____	2,298,000 s.f.
Zone _____	S-3A	SQ. FT. Existing Building _____	728,144
Block # _____	430	SQ. FT. Proposed Building _____	1,043,600
Lot # _____	1.02 & 1.03	Land Use _____	Industrial
Plans Prepared By _____	Greg Omen, PE	Land Use Type _____	Warehouse

Approval _____	Disapproval _____
Conditional Approval _____	Review _____
Void _____	Reconsideration _____
Withdrawal _____	Deed Extension _____

Planning Board Staff _____
Patrick Gorman, PP, AICP, Senior Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PA-SP-196

Applicant: Eport Phase II Urban Renewal, LLC One Gatehall Drive Suite 201, Parsippany, NJ 07054

Name of Application: "Preliminary and Final Site Plan for Bridgeport II Block 430, Lots 1.02 & 1.03 Tax Map Sheet 74.01 City of Perth Amboy, Middlesex County, New Jersey" dated March 19, 2019, revised November 19, 2021.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PA-SP-182 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Buckeye Perth Amboy Terminal, LLC 1 Greenway Plaza Suite 600 Houston, TX 07746

Title Block of Application: "Preliminary and Final Major Site Plan Approval Application Perth Amboy Biodiesel Fuel Project 1175-1281 State Street City of Perth Amboy, Middlesex County, New Jersey" dated December 3, 2021.

Proposed Land Use: Industrial

Staff Recommendation: **Conditional Site Plan Approval: Subject to receipt of the following: See (I-A, I-B, II, VI, VII), and attached comments from Middlesex County Assistant Engineer (email dated 2/4/2022).**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	H. Utility, L- Details.	_____
B. Section 11-7 Design Standards	.4 Driveways, .7 Sidewalk, .8 Curbing, .11 Drainage .12 Traffic Control	_____
C. Other		_____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	_____	TBD
		_____	TBD

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	_____	N/A
Downstream County Drainage Facility:		_____	N/A

IV. Receipt of a Municipal Drainage Report

_____ N/A

V. Agreements

A. Stormwater Maintenance Agreement	_____	N/A
B. Developer's Agreement	_____	
C. Future Improvements Agreement	_____	
D. Sight Triangle Agreement	_____	

VI. Dedication and Reservations of County Road Right-Of-Way

TBD, subject to the placement of sidewalk.

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

_____ TBD

County Road Name and #	_____	State Street (C.R. 611)	_____
Non-County Road Name	_____		_____
Linear Feet of Frontage	2,113		_____
Linear Feet of New Street	N/A	# of New Driveways	0

VIII. Approvals and Other Considerations

_____ N/A

A. MCMEC	_____ N/A	C. NJDOT	_____ N/A
B. NJDEP	_____ N/A	D. D&RCC	_____ N/A

Planning Area	_____ N/A	Fee Submitted	_____ \$635.00
Revised	_____ N/A	Existing # of lots	_____ 8
Received	_____ 12/10/21	# of New Lots	_____ 0
Number of Extensions	_____ 1	Dwelling Units	_____ 0
Total Acres	_____ 154.89	Existing Parking Spaces	_____ N/A
Acres of Open Space	_____ 0.00	Proposed Parking Spaces	_____ N/A
Census Tract #	_____ N/A	Proposed Impervious Coverage	_____ 0
Zone	_____ M-3	SQ. FT. Existing Building	_____ 0
Block #	_____ 456,461,462, 480,481,484	SQ. FT. Proposed Building	_____ 900
Lot #	_____ 1;1;1;1;1.01; 1 &1.01	Land Use	_____ Industrial
Plans Prepared By	_____ Crystal Eggers, PE	Land Use Type	_____ Fuel Distribution

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
Patrick Gorman, PP, AICP, Senior Planner

Engineering Department Staff _____
Engineer

From: [Mrunali Shah](#)
To: [Patrick Gorman](#)
Cc: [Ronald Sendner](#); [Doug Greenfeld](#); [Linda Weber](#)
Subject: FW: PA-SP-182 Buckeye Engineering Review
Date: Friday, February 4, 2022 12:06:04 PM
Attachments: [Sidewalk Location Map.png](#)

Patrick,

Please consider this email see the attachment for your use.

Mrunali Shah

Assistant Engineer
Office of Engineering
Department of Transportation
75 Bayard Street
New Brunswick, NJ 08901
Phone: (732) 745-3389
Fax: (732) 745-8852
mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



From: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>
Sent: Thursday, February 3, 2022 3:20 PM
To: Patrick Gorman <Patrick.Gorman@co.middlesex.nj.us>; Linda Weber <Linda.Weber@co.middlesex.nj.us>
Cc: Ronald Sendner <ronald.sendner@co.middlesex.nj.us>; Doug Greenfeld <doug.greenfeld@co.middlesex.nj.us>; Joe Donato <joe.donato@co.middlesex.nj.us>
Subject: PA-SP-182 Buckeye Engineering Review

Patrick,

Please see following comments regarding the provided site plan dated December 3rd, 2021 prepared by Langan Engineering. Block 480, lot 1 has ±800' frontage along SB side of State Street. Block 481 Lot 1, Block 484, Lot 1 have ±1318' frontage along NB side of State Street.

- Please see Joe Donato's comments regarding the provided survey.
- Existing sidewalks looks in poor condition and it needs to be replaced with the new one. Provide 5' wide reinforced concrete sidewalk along applicant's property frontage on SB sides of State Street along Lot (480, Lot 1). Provide 5' wide sidewalk from Tyrells place to Maurer Rod on NB side.
- Provide two (2) ADA curb ramps at Maurer Road/State Street (SB Side) & two (2) ADA curb ramps with detectable warning surfaces at Tyrells Lane/State Street intersection.

- Replace the existing curbing along SB and NB sides of State Street as per current County standards. 4" curb face is preferable.
- All driveways must meet current ADA standards. Provide necessary ADA curb ramps with detectable warning surfaces at all driveways and public streets located along applicant's property frontage on SB and NB side of State Street.
- All the existing inlets along applicant's property frontage on State Street must meet current stormwater regulations. They Must be bicycle safe grates and eco heads. Provide a note on the revised plan.
- Utility pole relocation may be required for sidewalk installation.
- Replace the existing guiderail as per current NJDOT standards. Provide guiderail certification.
- Provide utility plan and show trenching proposed within the County's ROW.
- Restripe existing pavement so that there are 2-15' thru lanes and ±10' shoulder on both sides of State Street. Provide a striping plan. Provide MUTCD certification.

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



Provide 5' wide sidewalk SB Side along Block 480, Lot 1

B 480 Lot 1

Provide 5' sidewalk NB Side along Block 481, Lot 1 & Block 484 Lot 1 from Tyrells Lane to Maurer Road. Provide necessary ADA curb ramps with DWS

Block 481 Lot 1

Block 484 Lot 1



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PA-SP-182

Applicant: Buckeye Perth Amboy Terminal, LLC 1 Greenway Plaza Suite 600 Houston, TX 07746

Name of Application: "Preliminary and Final Major Site Plan Approval Application Perth Amboy Biodiesel Fuel Project 1175-1281 State Street City of Perth Amboy, Middlesex County, New Jersey" dated December 3, 2021.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-393 **Type** Site Plan
Date of Action February 8, 2022

Applicant: LZ NJ Realty, LLC; 20 Caven Point Avenue; Jersey City, NJ 07305

Title Block of Application: "Tire Warehouse Preliminary and Final Site Plan Lot 50 Block 9101 Piscataway Township Middlesex County New Jersey" dated January 4, 2022

Proposed Land Use: Light Industrial Use

Staff Recommendation: **Conditional Site Plan Approval; Subject to receipt of the following:
See (I-B, V-A, VIII-A, VIII-B)**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards	.11 Drainage		Required
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A Required
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		N/A
Non-County Road Name	N/A		N/A
Linear Feet of Frontage	N/A		N/A
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	Required	C. NJDOT	N/A
B. NJDEP	Required	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$3,452.00
Revised	No	Existing # of lots	1
Received	01/24/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	3.26	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	N/A	Proposed Impervious Coverage	23,103
Zone	LI-1	SQ. FT. Existing Building	26,986
Block #	9101	SQ. FT. Proposed Building	19,680
Lot #	50	Land Use	I
Plans Prepared By	Craig W. Stires, PE	Land Use Type	M

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-393

Applicant: LZ NJ Realty, LLC; 20 Caven Point Avenue; Jersey City, NJ 07305

Name of Application: "Tire Warehouse Preliminary and Final Site Plan Lot 50 Block 9101 Piscataway Township Middlesex County New Jersey" dated January 4, 2022

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-EX-121 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Quality Food Products Inc. 1984 Rt. 35, South Amboy, NJ 08879

Title Block of Application: "Preliminary & Final Major Site Plan- Quality Wines and Spirits Block 424, Lot 3 Borough of Sayreville, Middlesex County, New Jersey" dated July 8, 2021 and revised through September 17, 2021.

Proposed Land Use: Commercial

Staff Recommendation: **Exempt Site Plan; application does not affect a County Road and Contains Less than one Acre of Impervious Coverage**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	_____	N/A
B. Section 11-7 Design Standards	_____	N/A
C. Other	_____	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	_____	N/A
		_____	\$0.00

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	_____	N/A
Downstream County Drainage Facility:		_____	\$0.00

IV. Receipt of a Municipal Drainage Report

_____ N/A

V. Agreements

A. Stormwater Maintenance Agreement	_____	N/A
B. Developer's Agreement	_____	
C. Future Improvements Agreement	_____	
D. Sight Triangle Agreement	_____	

VI. Dedication and Reservations of County Road Right-Of-Way

_____ N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

_____ N/A

County Road Name and #	
Non-County Road Name	_____ <u>State Highway Route 35</u> _____
Linear Feet of Frontage	_____
Linear Feet of New Street	_____ # of New Driveways _____

VIII. Approvals and Other Considerations

_____ N/A

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	_____	Fee Submitted	_____	Return
Revised	_____	Existing # of lots	_____	1
Received	_____	# of New Lots	_____	0
Number of Extensions	_____	Dwelling Units	_____	N/A
Total Acres	_____	Existing Parking Spaces	_____	N/A
Acres of Open Space	_____	Proposed Parking Spaces	_____	11
Census Tract #	_____	Proposed Impervious Coverage	_____	39,975
Zone	_____	SQ. FT. Existing Building	_____	10,000
Block #	_____	SQ. FT. Proposed Building	_____	8,250
Lot #	_____	Land Use	_____	Commercial
Plans Prepared By	_____	Land Use Type	_____	Service

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
Jim Lentino, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SY-EX-121

Applicant: Quality Food Products Inc. 1984 Rt. 35, South Amboy, NJ 08879

Name of Application: "Preliminary & Final Major Site Plan- Quality Wines and Spirits Block 424, Lot 3
Borough of Sayreville, Middlesex County, New Jersey" dated July 8, 2021 and revised
through September 17, 2021.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-SP-219 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Insite Development Partners, LLC 19191 S. Vermont Avenue Suite 680 Torrance, CA 90502

Title Block of Application: "Preliminary and Final Site Plan for Insite Development Partners, LLC Proposed Warehouse Block 280, Lot 1.02; Block 280.01, Lots 1 & 2; Block 281, Lots 1, 55-58, 116-119; Block 282, Lots 1, 2, 210-213, 306-309 Tax Map Sheet 392,93 0 Last Rev. Dated 7-1-2010 Main Street (County Road 684) Borough of Sayreville Middlesex County, New Jersey" dated December 17, 2021.

Proposed Land Use: Industrial

Staff Recommendation: Consent to an extension to the March 8, 2022, Development Review Committee meeting.

I. Revised Plans and Resolution Deficiencies
 A. Section 11-6 Site Plan Details _____
 B. Section 11-7 Design Standards _____
 C. Other _____

II. Performance Guarantee
 Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ \$0.00

III. Drainage
 Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ \$0.00
 Downstream County Drainage Facility: _____

IV. Receipt of a Municipal Drainage Report _____

V. Agreements
 A. Stormwater Maintenance Agreement _____
 B. Developer's Agreement _____
 C. Future Improvements Agreement _____
 D. Sight Triangle Agreement _____

VI. Dedication and Reservations of County Road Right-Of-Way
 Distance From Centerline _____ Total Square Feet _____
 Length of Dedication _____ Width of Dedication _____
 Length of Easement _____ Width of Easement _____
 Pavement Width _____ Date Deed Is Due _____

VII. Road Opening Permit
 County Road Name and # Main Street (C.R 604)
 Non-County Road Name Scott Avenue
 Linear Feet of Frontage 203.94
 Linear Feet of New Street N/A # of New Driveways 3

VIII. Approvals and Other Considerations _____ N/A
 A. MCMEC _____ C. NJDOT _____
 B. NJDEP _____ D. D&RCC _____

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$17,627.30</u>
Revised	<u>N/A</u>	Existing # of lots	<u>22</u>
Received	<u>12/22/21</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>1</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>9.19</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>91</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>222,469 s.f.</u>
Zone	<u>B-3</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>280, 280.01 ,281, 282</u>	SQ. FT. Proposed Building	<u>114,182</u>
Lot #	<u>1.02; 1&2; 1,55-58 210-213,306-309</u>	Land Use	<u>Industrial</u>
Plans Prepared By	_____	Land Use Type	<u>Warehouse</u>

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff Patrick Gorman PP, AICP, Senior Planner Engineering Department Staff _____ Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SY-SP-219

Applicant: Insite Development Partners, LLC 19191 S. Vermont Avenue Suite 680 Torrance, CA 90502

Name of Application: "Preliminary and Final Site Plan for Insite Development Partners, LLC Proposed Warehouse Block 280, Lot 1.02; Block 280.01, Lots 1 & 2; Block 281, Lots 1, 55-58, 116-119; Block 282, Lots 1, 2, 210-213, 306-309 Tax Map Sheet 392,93 0 Last Rev. Dated 7-1-2010 Main Street (County Road 684) Borough of Sayreville Middlesex County, New Jersey" dated December 17, 2021.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-SP-205 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Tesla, Inc. 160 Van Burnt Street, Brooklyn, NY 11231

Title Block of Application: "Amended Preliminary and Final Site Plan for Tesla Motors, Inc. Proposed Electric Vehicle Charging Station Block 440, Lot 3.01; Tax Map Sheet #118-Latest Rev. Dated 04-25-95 969 U.S. Route 9 Borough of Sayreville, Middlesex Count, New Jersey" dated December 17, 2021

Proposed Land Use: Commercial

Staff Recommendation: **Site Plan Approval; application does not adversely affect a County Road or County Drainage Facility**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	_____	N/A
B. Section 11-7 Design Standards	_____	N/A
C. Other	_____	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	_____	N/A
		_____	\$0.00

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	_____	N/A
Downstream County Drainage Facility:		_____	\$0.00

IV. Receipt of a Municipal Drainage Report _____ N/A

V. Agreements _____ N/A

A. Stormwater Maintenance Agreement	_____
B. Developer's Agreement	_____
C. Future Improvements Agreement	_____
D. Sight Triangle Agreement	_____

VI. Dedication and Reservations of County Road Right-Of-Way _____ N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit _____ N/A

County Road Name and #	
Non-County Road Name	_____ <u>U.S. Route 9</u> _____
Linear Feet of Frontage	_____
Linear Feet of New Street	_____
	# of New Driveways

VIII. Approvals and Other Considerations _____ N/A

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	_____	Fee Submitted	_____
Revised	_____ <u>No</u> _____	Existing # of lots	_____
Received	_____ <u>01/14/22</u> _____	# of New Lots	_____
Number of Extensions	_____ <u>0</u> _____	Dwelling Units	_____
Total Acres	_____ <u>4.10</u> _____	Existing Parking Spaces	_____
Acres of Open Space	_____ <u>0.00</u> _____	Proposed Parking Spaces	_____
Census Tract #	_____ <u>N/A</u> _____	Proposed Impervious Coverage	_____
Zone	_____ <u>B-3</u> _____	SQ. FT. Existing Building	_____
Block #	_____ <u>440</u> _____	SQ. FT. Proposed Building	_____
Lot #	_____ <u>3.01</u> _____	Land Use	_____
Plans Prepared By	_____ <u>Matthew Sharo, PE</u> _____	Land Use Type	_____

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SY-SP-205

Applicant: Tesla, Inc. 160 Van Burnt Street, Brooklyn, NY 11231

Name of Application: "Amended Preliminary and Final Site Plan for Tesla Motors, Inc. Proposed Electric Vehicle Charging Station Block 440, Lot 3.01; Tax Map Sheet #118-Latest Rev. Dated 04-25-95 969 U.S. Route 9 Borough of Sayreville, Middlesex Count, New Jersey" dated December 17, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SA-EX-37 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Center SA, LLC; PO Box 090116; Staten Island, NY 10309-0116

Title Block of Application: "Preliminary Major Site Plan for Center SA, LLC Block 136, Lots 1 City of South Amboy Middlesex County, New Jersey" dated March 19, 2020 and revised through December 22, 2021

Proposed Land Use: Apartment Building

Staff Recommendation: **Exempt Site Plan**
Application is less than an acre of impervious coverage and does not adversely affect a County road or County drainage facility

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$580.00
Revised	No	Existing # of lots	1
Received	01/11/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	8
Total Acres	0.17	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	8
Census Tract #	N/A	Proposed Impervious Coverage	7,079
Zone	R-A	SQ. FT. Existing Building	6,197
Block #	136	SQ. FT. Proposed Building	6,197
Lot #	1	Land Use	R
Plans Prepared By	Andrew L. French, PE	Land Use Type	MF

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SA-EX-37

Applicant: Center SA, LLC; PO Box 090116; Staten Island, NY 10309-0116

Name of Application: "Preliminary Major Site Plan for Center SA, LLC Block 136, Lots 1 City of South Amboy Middlesex County, New Jersey" dated March 19, 2020 and revised through December 22, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-387 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Chemspace US Inc; 1 Distribution Way; Monmouth Junction, NJ 08852

Title Block of Application: "Preliminary & Final Major Site Plan Proposed Warehouse Facility for Chemspace US Inc Block 88, Lot 3.01, Tax Map #140 1 Distribution Way Township of South Brunswick Middlesex County, New Jersey" dated December 8, 2021

Proposed Land Use: Office/Warehouse

Staff Recommendation: **Consent to an Extension to March 8th, 2022 DRC Meeting**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A
			\$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A
Downstream County Drainage Facility:	N/A		\$0.00
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	N/A
Revised	N/A	Existing # of lots	N/A
Received	N/A	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	N/A	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	N/A	Proposed Impervious Coverage	N/A
Zone	N/A	SQ. FT. Existing Building	N/A
Block #	N/A	SQ. FT. Proposed Building	N/A
Lot #	N/A	Land Use	N/A
Plans Prepared By	N/A	Land Use Type	N/A

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
 Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-SP-387

Applicant: Chemspace US Inc; 1 Distribution Way; Monmouth Junction, NJ 08852

Name of Application: "Preliminary & Final Major Site Plan Proposed Warehouse Facility for Chemspace US Inc Block 88, Lot 3.01, Tax Map #140 1 Distribution Way Township of South Brunswick Middlesex County, New Jersey" dated December 8, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-285 **Type** Site Plan
Date of Action February 8, 2022

Applicant: American Properties At South Brunswick, LLC; 517 Route 1 South, Suite 2100, Iselin, NJ 08830
Title Block of Application: "Preliminary/Final Major Site Plan and Subdivision Heritage At South Brunswick Block 79, Lots 1.06, 11 & 12 South Brunswick Township, Middlesex County, New Jersey" Dated January 22, 2021 and Revised through November 8, 2021

Proposed Land Use: Residential Condominiums, Townhomes & Single Family Homes

Staff Recommendation: **Conditional Site Plan Approval; Subject to receipt of the following:**
See (I-A, I-B, V-A, VIII-A, VIII-D) and attached comments from Middlesex County Assistant Engineer (email dated February 4, 2022)

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details	<u>L-Details; M-Dedication, P-Survey</u>		Required
B. Section 11-7 Design Standards	<u>.4 Driveway; .7 Sidewalk; .8 Curb; .10 Utilities; .11 Drainage; 12 Traffic</u>		Required
C. Other			N/A
II. Performance Guarantee			TBD
Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$		<u>\$0.00</u>
III. Drainage			N/A
Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$		<u>\$0.00</u>
Downstream County Drainage Facility:	<u>N/A</u>		
IV. Receipt of a Municipal Drainage Report			N/A
V. Agreements			N/A
A. Stormwater Maintenance Agreement			Required
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			N/A
Distance From Centerline	<u>TBD</u>	Total Square Feet	<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication	<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement	<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due	<u>TBD</u>
VII. Road Opening Permit			N/A
County Road Name and #	<u>N/A</u>		
Non-County Road Name	<u>N/A</u>		
Linear Feet of Frontage	<u>N/A</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>N/A</u>
VIII. Approvals and Other Considerations			N/A
A. MCMEC	<u>Required</u>	C. NJDOT	N/A
B. NJDEP	<u>N/A</u>	D. D&RCC	Required

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$3,720.00</u>
Revised	<u>No</u>	Existing # of lots	<u>3</u>
Received	<u>01/14/22</u>	# of New Lots	<u>97</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>349</u>
Total Acres	<u>63.94</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>259</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>1,336,900</u>
Zone	<u>CTRAH1</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>79</u>	SQ. FT. Proposed Building	<u>546,478</u>
Lot #	<u>1.06, 11, 12</u>	Land Use	<u>R</u>
Plans Prepared By	<u>William J. Parkhill II, PE</u>	Land Use Type	<u>C, T, SF</u>

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Alex Zakrewsky

From: Mrunali Shah
Sent: Friday, February 4, 2022 9:33 AM
To: Alex Zakrewsky
Cc: Ronald Sendner; George Fallat; Doug Greenfeld; Linda Weber
Subject: SB-SP-285 Heritage at South Brunswick Engineering Review Amended

Alex,

Please consider this one. Modified to include crosswalk as discussed in the staff meeting yesterday.

Mrunali Shah

Assistant Engineer
Office of Engineering
Department of Transportation
75 Bayard Street
New Brunswick, NJ 08901
Phone: (732) 745-3389
Fax: (732) 745-8852
mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



From: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>
Sent: Thursday, February 3, 2022 9:55 AM
To: Alex Zakrewsky <alex.zakrewsky@co.middlesex.nj.us>
Cc: Ronald Sendner <ronald.sendner@co.middlesex.nj.us>; George Fallat <George.Fallat@co.middlesex.nj.us>; Linda Weber <Linda.Weber@co.middlesex.nj.us>
Subject: SB-SP-285 Heritage at South Brunswick Engineering Review

Alex,

Please see the following comments regarding provided revised site plan dated January 22, 2021 prepared by Mid Atlantic Engineering, Inc. Block 79, Lot 1.06, 11 & 12. Total 63.94 acres
Proposed development includes 41-2 story residential building consisting of 187 townhouses units & 72 affordable units, 90 single family homes and one clubhouse building, amenity area, proposed internal roadways, parking, basins etc. ±1946 ft frontage along Schalks Crossing Road CR 683.

- Please see comments from Najarian associates (County's consultant) regarding the provided survey. The entire sidewalk must be within the public ROW. Provide minimum 2' ROW dedication behind the proposed sidewalk.
- Plan shows pavement widening, proposed curb, 5' sidewalk along CR 683. Plan indicates shoulder widening for the outparcel lot 1.021. Provide 4" curb face.
- Plan shows 12' wide center turning lane along CR 683 to accommodate driveways/roadways along both sides of CR 683. All the striping must be designed and installed as per current MUTCD. Provide MUTCD certification.

Provide continuous shoulder striping between station 33+50 to 34+50 on the other side of proposed Road H since the driveway is inactive.

- There is 12-13' wide shoulder on SB side of CR 683. Restripe CR683 and provide $\pm 6'$ of shoulder on both sides. The existing lane width remains the same. Centerline striping needs to be shifted to accommodate shoulder striping on NB side. All the striping must be designed as per current MUTCD.
- Provide crosswalk striping at Road A and Turnbury Street (near North side of Road A) to cross CR 683 at this location. Install necessary ADA curb ramps with detectable warning surfaces to facilitate crosswalk for safe pedestrian access.
- Provide intersection sight distances for both the driveways located on a County Road CR 683 as per AASHTO. Plan indicates a note stating, "remove and replace existing guiderail if needed". Provide warrant analysis for existing guiderail. Guiderail must be upgraded up to current NJDOT standards and installed behind the sidewalk if it is warranted.

Provide a note on the plan. Proper end treatments must be provided.

- Provide guiderail certification and all necessary details associated with the guiderail.
- Plan proposes retaining wall within the County's ROW. If possible, relocate it outside of County's ROW or provide maintenance agreement for the same.
- All the existing inlets must meet current NJDOT standards. Must be bicycle safe grates and eco heads. Indicate a note on the plan and include it in the cost estimate.
- Provide necessary ADA curb Ramps at all public roads/street and at Ridge Road and Schalks crossing road intersection. Are Road A, Road H and Turnbury Street - public Roadway/street? if yes provide ramps at public roadway to cross CR 683.
- No emergency spillway can be directed towards a County Road. Plan shows 2 emergency spillways directing towards County Road 683 and Ridge Road which is not acceptable. Redirect both spillways away from the intersection and County roads. Provide an updated drainage plan.
- Provide drainage certification.
- Water and sanitary connection shown within the County's ROW. Is there any other utility connection? If yes, it must be shown on the revised plan and needs to be included in the cost estimate.
- What are the maximum size trucks are going to enter/exit the development? Provide truck turning radius plan for all the movements at both the driveways. Maintenance agreement may be needed.

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-SP-285

Applicant: American Properties At South Brunswick, LLC; 517 Route 1 South, Suite 2100, Iselin, NJ 08830

Name of Application: "Preliminary/Final Major Site Plan and Subdivision Heritage At South Brunswick Block 79, Lots 1.06, 11 & 12 South Brunswick Township, Middlesex County, New Jersey" Dated January 22, 2021 and Revised through November 8, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-300 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Glopak; 132 Case Drive LLC; (c/o Michael Harris); 132 Case Drive; South Plainfield, NJ 07080

Title Block of Application: "Preliminary and Final Site Plan for Glopak Corporation 132 & 134 Case Drive Tax Lots 2.01 & 2.03, Block 254; Borough of South Plainfield, Middlesex County, New Jersey" dated December 6, 2019 and revised through June 24, 2021

Proposed Land Use: Warehouse

Staff Recommendation: **Conditional Site Plan Approval; Subject to receipt of the following:
See (I-B, V-A, VIII-A)**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards	.11 Drainage		Required
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A Required
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	Required	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$7,880.00
Revised	No	Existing # of lots	2
Received	01/10/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	7.26	Existing Parking Spaces	N/A
Acres of Open Space	1.68	Proposed Parking Spaces	123
Census Tract #	N/A	Proposed Impervious Coverage	243,308
Zone	M-3	SQ. FT. Existing Building	79,969
Block #	245	SQ. FT. Proposed Building	129,169
Lot #	2.01 & 2.03	Land Use	I
Plans Prepared By	Anthony Castillo, PE	Land Use Type	W

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-300

Applicant: Glopak; 132 Case Drive LLC; (c/o Michael Harris); 132 Case Drive; South Plainfield, NJ 07080

Name of Application: "Preliminary and Final Site Plan for Glopak Corporation 132 & 134 Case Drive Tax Lots 2.01 & 2.03, Block 254; Borough of South Plainfield, Middlesex County, New Jersey" dated December 6, 2019 and revised through June 24, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-341 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Nicholas Clingerman; 2780 Hamilton Boulevard; South Plainfield, NJ 07080

Title Block of Application: "PLUGPV Ames Goldsmith Proposed Solar Array 3900 South Clinton Avenue South Plainfield, New Jersey 07080 (Block 467.01, Lot 28) (Block 467.01, Lot 29.02)" dated October 8, 2021

Proposed Land Use: Solar Arrays

Staff Recommendation: **Conditional Site Plan Approval; Subject to receipt of the following: See (I-A, I-B, V-A, VIII-A, VIII-B) and attached comments from Middlesex County Assistant Engineer (email dated February 4, 2022)**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details	<u>L-Details; M-Dedication; P-Survey</u>		Required
B. Section 11-7 Design Standards	<u>.4 Driveways; .7 Sidewalk; .8 Curbing; .11 Drainage</u>		Required
C. Other			<u>N/A</u>
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	<u>TBD</u> <u>\$0.00</u>
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	<u>N/A</u> <u>\$0.00</u>
Downstream County Drainage Facility:	<u>N/A</u>		
IV. Receipt of a Municipal Drainage Report			
			<u>N/A</u>
V. Agreements			
A. Stormwater Maintenance Agreement			<u>N/A</u> <u>Required</u>
B. Developer's Agreement			<u>N/A</u>
C. Future Improvements Agreement			<u>N/A</u>
D. Sight Triangle Agreement			<u>N/A</u>
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	<u>TBD</u>	Total Square Feet	<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication	<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement	<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due	<u>TBD</u>
VII. Road Opening Permit			
County Road Name and #	<u>N/A</u>		
Non-County Road Name	<u>N/A</u>		
Linear Feet of Frontage	<u>N/A</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>N/A</u>
VIII. Approvals and Other Considerations			
A. MCMEC	<u>Required</u>	C. NJDOT	<u>N/A</u>
B. NJDEP	<u>Required</u>	D. D&RCC	<u>N/A</u>

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>2</u>
Received	<u>01/18/22</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>0</u>
Total Acres	<u>1.95</u>	Existing Parking Spaces	<u>160</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>0</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>3,518</u>
Zone	<u>M-3 Industrial</u>	SQ. FT. Existing Building	<u>99,647</u>
Block #	<u>467.01</u>	SQ. FT. Proposed Building	<u>520</u>
Lot #	<u>28 & 29.02</u>	Land Use	<u>I</u>
Plans Prepared By	<u>Michael L. Mudalel</u>	Land Use Type	<u>M</u>

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Alex Zakrewsky

From: Mrunali Shah
Sent: Friday, February 4, 2022 9:21 AM
To: Alex Zakrewsky
Cc: Linda Weber
Subject: SP-SP-341 Solar Array 3900 South Clinton Avenue Engineering Review

Alex,

Please see following comments regarding the provided site plan dated October 8th, 2021 prepared by MFS Consulting Engineers. Block 467.01, Lot 28 & Block 467.01 Lot 29.02. ±584' frontage along a County Road.

- Provide current survey. The entire sidewalk must be within the public ROW.
- South Clinton Avenue is a CR 663. Must be indicated the same on the site plan.
- Clearly show County Road frontage along South Clinton Avenue.
- Provide 5' wide reinforced concrete sidewalk along the entire property frontage on a County road.
- Any deteriorated curbing must be replaced with the new one.
- There are existing ADA curb ramps with detectable warning surfaces at all the driveways. Any non-ADA compliant ramp must be replaced with new one.
- The entire frontage must meet current ADA standards. Provide ADA certification after construction.

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-341

Applicant: Nicholas Clingerman; 2780 Hamilton Boulevard; South Plainfield, NJ 07080

Name of Application: "PLUGPV Ames Goldsmith Proposed Solar Array 3900 South Clinton Avenue South Plainfield, New Jersey 07080 (Block 467.01, Lot 28) (Block 467.01, Lot 29.02)" dated October 8, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-342 **Type** Site Plan
Date of Action February 8, 2022

Applicant: Rick Landgraber; 1523 Sage Street; South Plainfield, NJ 07080

Title Block of Application: "Use Variance Plan 1521 Sage Street Block 307, Lot 6 Borough of South Plainfield Middlesex County New Jersey" dated December 9, 2021

Proposed Land Use: Office

Staff Recommendation: **Site Plan Approval**
Application does not adversely affect a County Road or County drainage facility

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$530.00
Revised	No	Existing # of lots	1
Received	01/13/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	0.17	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	3
Census Tract #	N/A	Proposed Impervious Coverage	0
Zone	N/A	SQ. FT. Existing Building	1,917
Block #	307	SQ. FT. Proposed Building	0
Lot #	6	Land Use	C
Plans Prepared By	Brent N. Papi, Jr.	Land Use Type	O

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-342

Applicant: Rick Landgraber; 1523 Sage Street; South Plainfield, NJ 07080

Name of Application: "Use Variance Plan 1521 Sage Street Block 307, Lot 6 Borough of South Plainfield Middlesex County New Jersey" dated December 9, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ST-SP-17 **Type** Site Plan
Date of Action February 8, 2022

Applicant: RG Spotswood, LLC; 1271 Avenue of the Americas - 24th Floor; New York, NY 10020

Title Block of Application: "Preliminary/Final Site Plan for Spotswood Logistics Center Borough of Spotswood Middlesex County, New Jersey Portion of Block 88888, Lot 1 Block 101, Lots 4 & 5"
Dated November 12, 2021 and Revised Through December 6, 2021

Proposed Land Use: Warehouse/Distribution/Office

Staff Recommendation: **Consent to an Extension to March 8th, 2022 DRC Meeting**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	N/A	Total Square Feet	N/A
Length of Dedication	N/A	Width of Dedication	N/A
Length of Easement	N/A	Width of Easement	N/A
Pavement Width	N/A	Date Deed Is Due	N/A
VII. Road Opening Permit			
County Road Name and #	N/A		
Non-County Road Name	N/A		
Linear Feet of Frontage	N/A		
Linear Feet of New Street	N/A	# of New Driveways	N/A
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	N/A
Revised	N/A	Existing # of lots	N/A
Received	N/A	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	N/A	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	N/A	Proposed Impervious Coverage	N/A
Zone	N/A	SQ. FT. Existing Building	N/A
Block #	N/A	SQ. FT. Proposed Building	N/A
Lot #	N/A	Land Use	N/A
Plans Prepared By	N/A	Land Use Type	N/A

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Alex Zakrewsky, Principal Planner

Engineering Department Staff _____
Engineer

Alex Zakrewsky

From: Mrunali Shah
Sent: Thursday, February 3, 2022 10:00 AM
To: Alex Zakrewsky; Linda Weber
Cc: Ronald Sendner; George Fallat
Subject: FW: Spotswood Warehouse ST-SP-17

Importance: High

Please see following email and reach out to applicant for an extension.

Mrunali Shah

*Assistant Engineer
Office of Engineering
Department of Transportation*
75 Bayard Street
New Brunswick, NJ 08901
Phone: (732) 745-3389
Fax: (732) 745-8852
mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



From: Scott Turner <STURNER@menloeng.com>
Sent: Wednesday, February 2, 2022 5:17 PM
To: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>
Cc: Ronald Sendner <ronald.sendner@co.middlesex.nj.us>; George Fallat <George.Fallat@co.middlesex.nj.us>
Subject: RE: Spotswood Warehouse ST-SP-17

CAUTION: This email originated from outside the Middlesex County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrunali. Nathan Mosley from Shropshire will call you tomorrow to discuss. Nathan is the traffic consultant for the project. We would have no objection in granting an extension of 30 days if changes need to be made.

Thank you.

Scott Turner, PE, CME
Vice President
Menlo Engineering Associates, Inc.
261 Cleveland Avenue
Highland Park, NJ 08904
T 732 846 8585
F 732 846 9439
menloeng.com



This e-mail may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail, and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

From: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>
Sent: Wednesday, February 2, 2022 4:29 PM
To: Scott Turner <STURNER@menloeng.com>
Cc: Ronald Sendner <ronald.sendner@co.middlesex.nj.us>; George Fallat <George.Fallat@co.middlesex.nj.us>
Subject: RE: Spotswood Warehouse ST-SP-17
Importance: High

Hi Scott,

County has a concern regarding the driveway located on East side of the property line by the railroad. We would like you to make that driveway egress only.

Can you call me tomorrow to discuss the same? Please note that this application is for upcoming DRC meeting which is on February 8th. Let me know if you need more time to update the changes, then planning board can help you with the extension.

Mrunali Shah

*Assistant Engineer
Office of Engineering
Department of Transportation*

75 Bayard Street
New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>



From: Scott Turner <STURNER@menloeng.com>
Sent: Tuesday, February 1, 2022 3:32 PM
To: Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us>
Subject: Re: Spotswood Warehouse

CAUTION: This email originated from outside the Middlesex County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrunali. I am out of the office this afternoon and not available to call but I asked Valerie Hillen to call you in my absence. She's familiar with the road improvements.

On Feb 1, 2022, at 3:19 PM, Mrunali Shah <Mrunali.Shah@co.middlesex.nj.us> wrote:

Hi Scott,

Can you please give me a call?

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

New Brunswick, NJ 08901

Phone: (732) 745-3389

Fax: (732) 745-8852

mrunali.shah@co.middlesex.nj.us

<http://www.middlesexcountynj.gov/>

<image001.jpg>

Click [here](#) to report this email as spam.

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ST-SP-17

Applicant: RG Spotswood, LLC; 1271 Avenue of the Americas - 24th Floor; New York, NY 10020

Name of Application: "Preliminary/Final Site Plan for Spotswood Logistics Center Borough of Spotswood
Middlesex County, New Jersey Portion of Block 88888, Lot 1 Block 101, Lots 4 & 5"
Dated November 12, 2021 and Revised Through December 6, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-708

Applicant: 589 Central Avenue Associates LLC C/O Mandelbaum & Mandelbaum 354 Eisenhower Parkway, Livingston , NJ 07039

Name of Application: "Minor Site Plan for 589 Central Avenue Associates, LLC. Proposed Medical Office Block 403.04, Lot 1.01 Tax Map Sheet #63 - Latest Revised 12/31/14 801 Route 1 & Green Street (C.R. 604) Woodbridge Township Middlesex County, New Jersey dated October 25, 202, revised January 12, 2022.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-EX-399 **Type** Site Plan
Date of Action February 8, 2022

Applicant: St. Georges Property Management, LLC 1379 St. Georges Avenue, Woodbridge, NJ

Title Block of Application: "Preliminary & Final Major Site Plan for St. George Property Management, LLC. Proposed Fast Food Restaurant with Drive Through Block 419.01, Lot 1.04 1379 St. Georges Avenue (NJSH Route 35) Woodbridge Township, Middlesex County, NJ" dated November 19, 2021.

Proposed Land Use: Commercial

Staff Recommendation: **Exempt Site Plan; application is not on a County Road and contains less than one acre of impervious coverage.**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	<u>N/A</u>
B. Section 11-7 Design Standards	<u>N/A</u>
C. Other	<u>N/A</u>

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	<u>\$0.00</u>
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III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	<u>\$0.00</u>
Downstream County Drainage Facility:	<u>N/A</u>	

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	
B. Developer's Agreement	
C. Future Improvements Agreement	
D. Sight Triangle Agreement	

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline	<u>N/A</u>	Total Square Feet	<u>N/A</u>
Length of Dedication	<u>N/A</u>	Width of Dedication	<u>N/A</u>
Length of Easement	<u>N/A</u>	Width of Easement	<u>N/A</u>
Pavement Width	<u>N/A</u>	Date Deed Is Due	<u>N/A</u>

VII. Road Opening Permit N/A

County Road Name and #			
Non-County Road Name		<u>St. Georges Ave. & Long Hill Road</u>	
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	<u>N/A</u>

VIII. Approvals and Other Considerations N/A

A. MCMEC	<u>N/A</u>	C. NJDOT	<u>N/A</u>
B. NJDEP	<u>N/A</u>	D. D&RCC	<u>N/A</u>

Planning Area	<u>N/A</u>	Fee Submitted	<u>Return</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>01/10/21</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>0</u>
Total Acres	<u>0.53</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>11</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>29,453 S.F.</u>
Zone	<u>B-3</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>419.01</u>	SQ. FT. Proposed Building	<u>973</u>
Lot #	<u>1.04</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Joshua Kline, PE</u>	Land Use Type	<u>Drive-Thru Restaurant</u>

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
 Patrick Gorman, PP,AICP, Senior Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-EX-399

Applicant: St. Georges Property Management, LLC 1379 St. Georges Avenue, Woodbridge, NJ

Name of Application: "Preliminary & Final Major Site Plan for St. George Property Management, LLC. Proposed Fast Food Restaurant with Drive Through Block 419.01, Lot 1.04 1379 St. Georges Avenue (NJSH Route 35) Woodbridge Township, Middlesex County, NJ" dated November 19, 2021.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022

DATE EXECUTED: February 8, 2022

Vermella Conditions for the Amended Site Plan 2/8/22

- Provide current survey. Vermella will be responsible to provide necessary easements associated with roadway widening, traffic signal and sidewalk. Woodbridge may provide condemnation services if needed
- The provided submission only includes 3 pages, overall site plan and individual site plans. The entire set of plans need to be submitted at the revision. County will provide additional comments if there are any upon receiving revised plans.
- Vermella will be required to design and construct both the temporary and permanent traffic signal. The signal will require a tri-party signal agreement [Woodbridge/Vermella/County]. The Developer will install all the improvements based on CME's Route 9 and Main Street (CR 514) Roadway Improvements Plan, Traffic Signal Plans, February 2022, as amended, and other plans that may be prepared for the remainder of the Main Street corridor by Woodbridge. The signal must be designed and installed as per current County, MUTCD, ADA standards. Vermella will be responsible to provide entire traffic signal plan submission with all the certifications based on County's traffic signal checklist (attached) for both the temporary signal and permanent signal. The traffic signal equipment shall be designed in such a manner that the signal equipment will not require relocation from the temporary to permanent position [except mast arms and signal heads].
- Vermella shall coordinate and construct roadway and signal modifications on Crosspoint signal leg.
- The provided individual site plan dated October 29, 2021 shows new curb line and shoulder widening. However, overall site plan and individual site plan need to indicate proposed curb, 5' wide sidewalk and shoulder widening area. If the Developer decides not to widen the shoulder due to the advancement of the roadway corridor improvements by Woodbridge, a site plan shall be submitted and approved by the County which accommodates both present and future roadway corridor improvement conditions.
- Install sidewalk as shown on the amended site plan dated October 29, 2021. Sidewalk shall be installed to accommodate future roadway corridor improvements.
- All the striping must be installed as per MUTCD. Provide MUTCD certification.
- The entire property frontage must meet Federal Title 2 ADA requirements. Provide ADA certification after construction.
- All improvements within the County ROW require a performance guarantee. Developer may submit two separate performance guarantees for signals and frontage improvements.

County's Standard Procedure for Traffic Signal Installation by the Developer

1. Engineer's Submission for Authorization to Design:

- Traffic impact study and Warrant Analysis
- Initiate Tri-Party Signal Agreement – Date:* _____
- Current Survey
- Engineer Certification and Request for Authorization to Design

2. Engineer's Submission for Record Design Plan Acceptance:

- Show Existing/Proposed ROW Information for the Proposed Traffic Signal and other permanent improvements on GPM, IMP as needed, and on the Traffic Signal Plans
- Submit Traffic signal design plan with Engineer's certification (As per Current MUTCD and County's Traffic Signal Standards)
- Present Traffic simulations for Existing as well as proposed build out conditions
- Engineer's Design ADA Certification – Date: _____
- Execute Tri-Party Signal Agreement – Date: _____
- Request for Record Design Plan Acceptance
- Submit Cost Estimate for Traffic Signal

3. Traffic Control Signal Approval Checklist

- As-Built Traffic Signal Plan – Date: _____
- As-Built Electrical Plan – Date: _____
- As-Built Timing Directive – Date: _____
- Traffic Signal Controller Print-Out – Date: _____
- Area of detection screen shot
- Original Signed/Sealed Engineer’s certification that Traffic Signal meets current MUTCD & County Traffic Signal Standards
- Engineer’s ADA Certification -Date: _____
- 90 days Error Free Operation Report With Supportive Documentation. The report shall include the log from both the controller and conflict monitor
- Copy of any recorded deed for ROW dedication/Easement
- The Developer’s Municipal Ordinance Request and subsequent submission of ordinance to the County
- As-Built Construction Plan showing horizontal and vertical improvements

4. County Action List:

- A. County will issue a letter for Authorization to Design
(Please see #1)
- B. Once County accepts the Traffic signal design plan and certification, County will issue a Record Design Plan Acceptance
(Please See #2)
- C. County's Inspection:
- Electrical Inspection Request by the County Engineer's Office to the Office of Public Works.
 - A letter from Electrical Department of the County office of Public Works to County Engineer's office accepting the signal
 - Traffic Signal Inspection by County Engineer's Office
 - A Letter from Traffic Signal Department accepting the signal
 - Performance Guarantee release resolution sign off from Engineering and submit it to Planning Board.
- D. County Engineer's office will submit a request for Consenting Resolution to the Board of Chosen Freeholders.
- E. Provide a letter to Public Works, Planning Board regarding acceptance of the signal.

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-684

Applicant: R&O Woodbridge Urban Renewal, LLC 570 Commerce Boulevard, Carlstadt, NJ 07072

Name of Application: "Preliminary and Final Major Site Plans for Vermella Woodbridge Mixed -Use Residential and Commercial Development Block 235.01, Lot 1.012, Block 237, Lot 2.03, Block 238 Lots 1 & 3.04, Township of Woodbridge, Middlesex County, New Jersey" revised through June 15, 2021

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , February 8, 2022, and;

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STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 8, 2022
DATE EXECUTED: February 8, 2022