

Ronald G. Rios  
*County Commissioner Director*

Shanti Narra  
*County Commissioner Deputy Director*

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
*County Commissioners*



Charles Kenny  
*Chairperson,  
Transportation*

John A. Pulomena  
*County Administrator*

Solomon Caviness  
*Department Head*

Douglas J. Greenfeld, AICP/PP  
*Planning Director*

Matthew Vaughn  
*Chairman*

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board  
Development Review Committee

**Development Review Committee Meeting**  
**Middlesex County Planning Board**  
Virtual meeting via Zoom  
**January 11, 2022**  
**Minutes**

**COMMITTEE PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Ronald Sendner, County Engineer  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Mr. Jonathan Kopf  
Mr. William Thomas III

**ABSENT COMMITTEE-**

Mr. Thomas Pollando, Vice Chairman

**PLANNING BOARD PRESENT NOT VOTING**

County Commissioner Charles Kenny  
County Commissioner Director Ronald Rios  
Mr. Jason Freidman  
Ms. Rani Goomer  
Ms. Gail Lalla, Alternate  
Mr. Joseph Johnson, Alternate

**STAFF PRESENT**

Steven Cahn, Esq., Planning Board Counsel  
Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. James L. Lentino, Principal Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Patrick Gorman, Senior Planner, Land Management  
Ms. Mrunali Shah, Assistant Engineer  
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance  
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency  
Mr. Nick Tufaro, Principal Planner, Sustainability and Resiliency  
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility  
Ms. Brenda Bleacher, Keyboard Clerk III



Ms. Michele Norris, Analyst Trainee  
Ms. Lilliana Dourado, Clerk I  
Mr. Nicolas Ganescu, IT Support  
Mr. Arthur Cooper, IT Support

**PUBLIC PRESENT**

Brian Carr  
Brian Van Nortwick  
Chris Andreasen  
Ladislao Monterrosa  
Bernadette Sohler  
Sandra Kutzing

- I. Chairman Mr. Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting in accordance with the Open Public Meetings Act and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1. through 1.7). He then reviewed the instructions for members of the public to participate in the call.

Salute to the Flag.

Moment of Silence.

Michele Norris called the roll and determined that a quorum was present.

- II. Minutes  
Mr. Greenfeld moved, seconded by Mr. Sender, to approve the Minutes of November 9, 2021, meeting. Motion carried unanimously. The Minutes of the December 14, 2021, meeting were distributed for review.
- III. Resolutions to be added- None
- IV. Resolutions to be amended or executed-None
- V. Resolutions to be removed- None
- VI. Open Public Discussion on Resolutions listed on this Agenda Only  
Since there were no public comments to come before the Committee, a motion was made by Commissioner Director Rios, seconded by Mr. Greenfeld, to close this public portion.

The Chairman: This public portion has been closed.

- VII. Old Business



A. Subdivision-None

B. Release of Performance Guarantee-

1. Gordon Exit 8A Associates, LLC, Cranbury- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender, for the return of a performance guarantee in the amount of \$153,194.00 minus the \$1,000.00 application fee, leaving a cash balance of \$14,319.00 and a bond for \$137,875.00, both to be returned to the applicant since the required improvements have been found to be adequate and properly installed. Motion carried.

VIII. New Business

A. Subdivisions

1. Sketch Plats (Minor Subdivision)

- a. 295-297 Davidson Mill Road, South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Sendner. Motion passed unanimously.  
Decision: Classify "C" Sketch: Waive Preliminary and Final Plats, the application does not affect a County Road or County Drainage Facility.

2. Preliminary Applications- None

3. Final Applications- None

B. Site Plans

1. Dunkin'@ Inman Grove Shopping Center, Edison- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner. Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
2. KSG Middlesex 70, LLC, Middlesex- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner. Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
3. Jersey Ave. NB Urban Renewal LLC, New Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner. Motion passed unanimously.  
Decision: 30- day Extension



4. The Residences at Old Bridge, Old Bridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
5. Bridgeport II, Perth Amboy- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: 30- day Extension.
6. Buckeye Perth Amboy, Perth Amboy- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: 30- day Extension.
7. ACMY Inc, Piscataway- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
8. QTS Piscataway, Piscataway- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
9. Camelot at Ernston Road, Sayreville- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
10. Insite Development Partners, Sayreville- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner. Motion passed unanimously.  
Decision: 30- day Extension.
11. Lidl US Operations LLC, South Brunswick, South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
12. United Parcel Service, Inc., South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.  
Motion passed unanimously.



Decision: Site Plan Approval.

13. 148 New Brunswick Avenue, Hopelawn, Woodbridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

14. Vermilla Amended Phase I, Woodbridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: 30- day Extension.

IX. Communications- None

X. Such Other Matters That Have Been Carried Over and/or Other Issues of Old Business- None

XI. Public Comments- None

Since there are no public comments to come before the Committee, a motion was made by Mr. Greenfeld, seconded by Mr. Sendner to close the public portion. Motion carried.

XII. Adjournment

Since there was no further business to come before the Committee, a motion was made by Mr. Greenfeld, seconded by Mr. Sendner to adjourn the meeting. Motion carried.

Respectfully submitted,

Michele Norris  
Analyst Trainee



Ronald G. Rios  
*County Commissioner Director*

Shanti Narra  
*County Commissioner Deputy Director*

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
*County Commissioners*



Charles Kenny  
*Chairperson,  
Transportation*

John A. Pulomena  
*County Administrator*

Solomon Caviness  
*Department Head*

Douglas J. Greenfeld, AICP/PP  
*Planning Director*

Matthew Vaughn  
*Chairman*

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board  
Development Review Committee

**Development Review Committee Meeting**  
**Middlesex County Planning Board**  
Virtual meeting via Zoom  
**February 8, 2022**  
**Minutes**

**COMMITTEE PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Ronald Sendner, County Engineer  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Mr. Jonathan Kopf  
Mr. William Thomas III

**COMMITTEE NOT PRESENT**

Mr. Thomas Pollando, Vice Chairman

**PLANNING BOARD PRESENT NOT VOTING**

County Commissioner Charles Kenny  
Mr. Jason Freidman  
Ms. Rani Goomer  
Ms. Gail Lalla, Alternate  
Mr. Joseph Johnson, Alternate

**PLANNING BOARD NOT PRESENT**

County Commissioner Director Ronald Rios  
Mr. Jason Freidman

**STAFF PRESENT**

Steven Cahn, Esq., Planning Board Counsel  
Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. James L. Lentino, Principal Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Patrick Gorman, Senior Planner, Land Management  
Ms. Mrunali Shah, Assistant Engineer



Development Review Committee  
Minutes of February 8, 2022

Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance  
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency  
Mr. Nick Tufaro, Principal Planner, Sustainability and Resiliency  
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility  
Ms. Jasmine Grossman, MCRP, LEED Green Assoc., Senior Planner, Transportation and Mobility  
Ms. Michele Norris, Analyst Trainee  
Ms. Lilliana Dourado, Clerk I  
Mr. Nicolas Ganescu, IT Support  
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Wolfram Hoefler  
Nina Cron  
Heather Fenyak  
Teri Jover

- I. Chairman Mr. Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting in accordance with the Open Public Meetings Act and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1. through 1.7). He then reviewed the instructions for members of the public to participate in the call.

Salute to the Flag.

Moment of Silence

Michele Norris called the roll incorrectly and Mr. Greenfeld offered to complete the roll call and it was determined that a quorum was present.

- II. Minutes  
Mr. Greenfeld moved, seconded by Mr. Sender, to approve the Minutes of December 14, 2021, meeting. Motion carried unanimously. The Minutes of the January 11, 2022, meeting were distributed for review.
- III. Resolutions to be added- None
- IV. Resolutions to be amended or executed-None
- V. Resolutions to be removed- None
- VI. Open Public Discussion on Resolutions listed on this Agenda Only-



Heather Fenyak wanted to confirm there was an opportunity right now for public comment on the Open Space And Recreation Plan 2022. Chairman Vaughn explained that comments can be made during the Planning Board Agenda. The Chairman moved for the public portion to be closed. A motion was made by Mr. Greenfeld, seconded by Ron Sendner, to close the public portion.

VII. Old Business

A. Subdivision-None

B. Release of Performance Guarantee-

1. Lightbridge, East Brunswick- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Thomas III, for the return of the performance guarantee.
2. Lincoln Industrial Park-Traffic Signal, Piscataway- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner, for the return of the performance guarantee.
3. Lincoln Industrial Park, Site Improvements, Piscataway- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner, for the return of the performance guarantee.
4. Saker Shoprite, Sayreville- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner, for the return of the performance guarantee.

VIII. New Business

A. Subdivisions

1. Sketch Plats (Minor Subdivision)
  - a. 445 Old Post Road, Edison- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Classify "B" Sketch; Waive Preliminary and Final Plats application does not adversely affect a County road or County drainage facility.
2. Preliminary Applications (Major Subdivisions)
  - a. The Green at Old Bridge, Old Bridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.





Decision: 30-day Extension.

- b. 4095 U.S. Route 1, South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Preliminary Subdivision Plat Approval; application does not adversely affect a County road or County drainage facility.

- c. Heritage at South Brunswick, South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Preliminary Subdivision Approval; application does not adversely affect a County road or County drainage facility.

3. Final Applications- None

B. Site Plans-

1. American Brothers Realty, East Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

2. Ace Mechanical Sewer & Drain, LLC, Edison- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

3. New Jersey Convention and Exposition Center, Edison- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

4. Block 293, Lot 9, Middlesex- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Exempt Site Plan, application is less than an acre of impervious coverage and does not adversely affect a County road or County drainage facility.

5. Apartments at 52-58 Morrell Street, New Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.



- Decision: Exempt Site Plan; application is less than an acre of impervious coverage and does not adversely affect a County road or County drainage facility.
6. Colgate Paper, New Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Site Plan Approval.
  7. Jersey Ave. NB Urban Renewal LLC, New Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
  8. 643 Georges Road, North Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Exempt Site Plan; application does not adversely affect a County road and contains less than one acre of impervious coverage.
  9. 2020 Real Estate, LLC, Old Bridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
  10. The Green at Old Bridge, Old Bridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: 30-day Extension.
  11. Bridgeport II, Perth Amboy- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: 30-day Extension.
  12. Buckeye Perth Amboy, Perth Amboy- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
  13. Tire Warehouse, Piscataway- - Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.



14. Quality Wine and Spirits, Sayreville-- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Exempt Site Plan; application does not affect a County road and contains less than one acre of impervious coverage.
15. Insight Development Partners, Sayreville- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: 30-day Extension.
16. Tesla Motors, Inc., Sayreville- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Site Plan Approval.
17. Center SA, LLC, South Amboy- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Exempt Site Plan; application is less than an acre of impervious coverage and does not adversely affect a County road or County drainage facility.
18. Chemspace US Inc., South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: 30-day Extension.
19. Heritage At South Brunswick, South Brunswick- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
20. Glopak Corporation, South Plainfield- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.
21. PLUGPV Ames Goldsmith, South Plainfield- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.



Development Review Committee  
Minutes of February 8, 2022

22. 1521 Sage Street, South Plainfield- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Site Plan Approval.
23. Spotswood Logistics Center, Spotswood- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: 30-day Extension.
24. 589 Central Avenue Associates, LLC, Woodbridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: 30-day Extension.
25. St. George Property Management, Woodbridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Exempt Site Plan; application is not on a County road and contains less than one acre of impervious coverage.
26. Vermella Amended Phase 1, Woodbridge- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.  
Motion passed unanimously.  
Decision: Conditional Site Plan Approval.

IX. Communications- None

X. Such Other Matters That Have Been Carried Over and/or Other Issues of Old Business- None

XI. Public Comments- None

Since there are no public comments to come before the Committee, a motion was made by Mr. Greenfeld, seconded by Mr. Thomas III to close the public portion. Motion carried.

XII. Adjournment

Since there was no further business to come before the Committee, a motion was made by Mr. Greenfeld, seconded by Mr. to adjourn the meeting. Motion carried.

Respectfully submitted,  
Michele Norris  
Analyst Trainee





# Attachment A

Parlin Section 1 Urban Renewal, LLC Arsenal Trade Center  
Preliminary and Final Site Plan for Arsenal Trade Center Section 1, Sayreville

New Condition of Approval (3/8/2022)

In lieu of the last paragraph on page 4 of the Development Review Committee's December 27, 2021 letter of conditional approval, the new condition shall read:

The Applicant shall prepare and execute a Developer's Agreement to include the terms below:

After 6 months of full operation of the three warehouses, the Applicant will prepare a study reevaluating the signal timing operations (the "Study"). In the event that the Study shows an overall level of service ("LOS") below D or an LOS of F for any individual traffic movement, the Applicant will recommend signal timing modifications that would (i) result in an overall LOS of D and/or eliminate the LOS of F for any individual movements. Should the Study conclude that signal timing modification alone cannot address an overall LOS that is below D or an LOS for individual traffic movements of F, the Study shall include recommended intersection improvements to address same.

The Applicant agrees to contribute \$250,000.00 towards the cost of such improvements (the "Applicant's Contribution"). Acquisition of any property necessary for such improvements, and construction of such improvements, shall be the sole responsibility of the County. The Applicant's sole obligation shall be to make the monetary contribution set forth in this paragraph. Prior to the issuance of building permits for the first warehouse building, the Applicant shall post in escrow, the amount of \$250,000.00 to cover the Applicant's Contribution, should intersection improvements ultimately be required.

The Applicant's Contribution shall only be used for the design and/or construction of the intersection improvements or the acquisition of any land required for the intersection improvements, and for no other purpose. In the event that the Study concludes that no intersection improvements, other than signal timing modifications, are necessary, and the County agrees with said conclusion, the Applicant's Contribution shall be released to the Applicant within ninety (90) days of the date of the issuance of the Study. In the event that the Study includes recommended intersection improvements, the following shall apply:

- A. Should the County not initiate design of the intersection improvements within three (3) years from the completion of the Study, the Applicant's Contribution shall be returned to the Applicant, with any accrued interest.
- B. Should the County initiate design of the intersection improvements within three (3) years of completion of the Study, but actual construction of the intersection improvements has not started within a period of three (3) years from the initiation of design, the Applicant's Contribution shall be returned to the Applicant, with any accrued interest.

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**Our File #**                    SY-SP-218

**Applicant:**                    Parlin Section 1 Urban Renewal, LLC 300 Conshohocken State Road Suite  
Conshohocken, PA 19428

**Name of Application:**      Preliminary and Final Site Plan for Arsenal Trade Center Section 1 Block No. 40, Lot No.  
1, Block No. 43, Lot No. 1, Block No. 44, Lot No. 1, Block 45, Lot 1, Block 83.04, Lot  
No. 1 Borough of Sayreville, Middlesex County, New Jersey" dated September 3, 2020  
and revised through October 28, 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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

MEMORANDUM

TO: Development Review Committee  
FROM: Planning Board Staff  
DATE: March 8, 2022  
RE: **Return Performance Guarantee** in the amount of \$8,782.00, retaining \$500.00 in application fees from the full guarantee leaving \$8,282.00 to be returned to the applicant for the site plan entitled "Use Variance Plan for CT 645 RT 18 LLC & DT 645 RT 18 LLC Proposed Retain Development, Block 89, Lot 4.29 (Qualifier C0001) 645 NJSH Route 18, Township of East Brunswick, Middlesex County, New Jersey" and dated April 26, 2018 and revised through September 21, 2018.

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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 Summerhill Road (County Road #613).

The Office of Public Works has inspected the required improvements and the Office of 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 "Use Variance Plan for CT 645 RT 18 LLC & DT 645 RT 18 LLC Proposed Retain Development, Block 89, Lot 4.29 (Qualifier C0001) 645 NJSH Route 18, Township of East Brunswick, Middlesex County, New Jersey" and dated April 26, 2018 and revised through September 21, 2018; 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 \$500.00 for application submitted on September 30, 2019; and,

**WHEREAS**, the Performance Guarantee to be returned is the total of \$8,782.00 minus \$500.00 for application fees, leaving \$8,282.00 to be returned to the applicant; and,

**WHEREAS**, Section 5.2 Chapter XI of 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:

CT 645 RT 18, LLC & DT 645 RT18, LLC  
399 Monmouth Street,  
East Windsor, NJ 08520  
Attn: Carey Tajifel

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Chairman  
Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD

RESOLUTION

Date: January 9, 2022  
Road Opening Permit No. 14057  
Summerhill Road, (County Road#613)  
CT 645 RT 18, LLV & DT 645 RT 18, LLC  
Planning Board File #EB-SP-60

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 \$8,782.00 which was required for the application entitled, "Use Variance Plan for CT 645 RT 18 LLC & DT 645 RT 18 LLC Proposed Retain Development, Block 89, Lot 4.29 (Qualifier C0001) 645 NJSH Route 18, Township of East Brunswick, Middlesex County, New Jersey" and dated April 26, 2018 and revised through September 21, 2018, on Summerhill Road, (County Road#613)

The required improvements are as follows: 25 LF Curb Removal; 270 SY Pavement Removal; 200 SF Concrete Removal; 105 LF Saw Cutting; 25 LF Curb Bit Pavement; 1,035 SF Surface Course; 1,035 SF Base Course; 1,035 SF DGA Subbase; 190 SF Sidewalk; 2 SY ADA Detectable Warning; 120 LF 8" Wide Thermoplastic Striping; 70 LF 24" Wide Thermoplastic Striping; 2 Traffic Control Signs; 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: 1/12/22

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 \$8,782.00 to be returned.

MIDDLESEX COUNTY ENGINEER  
By *[Signature]*  
Date: 1-1-22

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

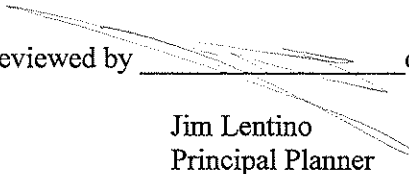


MEMORANDUM

TO: Development Review Committee  
FROM: Planning Board Staff  
DATE: March 8, 2022  
RE: **Return Performance Guarantee** in the amount of \$45,582.20, retaining \$500.00 in an application fee from the 10% cash portion of \$4,558.20 and return the cash balance for \$4,058.20. Return the bond for \$41,024.00 to the applicant for this site plan application entitled “Proposed Lease Area Situate on a Portion of Block 528, Lot 46.04 Borough of South Plainfield, Middlesex County, New Jersey” and dated July 17, 2018, and revised through October 30, 2019, on Stelton Road (County Road #529).

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The above-referenced performance guarantee required of the applicant to ensure the installation of specific required physical improvements along the County Right-of Way Stelton Road (County Road #529). 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 “Proposed Lease Area Situate on a Portion of Block 528, Lot 46.04 Borough of South Plainfield, Middlesex County, New Jersey” and dated July 17, 2018, and revised through October 30, 2019, on Stelton 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 November 22, 2021.

**WHEREAS**, the Performance Guarantee to be returned is the total of \$45,582.20 minus the \$500.00 for the application fee from the 10% cash portion of \$4,558.20 and return the cash balance for \$4,058.20. Return the bond \$41,024.00 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: Chic-fil-A

5200 Buffington Road,  
Atlanta, GA 30349  
Attn: John Martinez

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Chairman Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD

RESOLUTION

Date: November 20, 2021  
Road Opening Permit No. 17204  
Stelton Road, (County Road#529)  
Chick-fil-A  
Planning Board File #SP-SP-59

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 \$45,582.20 which was required for the application entitled, "Proposed Lease Area Situate on a Portion of Block 528, Lot 46.04 Borough of South Plainfield, Middlesex County, New Jersey" and dated July 17, 2018 and revised through October 30, 2019, on Stelton Road, (County Road#529)

The required improvements are as follows: 85 LF Curbing; 25 LF Flush Curb; 3,000 SY Sidewalk; 15 SY Dense Graded Aggre. 6" Thick; 15 SY Bit Stab. Base Course 2 1/2" Thick; 35 SY Surface Course 1 1/2" Thick; 20 SY Pavement Milling; 80 LF Sawcut Pavement; 67 LF Utility Line Trenching; 23 LF RCP 24"; 1 Doghouse "B" Inlet; 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: 11/22/21

TRAFFIC SIGNAL SUPERVISOR  
By: N/A  
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 \$45,582.20 to be returned.

MIDDLESEX COUNTY ENGINEER  
By [Signature]  
Date: 2-28-22



MEMORANDUM

TO: Development Review Committee  
FROM: Planning Board Staff  
DATE: March 8, 2022  
RE: **Return Performance Guarantee** in the amount of \$19,438.00, retaining \$500.00 in an application fee from the 10% cash portion of \$1,944.00 and return the cash balance for \$1,444.00; Return of the bond for \$17,494.00 to the applicant for the site plan entitled, "19 Stelton Road Block 1401, Lot 5 Tax Map Sheet No. 14 Township of Piscataway, Middlesex County, New Jersey Preliminary Final Major Site Plan Cover Sheet" and dated May 25, 2018 and revised through September 2, 2018.

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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 Stelton Road (County Road #665).

The Office of Public Works has inspected the required improvements and the Office of 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 “19 Stelton Road Block 1401, Lot 5 Tax Map Sheet No. 14 Township of Piscataway, Middlesex County, New Jersey Preliminary Final Major Site Plan Cover Sheet” and dated May 25, 2018, and revised through September 2, 2018; 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 fee in the amount of \$500.00 for application submitted on May 17, 2021; and,

**WHEREAS**, the Performance Guarantee to be returned is the total of \$19,438.00 minus \$500.00 for application fee, leaving a cash balance of \$1,444.00 and a bond for \$17,494.00, both to be returned to the applicant; and,

**WHEREAS**, Section 5.2 Chapter XI of 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:

Fox & Foxx Development LLLC  
940 Amboy Avenue, Suite 101  
Edison, NJ 08837  
Attn: Jim Wirkowski

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Chairman  
Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD

RESOLUTION

DEC - 6 - 2021

Date: November 20, 2021  
Road Opening Permit No. 16891  
Stelton Road, (County Road#665)  
19 Stelton Road  
Planning Board File #PI-SP-354

RECEIVED

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 \$19,438.00 which was required for the application entitled, "19 Stelton Road Block 1401, Lot 5 Tax Map Sheet No. 14 Township of Piscataway, Middlesex County, New Jersey Preliminary & Final Major Site Plan Cover Sheet" and dated May 25, 2018 and revised through September 26, 2018, on Stelton Road, (County Road#665)

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

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: 11/22/21

TRAFFIC SIGNAL SUPERVISOR

By: [Signature]  
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 \$19,438.00 to be returned.

MIDDLESEX COUNTY ENGINEER

By: [Signature]  
Date: 11-22-21







Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 3/08/2022

Project Name: Matchaponix Estates  
Municipality: OLD BRIDGE  
MCOP File #: SUB-65  
Type of Application: Minor Subdivision  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: NA  
Proposed New Lots: 2  
Prepared by: James Lentino, Principal Planner

Plan Title: "Minor Subdivision Plan Tax Map Lots 14, 29 & 30, Block 24303 Tax Map Lot 1 Block 24202 Township of Old Bridge Middlesex County, New Jersey T.M. Sheet No. 24.15" dated March 13, 2020 and revised through February 7, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approved**

**Middlesex County Planning Board**

**Development Review Committee**

**RESOLUTION**

Application: Matchaponix Estates

Plan Title: "Minor Subdivision Plan Tax Map Lots 14, 29 & 30, Block 24303 Tax Map Lot 1 Block 24202 Township of Old Bridge Middlesex County, New Jersey T.M. Sheet No. 24.15" dated March 13, 2020 and revised through February 7, 2022

DRC Meeting Date: 03/08/2022

Whereas, the above application has been submitted to the Middlesex County Planning's Development Review Committee for review and 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 a staff report dated 03/08/2022; and,

WHEREAS the Development Review Committee has reviewed the staff report, received any comment(s) 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

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development 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: 03/08/2022

Date Executed: 03/08/2022

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-303 **Type** Preliminary Sub.  
**Date of Action** March 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 April 12, 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 , March 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.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-304 **Type** Final  
**Date of Action** March 8, 2022

**Applicant:** 2G Poor Farm Road LLC; John Vincenti; 24 Merchant's Way; Suite 109; Colts Neck, NJ 07722

**Title Block of Application:** "Preliminary/Final Major Subdivision Old Bridge Pointe Block 5000, Lot 20 Township of Old Bridge, Middlesex County, New Jersey" Dated November 10, 2020 and Revised through January 31, 2022

**Proposed Land Use:** Residential

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

**I. Revised Plans and Resolution Deficiencies**

A. Section 10-6.2 Plat Details	<u>P-Survey</u>	<u>Required</u>
B. Section 10-7 Design Standards	<u>.11 Drainage</u>	<u>Required</u>
C. Other		<u>N/A</u>

**II. Performance Guarantee**

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

**III. Drainage**

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

**IV. Receipt of a Municipal Drainage Report**

N/A

**V. Agreements**

A. Stormwater Maintenance Agreement	<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**

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 #	<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>
	<u># of New Driveways</u>
	<u>N/A</u>

**VIII. Approvals and Other Considerations**

N/A

A. MCMEC	<u>Required</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>\$1,440.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>02/15/22</u>	# of New Lots	<u>38</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>35</u>
Total Acres	<u>8.10</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>2.4</u>	Proposed Parking Spaces	<u>140</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>130,500</u>
Zone	<u>R-20</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>5000</u>	SQ. FT. Proposed Building	<u>59,242</u>
Lot #	<u>220</u>	Land Use	<u>R</u>
Plans Prepared By	<u>Kevin E. Shelly, PE</u>	Land Use Type	<u>SF/T</u>

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 #**                    OB-304

**Applicant:**                    2G Poor Farm Road LLC; John Vincenti; 24 Merchant's Way; Suite 109; Colts Neck, NJ 07722

**Name of Application:**    "Preliminary/Final Major Subdivision Old Bridge Pointe Block 5000, Lot 20 Township of Old Bridge, Middlesex County, New Jersey" Dated November 10, 2020 and Revised through January 31, 2022

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 , March 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:            March 8. 2022  
DATE EXECUTED:        March 8. 2022

**Subdivision Staff Report and Resolution  
Middlesex County Development Review Committee**

**File #** OB-305 **Type** Preliminary  
**Date of Action** March 8, 2022

**Applicant:** Segme Old Bridge GC, LLC 777 New Durham Road Suite D Edison New Jersey 08817

**Title Block of Application:** "Proposed Final Major Subdivision Block 7000 Lots 4.11, 4.14 Block 9000 Lots 28, 30, 41.12 4.13 42.11 42.13 42.14 N.J.S.H. Route 9, Jake Brown Road, & White Oak Lane Township of Old Bridge, Middlesex County State of New Jersey" dated January 20, 2022

**Proposed Land Use:** Industrial

<b>Staff Recommendation:</b>	<b>Consent to an extension to the April 12, 2022, Development Review Committee meeting.</b>
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**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	Amount \$	_____	N/A
		_____	\$0.00

**III. Drainage**

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	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	_____	White Oak Lane, US. HWY. 9
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	_____	\$12,095.00
Revised	_____	n/A	Existing # of lots	_____	
Received	_____	01/25/22	# of New Lots	_____	
Number of Extensions	_____	0	Dwelling Units	_____	
Total Acres	_____	245.88	Existing Parking Spaces	_____	
Acres of Open Space	_____	0.00	Proposed Parking Spaces	_____	
Census Tract #	_____	N/A	Proposed Impervious Coverage	_____	
Zone	_____	CI	SQ. FT. Existing Building	_____	
Block #	_____	7000,9000	SQ. FT. Proposed Building	_____	

Lot #	_____	28, 30, 41.12 4.13	Land Use	_____
Plans Prepared By	_____	4.11, 4.14 42.11 42.13 42.14	Land Use Type	_____
	_____	James D. Sens, PLS.		_____

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

Planning Board Staff \_\_\_\_\_  
Patrick Gorman PP, AICP, Senior Planner

Engineering Department Staff \_\_\_\_\_  
Engineer

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**Our File #**                    OB-305

**Applicant:**                    Segme Old Bridge GC, LLC 777 New Durham Road Suite D Edison New Jersey 08817

**Name of Application:**        "Proposed Final Major Subdivision Block 7000 Lots 4.11, 4.14 Block 9000 Lots 28, 30, 41.12 4.13 42.11 42.13 42.14 N.J.S.H. Route 9, Jake Brown Road, & White Oak Lane Township of Old Bridge, Middlesex County State of New Jersey" dated January 20, 2022

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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022



**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** SB-237 **Type** Final  
**Date of Action** March 8, 2022

**Applicant:** Dream Developers, LLC; 6 Lavender Drive; Piscataway, NJ 08854

**Title Block of Application:** "Preliminary & Final Plat-Major Subdivision Tax Map Lot 24.10 Block 93.12 South Brunswick Township Middlesex County, New Jersey" Dated January 27, 2021 and Revised Through September 28, 2021

**Proposed Land Use:** Single Family Homes

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

<b>I. Revised Plans and Resolution Deficiencies</b>			
A. Section 10-6.2 Plat Details	<u>P-Survey</u>		<u>Required</u>
B. Section 10-7 Design Standards	<u>.11 Drainage</u>		<u>Required</u>
C. Other			<u>N/A</u>

<b>II. Performance Guarantee</b>			<u>N/A</u>
Statutory Auth. N.J.S.A. 40:27-6.2		Amount \$	<u>\$0.00</u>

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

<b>IV. Receipt of a Municipal Drainage Report</b>			<u>N/A</u>
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<b>V. Agreements</b>			<u>N/A</u>
A. Stormwater Maintenance Agreement			<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>

<b>VI. Dedication and Reservations of County Road Right-Of-Way</b>			<u>N/A</u>
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>

<b>VII. Road Opening Permit</b>			<u>N/A</u>
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>

<b>VIII. Approvals and Other Considerations</b>			<u>N/A</u>
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>\$969.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>02/16/22</u>	# of New Lots	<u>7</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>6</u>
Total Acres	<u>16.45</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>10.14</u>	Proposed Parking Spaces	<u>12</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>58,419</u>
Zone	<u>R-1</u>	SQ. FT. Existing Building	<u>2,178</u>
Block #	<u>93.12</u>	SQ. FT. Proposed Building	<u>14,400</u>
Lot #	<u>24.10</u>	Land Use	<u>R</u>
Plans Prepared By	<u>Sharif H. Aly, PE</u>	Land Use Type	<u>SF</u>

Approval	<u>                    </u>	Disapproval	<u>                    </u>
Conditional Approval	<u>                    </u>	Review	<u>                    </u>
Void	<u>                    </u>	Reconsideration	<u>                    </u>
Withdrawal	<u>                    </u>	Deed Extension	<u>                    </u>

Planning Board Staff \_\_\_\_\_  
 Alex Zakrewsky, Principal Planner

Engineering Department Staff \_\_\_\_\_  
 Engineer

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**Our File #**                    SB-237

**Applicant:**                    Dream Developers, LLC; 6 Lavender Drive; Piscataway, NJ 08854

**Name of Application:**        "Preliminary & Final Plat-Major Subdivision Tax Map Lot 24.10 Block 93.12 South Brunswick Township Middlesex County, New Jersey" Dated January 27, 2021 and Revised Through September 28, 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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** MO-245 **Type** Final  
**Date of Action** March 8, 2022

**Applicant:** US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690

**Title Block of Application:** "Venue at Monroe-Active Adult Community Final Plat Major Subdivision Phase 4 Block 81.06, Lot 43 Block 81.07 Lot 20 Block 81.08 Lots 121, 122, 123, 124, 125 & 126 Monroe Township, Middlesex County, New Jersey T.M. Sheet #79" dated October 14, 2021 (Sheet 1 of 3)

**Proposed Land Use:** Residential

**Staff Recommendation:** **Final Plat Approval**

**I. Revised Plans and Resolution Deficiencies**  
 A. Section 10-6.2 Plat Details \_\_\_\_\_  
 B. Section 10-7 Design Standards \_\_\_\_\_  
 C. Other \_\_\_\_\_

**II. Performance Guarantee**  
 Statutory Auth. N.J.S.A. 40:27-6.2 Amount \$ \_\_\_\_\_

**III. Drainage**  
 Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ \_\_\_\_\_  
 Downstream County Drainage Facility: Fresh Ponds Road #4-C-39

**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 #	<u>Cranbury Road (CR535)</u>
County Road Name and #	<u>Rhode Hall Road (CR 522)</u>
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	N/A	Fee Submitted	\$770.00
Revised	No	Existing # of lots	N/A
Received	02/04/22	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	N/A
Total Acres	N/A	Existing Parking Spaces	N/A
Acres of Open Space	N/A	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	Juan J. Rodriguez, PLS	Land Use Type	N/A

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 #**                    MO-245

**Applicant:**                    US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690

**Name of Application:**    "Venue at Monroe-Active Adult Community Final Plat Major Subdivision Phase 4 Block 81.06, Lot 43 Block 81.07 Lot 20 Block 81.08 Lots 121, 122, 123, 124, 125 & 126 Monroe Township, Middlesex County, New Jersey T.M. Sheet #79" dated October 14, 2021 (Sheet 1 of 3)

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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** MO-245 **Type** Final  
**Date of Action** March 8, 2022

**Applicant:** US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690

**Title Block of Application:** "Venue at Monroe-Active Adult Community Final Plat Major Subdivision Phase 4 Block 81.06, Lot 43 Block 81.07 Lot 20 Block 81.08 Lots 121, 122, 123, 124, 125 & 126 Monroe Township, Middlesex County, New Jersey T.M. Sheet #79" dated October 14, 2021 (Sheet 2 of 3)

**Proposed Land Use:** Residential

**Staff Recommendation:** **Final Plat Approval**

**I. Revised Plans and Resolution Deficiencies**  
 A. Section 10-6.2 Plat Details \_\_\_\_\_  
 B. Section 10-7 Design Standards \_\_\_\_\_  
 C. Other \_\_\_\_\_

**II. Performance Guarantee**  
 Statutory Auth. N.J.S.A. 40:27-6.2 Amount \$ \_\_\_\_\_

**III. Drainage**  
 Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ \_\_\_\_\_  
 Downstream County Drainage Facility: Fresh Ponds Road #4-C-39

**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 #	_____	Cranbury Road (CR535)	_____
County Road Name and #	_____	Rhode Hall Road (CR 522)	_____
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	N/A	Fee Submitted	\$1,670.00
Revised	No	Existing # of lots	N/A
Received	02/04/22	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	N/A
Total Acres	N/A	Existing Parking Spaces	N/A
Acres of Open Space	N/A	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	Juan J. Rodriguez, PLS	Land Use Type	N/A

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 #**                    MO-245

**Applicant:**                    US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690

**Name of Application:**    "Venue at Monroe-Active Adult Community Final Plat Major Subdivision Phase 4 Block 81.06, Lot 43 Block 81.07 Lot 20 Block 81.08 Lots 121, 122, 123, 124, 125 & 126 Monroe Township, Middlesex County, New Jersey T.M. Sheet #79" dated October 14, 2021 (Sheet 2 of 3)

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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** MO-245 **Type** Final  
**Date of Action** March 8, 2022

**Applicant:** US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690

**Title Block of Application:** "Venue at Monroe-Active Adult Community Final Plat Major Subdivision Phase 4 Block 81.06, Lot 43 Block 81.07 Lot 20 Block 81.08 Lots 121, 122, 123, 124, 125 & 126 Monroe Township, Middlesex County, New Jersey T.M. Sheet #79" dated October 14, 2021 (Sheet 3 of 3)

**Proposed Land Use:** Residential

**Staff Recommendation:** **Final Plat Approval**

**I. Revised Plans and Resolution Deficiencies**  
 A. Section 10-6.2 Plat Details \_\_\_\_\_  
 B. Section 10-7 Design Standards \_\_\_\_\_  
 C. Other \_\_\_\_\_

**II. Performance Guarantee**  
 Statutory Auth. N.J.S.A. 40:27-6.2 Amount \$ \_\_\_\_\_

**III. Drainage**  
 Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ \_\_\_\_\_  
 Downstream County Drainage Facility: Fresh Ponds Road #4-C-39

**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 #	_____	Cranbury Road (CR535)	_____
County Road Name and #	_____	Rhode Hall Road (CR 522)	_____
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	N/A	Fee Submitted	\$1,055.00
Revised	No	Existing # of lots	N/A
Received	02/04/22	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	N/A
Total Acres	N/A	Existing Parking Spaces	N/A
Acres of Open Space	N/A	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	Juan J. Rodriguez, PLS	Land Use Type	N/A

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 #**                    MO-245

**Applicant:**                    US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690

**Name of Application:**        "Venue at Monroe-Active Adult Community Final Plat Major Subdivision Phase 4 Block 81.06, Lot 43 Block 81.07 Lot 20 Block 81.08 Lots 121, 122, 123, 124, 125 & 126 Monroe Township, Middlesex County, New Jersey T.M. Sheet #79" dated October 14, 2021 (Sheet 3 of 3)

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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022



**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**File #** CA-SP-157 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** BRS Bristol Holdings, LLC; 300 Boulevard of the Americas; Suite 104; Lakewood, NJ 08701  
**Title Block of Application:** "Preliminary/Final Site Plan for Bristol Station Borough of Carteret Middlesex County New Jersey Block 601, Lot 1" Dated January 25, 2022

**Proposed Land Use:** Residential Apartments-- Rebuild of one of the buildings totally destroyed by fire

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

<b>I. Revised Plans and Resolution Deficiencies</b>			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
<b>II. Performance Guarantee</b>			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
<b>III. Drainage</b>			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
<b>IV. Receipt of a Municipal Drainage Report</b>			
			N/A
<b>V. Agreements</b>			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
<b>VI. Dedication and Reservations of County Road Right-Of-Way</b>			
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
<b>VII. Road Opening Permit</b>			
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
<b>VIII. Approvals and Other Considerations</b>			
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	02/14/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	48 + 6 Additional
Total Acres	10.89	Existing Parking Spaces	NA
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	N/A	Proposed Impervious Coverage	35,578
Zone	LI	SQ. FT. Existing Building	95,570
Block #	601	SQ. FT. Proposed Building	1,672
Lot #	1	Land Use	R
Plans Prepared By	Gregory S. Oman, 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 #** CA-SP-157

**Applicant:** BRS Bristol Holdings, LLC; 300 Boulevard of the Americas; Suite 104; Lakewood, NJ 08701

**Name of Application:** "Preliminary/Final Site Plan for Bristol Station Borough of Carteret Middlesex County New Jersey Block 601, Lot 1" Dated January 25, 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 , March 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: March 8, 2022  
DATE EXECUTED: March 8, 2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 3/8/2022

Project Name: National Energy Partners  
Municipality: CRANBURY  
MCOP File #: SP-71  
Type of Application: Site Plan  
Proposed Use: Commercial  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: James Lentino, Principal Planner

Plan Title: "Minor Site Plan National Energy Partners Proposed Solar Carports Tax Map Sheet 1 Block 1, Lot 4 Township of Cranbury, Middlesex County, New Jersey" dated July 18, 2021 and revised through February 2, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval.**

**Middlesex County Planning Board**

**Development Review Committee**

**RESOLUTION**

Application: National Energy Partners  
Plan Title: "Minor Site Plan National Energy Partners Proposed Solar Carports Tax Map Sheet 1 Block 1, Lot 4 Township of Cranbury, Middlesex County, New Jersey" dated July 18, 2021 and revised through February 2, 2022  
DRC Meeting Date: 03/08/2022

Whereas, the above application has been submitted to the Middlesex County Planning's Development Review Committee for review and 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 a staff report dated 03/08/2022; and,

WHEREAS the Development Review Committee has reviewed the staff report, received any comment(s) 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

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development 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.



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 3/8/2022

Project Name: Cross Pointe Plaza, LLC  
Municipality: EAST BRUNSWICK  
MCOP File #: SP-54  
Type of Application: Site Plan  
Proposed Use: Commercial  
Proposed Square Footage: 8795.00  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: James Lentino, Principal Planner

Plan Title: Amended Prelim. & Final Site Plan Cross Pointe Plaza dated August 13, 2021 revised January 24, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Exempt Site Plan.**

**Middlesex County Planning Board**

**Development Review Committee**

**RESOLUTION**

Application: Cross Pointe Plaza, LLC

Plan Title: Amended Prelim. & Final Site Plan Cross Pointe Plaza dated August 13, 2021 revised January 24, 2022

DRC Meeting Date: 03/08/2022

Whereas, the above application has been submitted to the Middlesex County Planning's Development Review Committee for review and 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 a staff report dated 03/04/2022; and,

WHEREAS the Development Review Committee has reviewed the staff report, received any comment(s) 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

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development 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.

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** ED-SP-558 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** AAPFED Property, LLC c/o David Steinberg 250 West Nyack, NY 10994

**Title Block of Application:** "Preliminary and Final Major Site Plan for AAPFED Property, LLC Proposed Warehouse Map:3 Block 3.B Lot: 20.02 484 Plainfield Avenue Township of Edison, Middlesex County, New Jersey" dated February 15, 2022

**Proposed Land Use:** Warehouse

**Staff Recommendation:** **Grant an extension to the April 12, 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 #**                    ED-SP-558

**Applicant:**                    AAPFED Property, LLC c/o David Steinberg 250 West Nyack, NY 10994

**Name of Application:**        "Preliminary and Final Major Site Plan for AAPFED Property, LLC Proposed Warehouse  
Map:3 Block 3.B Lot: 20.02 484 Plainfield Avenue Township of Edison, Middlesex  
County, New Jersey" dated February 15, 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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022



**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** HP-SP-44 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** JSM at Highland Park, LLC C/O Ron Aulenbach 1260 Stelton Road Piscataway, NJ 08854  
**Title Block of Application:** "Preliminary and Final Major Site Plan Gabrielle Estates Borough of Highland Park Middlesex County, New Jersey Block 3301, Lots 27-75 (Tax Sheet 33)" dated August 24, 2020, revised November 19, 2021.

**Proposed Land Use:** Residential

**Staff Recommendation:** **Conditional Site Plan Approval: Subject to receipt of the following:**  
**See (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  |  | N/A |
| C. Other                          |  | N/A |
- II. Performance Guarantee**
- |                                    |           |        |
|------------------------------------|-----------|--------|
| Statutory Auth. N.J.S.A. 40:27-6.6 |           | N/A    |
|                                    | Amount \$ | \$0.00 |
- III. Drainage**
- |   |  |        |
|---|--|--------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 |  | N/A    |
| Downstream County Drainage Facility:            |  | \$0.00 |
- IV. Receipt of a Municipal Drainage Report** N/A
- V. Agreements** Required
- |                                     |  |          |
|-------------------------------------|--|----------|
| 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 | 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      |     | South Sixth Avenue |   |
| Linear Feet of Frontage   | N/A |                    |   |
| Linear Feet of New Street | N/A | # of New Driveways | 1 |
- 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	\$2,110.00
Revised	N/A	Existing # of lots	48
Received	02/14/22	# of New Lots	0
Number of Extensions	0	Dwelling Units	75
Total Acres	4.18	Existing Parking Spaces	N/A
Acres of Open Space	1.49	Proposed Parking Spaces	161
Census Tract #	N/A	Proposed Impervious Coverage	84,153 S.F.
Zone	MF Overlay	SQ. FT. Existing Building	N/A
Block #	3301	SQ. FT. Proposed Building	44,751
Lot #	25-75	Land Use	Residential
Plans Prepared By	Brad J. Aller, PE	Land Use Type	Multi-Family

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 #**                    HP-SP-44

**Applicant:**                    JSM at Highland Park, LLC C/O Ron Aulenbach 1260 Stelton Road Piscataway, NJ  
08854

**Name of Application:**    "Preliminary and Final Major Site Plan Gabrielle Estates Borough of Highland Park  
Middlesex County, New Jersey Block 3301, Lots 27-75 (Tax Sheet 33)" dated August 24,  
2020, 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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-SP-317 **Type** Site Plan  
**Date of Action** March 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 April 12, 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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-SP-318 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** Township of Old Bridge c/o Tung-To Lam; 1 Old Bridge Plaza; Old Bridge, NJ 08857

**Title Block of Application:** "Preliminary & Final Major Site Plan for Township of Old Bridge Proposed Golf Course Maps 10.15, 11 & 11.18 Blocks 10252, 11250, 11251 & 11251.13 Lots 4, 1.12, 20 & 15 211 Amboy Road, 157 Lambertson Road & Warne Road Township of Old Bridge Middlesex County, New Jersey" Dated November 20, 2021 and Revised Through January 20, 2022

**Proposed Land Use:** Golf Course

**Staff Recommendation:** **Conditional Site Plan Approval; Subject to receipt of the following:  
 See (I-A, I-B, V-A, VIII-A, VI, VII, VIII-A) and attached comments from Middlesex County Assistant Engineer (email dated March 1, 2022)**

<b>I. Revised Plans and Resolution Deficiencies</b>			
A. Section 11-6 Site Plan Details	L-Details; M-Dedication, P-Survey		Required
B. Section 11-7 Design Standards	.4 Driveway; .7 Sidewalk; .8 Curb; .9 Site Triangle; .10 Utilities; .11 Drainage; .12 Traffic		Required
C. Other			N/A

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

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

<b>IV. Receipt of a Municipal Drainage Report</b>			N/A
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<b>V. Agreements</b>			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

<b>VI. Dedication and Reservations of County Road Right-Of-Way</b>			TBD
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

<b>VII. Road Opening Permit</b>			Required
County Road Name and #		Amboy Road (CR 645)	
Non-County Road Name		N/A	
Linear Feet of Frontage	1,830		
Linear Feet of New Street	N/A	# of New Driveways	1

<b>VIII. Approvals and Other Considerations</b>			N/A
A. MCMEC	Required	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$1,680.00
Revised	No	Existing # of lots	4
Received	02/09/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	216.66	Existing Parking Spaces	NA
Acres of Open Space	0.00	Proposed Parking Spaces	108
Census Tract #	N/A	Proposed Impervious Coverage	535,352
Zone	velopmetn Zone	SQ. FT. Existing Building	NA
	10252/11250/1		
Block #	1251/11251.13	SQ. FT. Proposed Building	11,000
Lot #	1.12/4/15/20	Land Use	PQP
Plans Prepared By	T. Lam. PE	Land Use Type	REC

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:** Tuesday, March 1, 2022 12:58 PM  
**To:** Alex Zakrewsky; Linda Weber  
**Cc:** Ronald Sendner; Doug Greenfeld  
**Subject:** OB-SP- Old Bridge Golf Course Engineering Review Comments

Alex,

Please see the following comments regarding the provided revised site plan dated October 1<sup>st</sup>, 2021 and revised through January 20<sup>th</sup>, 2022 prepared by Bohler Engineering. ±1818' frontage along a County Road.

- Please check with Najarian regarding the provided survey. Additional ROW dedication/easement may be required for future sidewalk and ADA curb ramps installation.
- Provide traffic statement.
- Provide sight triangle and intersection sight distance for Amboy Road and Lamberston Road as per AASHTO.
- Provide five (5) feet wide sidewalk along the entire property frontage on Amboy Road (CR 645). The entire sidewalk needs to be within the public ROW or easement area.
- Provide curbing along the entire property frontage on Amboy Avenue (CR 645). The applicant can go with zero reveal curbing to avoid drainage redesign in order to install curbing.
- Provide one (1) ADA curb ramp with detectable warning surfaces along Lot -20 frontage on Amboy Avenue at Vail Dr and two (2) ADA curb ramps with detectable warning surfaces at Disbrow Road.
- Any proposed inlets must meet current NJDOT standards. Must be bicycle-safe grates and eco heads.
- Provide drainage certification.
- The overall grading & utility plan (C-401) show Force main and water connection within the County's ROW. Clearly show/label existing force main along Amboy Avenue. Provide maintenance agreement for the force main. At a minimum, provide a letter from the Old bridge utility company for force main maintenance. The applicant shall follow County standard trenching detail for any trenching proposed within the County's ROW.
- Provide County, NJDOT standard details for all the work being installed within the County's ROW.
- The entire frontage must meet Federal Title 2 ADA requirements. 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](mailto: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-318

**Applicant:**                    Township of Old Bridge c/o Tung-To Lam; 1 Old Bridge Plaza; Old Bridge, NJ 08857

**Name of Application:**        "Preliminary & Final Major Site Plan for Township of Old Bridge Proposed Golf Course Maps 10.15, 11 & 11.18 Blocks 10252, 11250, 11251 & 11251.13 Lots 4, 1.12, 20 & 15 211 Amboy Road, 157 Lambertson Road & Warne Road Township of Old Bridge Middlesex County, New Jersey" Dated November 20, 2021 and Revised Through January 20, 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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022





**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**Our File #**                    OB-SP-319

**Applicant:**                    Segme Old Bridge GC, LLC 777 New Durham Road Suite D Edison New Jersey 08817

**Name of Application:**    "Preliminary & Final Major Site Plan & Minor Subdivision for Segme Old Bridge GC, LLC proposed warehouses 9000 portion of 21.13, 42.11, 42.14 Old Bridge Township Middlesex County, NJ" dated October 5, 2021 revised Decmber 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 , March 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;

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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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-SP-320 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** Old Bridge Route 9 BOE Property, LLC 777 New Durham Road Suite D Edison New Jersey 08817  
**Title Block of Application:** "Preliminary & Final Major Site Plan & Minor Subdivision for Old Birdge Route 9 BOE Property, LLC proposed warehouse Golf Course Project Block 7000 Lot 4.11 & 4.14 Block 9000 portion of 21.13, 42.11, 42.14 Old Bridge Township Middlesex County, NJ" dated October 5, 2021 revised December 1, 2021.

**Proposed Land Use:** Industrial

**Staff Recommendation:** **Consent to an extension to the April 12, 2022, Development Review Committee 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 \$ _____ | _____ |
|------------------------------------|-----------------|-------|
- III. Drainage**
- |   |                 |     |
|---|-----------------|-----|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ _____ | N/A |
| 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 | _____ 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      | _____       | US HWY, 9 Jake Brown Road  |
| Linear Feet of Frontage   | _____ 2,082 |                            |
| 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	_____ \$20,000.00
Revised	_____ No	Existing # of lots	_____ 1
Received	_____ 01/25/22	# of New Lots	_____ N/A
Number of Extensions	_____ 1	Dwelling Units	_____ N/A
Total Acres	_____ 88.01	Existing Parking Spaces	_____ 0
Acres of Open Space	_____ 0.00	Proposed Parking Spaces	_____ 488
Census Tract #	_____ N/A	Proposed Impervious Coverage	_____ 1264385 S.F.
Zone	_____ CI	SQ. FT. Existing Building	_____ 0
Block #	_____ 7000/9000	SQ. FT. Proposed Building	_____ 947,060
Lot #	_____ 4.11,4.14 41.13	Land Use	_____ Industrial
Plans Prepared By	_____ Tung-To Lam, 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 #**                    OB-SP-320

**Applicant:**                    Old Bridge Route 9 BOE Property, LLC 777 New Durham Road Suite D Edison New Jersey 08817

**Name of Application:**    "Preliminary & Final Major Site Plan & Minor Subdivision for Old Birdge Route 9 BOE Property, LLC proposed warehouse Golf Course Project Block 7000 Lot 4.11 & 4.14 Block 9000 portion of 21.13, 42.11, 42.14 Old Bridge Township Middlesex County, NJ" dated October 5, 2021 revised Decmber 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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**File #** NB-EX-163 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** Sandford Property, LLC 208 Sandford Street New Brunswick, NJ 08901

**Title Block of Application:** "Site Plan & Use Variance Application Located at 208-210 Sandford Street Block 239, Lots 1.01 & 3.01 New Brunswick New Jersey" dated August 9, 2021 revised October 29, 2021.

**Proposed Land Use:** Residential

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

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

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>Lee Avenue &amp; Sandford Street</u>		
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	<u>1</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>2</u>
Received	<u>02/02/22</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>16</u>
Total Acres	<u>0.23</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>14</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>8,034 S.f.</u>
Zone	<u>R-5A</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>239</u>	SQ. FT. Proposed Building	<u>7,744</u>
Lot #	<u>1.01,3.01</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Ronald Sadowski, PE</u>	Land Use Type	<u>Multi-Family</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 #**                    NB-EX-163

**Applicant:**                    Sandford Property, LLC 208 Sandford Street New Brunswick, NJ 08901

**Name of Application:**    "Site Plan & Use Variance Application Located at 208-210 Sandford Street Block 239, Lots 1.01 & 3.01 New Brunswick New Jersey" dated August 9, 2021 revised October 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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

## DRC STAFF REPORT – 3/8/2022

Project Name: Ben-Hur of Brunswick, LLC  
 Municipality: NORTH BRUNSWICK  
 MCOP File #: SP-72  
 Type of Application: Site Plan  
 Proposed Use: Industrial  
 Proposed Square Footage: N/A  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: James Lentino, Principal Planner

Plan Title: "Ben-Hur of Brunswick, LLC Proposed Warehouse Expansion Block 148, Lot 5.03 2400 U.S. Route 1 Township of North Brunswick, Middlesex County, New Jersey" dated January 13, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Cycle		Department	Reviewer Comments
1	2	Planners	Comment -Due to the presence of wetlands on the property, the applicant must provide proof of submission of this application to the New Jersey Department of Environmental Protection.
2	2	Planners	Comment - A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office. The following clause must also be placed on all revised site plans and/or final subdivision plats stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."

**Middlesex County Planning Board**

**Development Review Committee**

**RESOLUTION**

Application: Ben-Hur of Brunswick, LLC

Plan Title: "Ben-Hur of Brunswick, LLC Proposed Warehouse Expansion Block 148, Lot 5.03 2400 U.S. Route 1 Township of North Brunswick, Middlesex County, New Jersey" dated January 13, 2022

DRC Meeting Date: 03/08/2022

Whereas, the above application has been submitted to the Middlesex County Planning's Development Review Committee for review and 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 a staff report dated 03/08/2022; and,

WHEREAS the Development Review Committee has reviewed the staff report, received any comment(s) 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

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development 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: 03/08/2022

Date Executed: 03/08/2022

**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**File #** PA-SP-196 **Type** Site Plan  
**Date of Action** March 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 April 12, 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** \_\_\_\_\_ N/A

County Road Name and #	_____	State Street (CR. 611)	_____
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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022

**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**File #** PI-SP-394 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** Infinity Biologix; 30 Knightsbridge Road; Suit 3; Piscataway, NJ 08854

**Title Block of Application:** "Building 4 - Airgas Tank Infinity Biologix 30 Knights Bridge Road Piscataway, New Jersey" Dated July 28, 2021

**Proposed Land Use:** Manufacturing/Research

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

<b>I. Revised Plans and Resolution Deficiencies</b>			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
<b>II. Performance Guarantee</b>			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
<b>III. Drainage</b>			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
<b>IV. Receipt of a Municipal Drainage Report</b>			
			N/A
<b>V. Agreements</b>			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
<b>VI. Dedication and Reservations of County Road Right-Of-Way</b>			
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
<b>VII. Road Opening Permit</b>			
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
<b>VIII. Approvals and Other Considerations</b>			
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	02/02/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	45.00	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	N/A	Proposed Impervious Coverage	0
Zone	LI-5/BP-1	SQ. FT. Existing Building	N/A
Block #	6201	SQ. FT. Proposed Building	0
Lot #	4.02	Land Use	I
Plans Prepared By	William J. Doran, Architect	Land Use Type	M

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 #**                    PI-SP-394

**Applicant:**                    Infinity Biologix; 30 Knightsbridge Road; Suit 3; Piscataway, NJ 08854

**Name of Application:**       "Building 4 - Airgas Tank Infinity Biologix 30 Knights Bridge Road Piscataway, New Jersey" Dated July 28, 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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022

**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**File #** SY-SP-167 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** MK Associates, LLC; 932 Route 9 South; South Amboy, NJ 08879

**Title Block of Application:** "Minor Site Plan for MK Associates Situated in Borough of Sayreville, Middlesex County, New Jersey" Dated October 26, 2021

**Proposed Land Use:** Car Wash/Vacuums

**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**

<b>I. Revised Plans and Resolution Deficiencies</b>			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
<b>II. Performance Guarantee</b>			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
<b>III. Drainage</b>			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
<b>IV. Receipt of a Municipal Drainage Report</b>			
			N/A
<b>V. Agreements</b>			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			N/A
C. Future Improvements Agreement			N/A
D. Sight Triangle Agreement			N/A
<b>VI. Dedication and Reservations of County Road Right-Of-Way</b>			
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
<b>VII. Road Opening Permit</b>			
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
<b>VIII. Approvals and Other Considerations</b>			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$670.00
Revised	No	Existing # of lots	1
Received	02/03/22	# of New Lots	0
Number of Extensions	N/A	Dwelling Units	0
Total Acres	0.63	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	15
Census Tract #	N/A	Proposed Impervious Coverage	N/A
Zone	B-3	SQ. FT. Existing Building	4,684
Block #	439.01	SQ. FT. Proposed Building	0
Lot #	4	Land Use	C
Plans Prepared By	Frank W. Farrell, 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 #**                    SY-SP-167

**Applicant:**                    MK Associates, LLC; 932 Route 9 South; South Amboy, NJ 08879

**Name of Application:**       "Minor Site Plan for MK Associates Situated in Borough of Sayreville, Middlesex County, New Jersey" Dated October 26, 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 , March 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:            March 8, 2022  
DATE EXECUTED:         March 8, 2022

**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**File #** SY-SP-177 **Type** Site Plan  
**Date of Action** March 8, 2022

**Applicant:** Hercules, LLC 500 Hercules Road, Wilmington, DE 19808-599

**Title Block of Application:** "Preliminary/Final Site Plan for Ashland-Hercules Parlin Site Block 43, Lot 1 (Approved to Become Block 43, Lot 49) Borough of Sayreville, Middlesex County, New Jersey" dated March 25, 2021 and revised through January 31, 2022

**Proposed Land Use:** Industrial

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

**I. Revised Plans and Resolution Deficiencies**

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

**II. Performance Guarantee**

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

**III. Drainage**

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

**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	_____	
Linear Feet of Frontage	_____	
Linear Feet of New Street	_____	# of New Driveways _____

**VIII. Approvals and Other Considerations**

Required

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

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	02/14/22	# of New Lots	0
Number of Extensions	0	Dwelling Units	N/A
Total Acres	85.75	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	19
Census Tract #	N/A	Proposed Impervious Coverage	52,150
Zone	Industrial	SQ. FT. Existing Building	2,025
Block #	43	SQ. FT. Proposed Building	0
Lot #	1	Land Use	Industrial
Plans Prepared By	Robert J. Curley, PE	Land Use Type	Manufacturing

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-177

**Applicant:**                   Hercules, LLC 500 Hercules Road, Wilmington, DE 19808-599

**Name of Application:**    "Preliminary/Final Site Plan for Ashland-Hercules Parlin Site Block 43, Lot 1 (Approved to Become Block 43, Lot 49) Borough of Sayreville, Middlesex County, New Jersey" dated March 25, 2021 and revised through January 31, 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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** SY-SP-219 **Type** Site Plan  
**Date of Action** March 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 April 12, 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	<u>203.94</u>	# of New Driveways	_____
Linear Feet of New Street	<u>N/A</u>		<u>3</u>

**VIII. Approvals and Other Considerations**

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

Planning Area	N/A	Fee Submitted	\$17,627.30
Revised	N/A	Existing # of lots	22
Received	12/22/21	# of New Lots	0
Number of Extensions	2	Dwelling Units	N/A
Total Acres	9.19	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	91
Census Tract #	N/A	Proposed Impervious Coverage	222,469 s.f.
Zone	B-3	SQ. FT. Existing Building	0
Block #	280, 280.01, 281, 282	SQ. FT. Proposed Building	114,182

Lot #	1.02; 1&2; 1,55-58	Land Use	Industrial
Plans Prepared By	_____	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 #**                    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 , March 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:            March 8, 2022  
DATE EXECUTED:        March 8, 2022

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** WO-SP-708 **Type** Site Plan  
**Date of Action** March 8, 2022

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

**Title Block 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.

**Proposed Land Use:** Commercial

**Staff Recommendation:** **Conditional Site Plan Approval: Subject to receipt of the following: See (I-A, I-B, II, V-A, VII, VIII-C), and attached comments from Middlesex County Assistant Engineer (email dated 3/2/2022).**

<b>I.</b>	<b>Revised Plans and Resolution Deficiencies</b>		
	A. Section 11-6 Site Plan Details	_____	Required
	B. Section 11-7 Design Standards	_____	Required
	C. Other	_____	N/A
<b>II.</b>	<b>Performance Guarantee</b>		Required
	Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$ _____	TBD
<b>III.</b>	<b>Drainage</b>		N/A
	Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$ _____	
	Downstream County Drainage Facility:	_____	
<b>IV.</b>	<b>Receipt of a Municipal Drainage Report</b>		N/A
<b>V.</b>	<b>Agreements</b>		Required
	A. Stormwater Maintenance Agreement		Required
	B. Developer's Agreement		
	C. Future Improvements Agreement		
	D. Sight Triangle Agreement		
<b>VI.</b>	<b>Dedication and Reservations of County Road Right-Of-Way</b>		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
<b>VII.</b>	<b>Road Opening Permit</b>		Required
	County Road Name and #	_____ <u>Green Street (C.R. 604)</u>	
	Non-County Road Name	_____ <u>Montague Ave. US HWY 1</u>	
	Linear Feet of Frontage	_____ <u>637</u>	
	Linear Feet of New Street	_____ <u>N/A</u>	# of New Driveways _____ <u>0</u>
<b>VIII.</b>	<b>Approvals and Other Considerations</b>		N/A
	A. MCMEC	_____ <u>N/A</u>	C. NJDOT _____ <u>Required</u>
	B. NJDEP	_____ <u>N/A</u>	D. D&RCC _____ <u>N/A</u>

Planning Area	_____ <u>N/A</u>	Fee Submitted	_____ <u>\$840.00</u>
Revised	_____ <u>No</u>	Existing # of lots	_____ <u>1</u>
Received	_____ <u>01/14/22</u>	# of New Lots	_____ <u>N/A</u>
Number of Extensions	_____ <u>1</u>	Dwelling Units	_____ <u>N/A</u>
Total Acres	_____ <u>2.23</u>	Existing Parking Spaces	_____ <u>95</u>
Acres of Open Space	_____ <u>0.00</u>	Proposed Parking Spaces	_____ <u>34</u>
Census Tract #	_____ <u>N/A</u>	Proposed Impervious Coverage	_____ <u>87,348</u>
Zone	_____ <u>R1R</u>	SQ. FT. Existing Building	_____ <u>20,797</u>
Block #	_____ <u>403.04</u>	SQ. FT. Proposed Building	_____ <u>3,519</u>
Lot #	_____ <u>1.01</u>	Land Use	_____ <u>Commercial</u>
Plans Prepared By	_____ <u>Dynamic Engineering</u>	Land Use Type	_____ <u>Mixed-Use Retail</u>

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

Planning Board Staff \_\_\_\_\_  
 Patrick Gorman PP, AICP, Senior Planner

Engineering Department Staff \_\_\_\_\_  
 Engineer

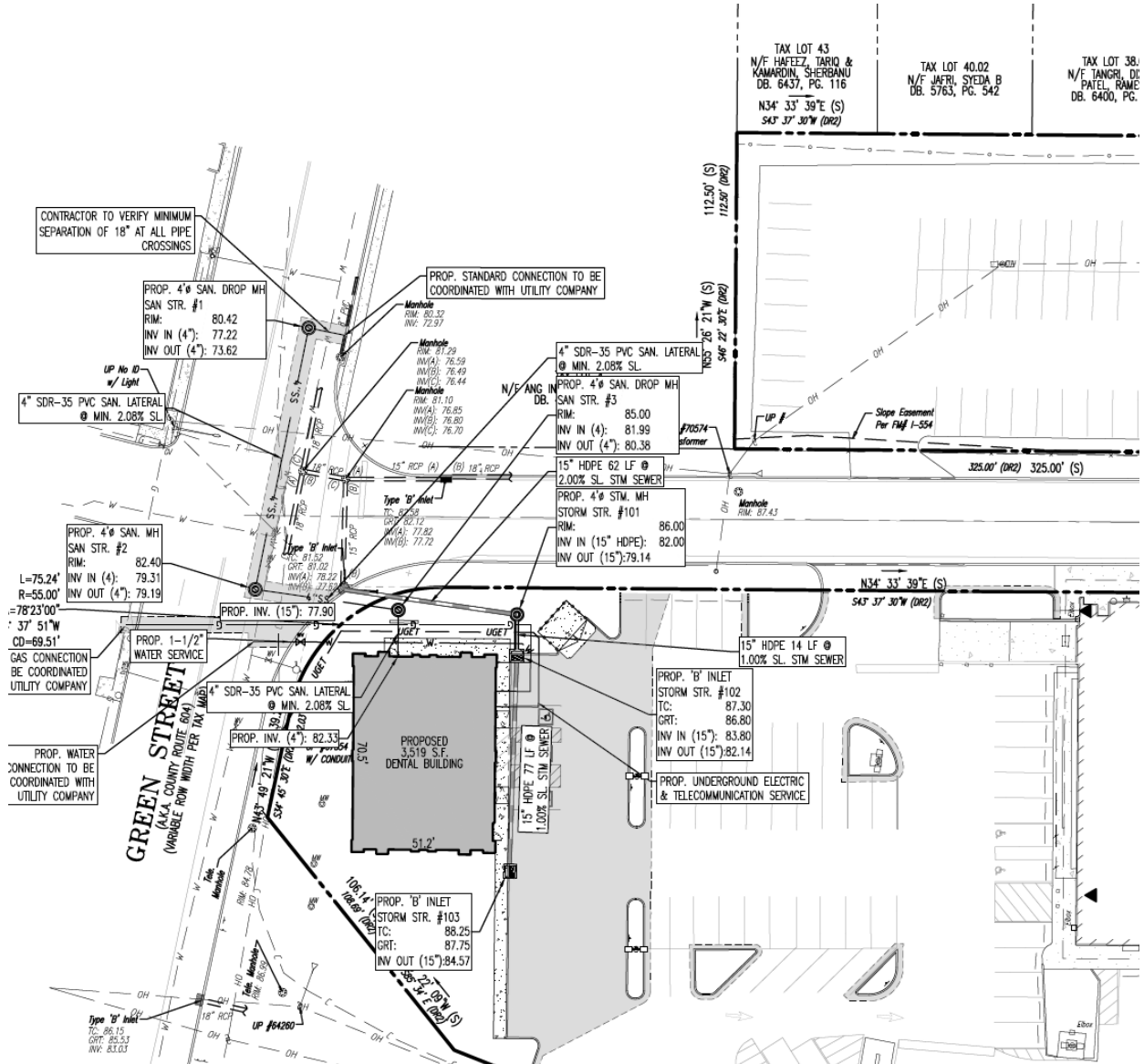
**From:** Mrunali Shah  
**To:** Patrick Gorman; Linda Weber  
**Subject:** RE: WO-SP-708 Utility Plan Comments  
**Date:** Wednesday, March 2, 2022 2:17:41 PM  
**Attachments:** [image002.png](#)  
**Importance:** High

Patrick,

Lot 1.01 does not have frontage towards a County Road. However, they are proposing trenching for a sanitary line within the County's ROW which falls into County's Jurisdiction.

Please reach out to the applicant's engineer and provide an update on the following.

- Is it a sanitary force main or a gravity force main? If it is a sanitary force main, a maintenance agreement is required.
- Existing sanitary line is not shown on the plan. Clearly show proposed connection into the existing sanitary line. Based on the sanitary line run(LF), the trenching limit will be decided by the County.
- Any utility trenching proposed within the County's ROW needs to be bonded with the County. Use \$75/LF.
- Provide a copy of NJDOT's approval letter.



**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](mailto:mrunali.shah@co.middlesex.nj.us)

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

**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 , March 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;

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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:            March 8, 2022

DATE EXECUTED:        March 8, 2022