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



DEPARTMENT OF TRANSPORTATION

Office of Planning Planning Board Development Review Committee Charles Kenny Chairperson, Transportation

John A. Pulomena County Administrator

Solomon Caviness

Department Head

Douglas J. Greenfeld, AICP/PP Planning Director

Matthew Vaughn
Chairman

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



Development Review Committee Minutes of January 11, 2022

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. <u>295-297 Davidson Mill Road, South Brunswick</u>- 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. <u>Dunkin'@ Inman Grove Shopping Center, Edison</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

2. <u>KSG Middlesex 70, LLC, Middlesex- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.</u>

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

3. <u>Jersey Ave. NB Urban Renewal LLC, New Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: 30- day Extension



4. <u>The Residences at Old Bridge</u>, <u>Old Bridge</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

5. <u>Bridgeport II, Perth Amboy</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: 30- day Extension.

6. <u>Buckeye Perth Amboy</u>, <u>Perth Amboy</u>. Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: 30- day Extension.

7. <u>ACMY Inc, Piscataway</u>- 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. <u>Camelot at Ernston Road, Sayreville</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

10. <u>Insite Development Partners, Sayreville</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner. Motion passed unanimously.

Decision: 30- day Extension.

11. <u>Lidl US Operations LLC. South Brunswick, South Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

12. <u>United Parcel Service, Inc., South Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner.

Motion passed unanimously.



Decision: Site Plan Approval.

13. <u>148 New Brunswick Avenue, Hopelawn, Woodbridge</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Sendner. Motion passed unanimously.

Decision: Conditional Site Plan Approval.

14. <u>Vermilla Amended Phase I, Woodbridge</u>- 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



DEPARTMENT OF TRANSPORTATION

Office of Planning
Planning Board
Development Review Committee

Charles Kenny Chairperson, Transportation

John A. Pulomena County Administrator

Solomon Caviness

Department Head

Douglas J. Greenfeld, AICP/PP Planning Director

Matthew Vaughn
Chairman

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

PLANNINNG BOARD PRESENT NOT VOTING

County Commissioner Charles Kenny

Mr. Jason Freidman

Ms. Rani Goomer

Ms. Gail Lalla, Alternate

Mr. Joseph Johnson, Alternate

PLANNINNG 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



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 Hoefer 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. <u>Lightbridge</u>, <u>East Brunswick</u>- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Thomas III, for the return of the performance guarantee.
 - 2. <u>Lincoln Industrial Park-Traffic Signal, Piscataway</u>- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner, for the return of the performance guarantee.
 - 3. <u>Lincoln Industrial Park, Site Improvements, Piscataway</u>- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner, for the return of the performance guarantee.
 - 4. <u>Saker Shoprite</u>, <u>Sayreville</u>- 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. <u>445 Old Post Road, Edison-</u> 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. <u>The Green at Old Bridge</u>, <u>Old Bridge</u>. Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III. Motion passed unanimously.



Decision: 30-day Extension.

b. <u>4095 U.S. Route 1, South Brunswick</u>- 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. <u>Heritage at South Brunswick, South Brunswick</u>- 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. <u>American Brothers Realty, East Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

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

Motion passed unanimously.

Decision: 30-day Extension.

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

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

4. <u>Block 293, Lot 9, Middlesex-</u> 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. <u>Apartments at 52-58 Morrell Street, New Brunswick</u>- 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. <u>Colgate Paper, New Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Site Plan Approval.

7. <u>Jersey Ave. NB Urban Renewal LLC, New Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III. Motion passed unanimously.

Decision: Conditional Site Plan Approval.

8. <u>643 Georges Road, North Brunswick</u>- 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. <u>2020 Real Estate, LLC, Old Bridge</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

10. <u>The Green at Old Bridge</u>, <u>Old Bridge</u>. Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

11. <u>Bridgeport II, Perth Amboy</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

12. <u>Buckeye Perth Amboy</u>, <u>Perth Amboy</u>. Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

13. <u>Tire Warehouse</u>, <u>Piscataway</u>- - Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.



14. <u>Quality Wine and Spirits, Sayreville</u>-- 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. <u>Insight Development Partners</u>, <u>Sayreville</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

16. <u>Tesla Motors, Inc., Sayreville</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Site Plan Approval.

17. <u>Center SA, LLC, South Amboy</u>- 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. <u>Chemspace US Inc.</u>, <u>South Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

19. <u>Heritage At South Brunswick</u>, <u>South Brunswick</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

20. <u>Glopak Corporation</u>, <u>South Plainfield</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.

21. <u>PLUGPV Ames Goldsmith, South Plainfield</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Conditional Site Plan Approval.



22. <u>1521 Sage Street</u>, <u>South Plainfield</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: Site Plan Approval.

23. <u>Spotswood Logistics Center, Spotswood</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

24. <u>589 Central Avenue Associates, LLC, Woodbridge</u>- Motion to accept staff recommendations made by Mr. Greenfeld and seconded by Mr. Thomas III.

Motion passed unanimously.

Decision: 30-day Extension.

25. <u>St. George Property Management, Woodbridge</u>- 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. <u>Vermella Amended Phase 1, Woodbridge</u>- 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



Type

Amended

<u>SY-SP-218</u>

File #

	March 8, 202	<u> </u>	
Applicant:	Parlin Section	1 Urban Renewal, LLC 300 Conshohocken State Road	Suite
	Conshohocke	n, PA 19428	
Γitle Block of Application:	Preliminary a	nd Final Site Plan for <u>Arsenal Trade Center</u> Section 1 B	lock 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 Boroug	h of Sayreville, Middlesex County, New Jersey" dated S	September 3, 2020
	and revised th	rough October 28, 2021	
Proposed Land Use:	Industrial		
Staff Recommendation:	Amended Site	Plan Approval: Remove as a condition of approval the la	ist paragraph on
		DRC's December 27, 2021 letter and add a new condition	
	Developer's A	greement with the terms specified in Attachment A of this	report.
. Revised Plans and Reso	lution Deficiencies		
A. Section 11-6 Site P	lan Details	L-Details, M-Dedication, P-Survey	Required
B. Section 11-7 Desig	n Standards	.7 Sidewalk, .8 Curbing, .11 Drainage, .12 Traffic	Required
C. Other			N/A
II. Performance Guarante	•		Required
Statutory Auth. N.J.S.A		Amount \$	TBD
Statutory Traini Tvivion	1. 10.27 0.0	1 Micunt y	100
II. Drainage			N/A
Contribution Statutory	Auth. N.J.S.A. 40-	27-6.6 Amount \$	\$0.00
Downstream County D	rainage Facility:	Jernee Mill Road # 3-C-73	_
V. Receipt of a Municipal	Duainaga Danaut		
V. Receipt of a Municipal	Dramage Keport		<u>, </u>
V. Agreements			
A. Stormwater Mainter	nance Agreement		Required
B. Traffic Signal Agree			Required
		elopment Traffic Signal Timing	Required
D. Sight Triangle Agre	ement		
VI. Dedication and Reserva	utions of County R	oad Right_Of_Way	Required
1. Dealeation and Reserva	itions of county is	out right of way	Required
Distance From Center	line	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	
VII. Road Opening Permit			Required
C (D 1N	1 //	D 1 (A (CD (15)	
County Road Name an Non-County Road Nam		Bordentown Avenue (CR 615) Cheesequake Road	-
Linear Feet of Frontage		Cheesequake Koad	_
Linear Feet of New Str		# of New Driveways	
VIII. Approvals and Other	Considerations		Required
A. MCMEC		Required C. NJDOT	
B. NJDEP		D. D&RCC	
Planning Area	N/A	Y Fee Submitted	\$20,000.00
	No	_	*5
Revised	04/05/2	# of New Lots	*6
Received			
Received Number of Extensions		Dwelling Units	N/A
Received Number of Extensions Total Acres	246.0	Existing Parking Spaces	N/A
Received Number of Extensions Total Acres Acres of Open Space	246.00 N/A	Existing Parking Spaces Proposed Parking Spaces	N/A 1,007
Received Number of Extensions Total Acres	246.0	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage	N/A
Received Number of Extensions Total Acres Acres of Open Space Census Tract #	246.00 N/A N/A	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building	N/A 1,007 1,077,776
Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot #	246.00 N/A N/A Redevelopmen 8.04/40/43/44/- 1/1/1/1/1	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use	N/A 1,007 1,077,776 N/A 2,498,190 Industrial
Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block #	246.00 N/A N/A Redevelopmen 8.04/40/43/44/	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use	N/A 1,007 1,077,776 N/A 2,498,190
Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By	246.00 N/A N/A Redevelopmen 8.04/40/43/44/- 1/1/1/1/1	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type	N/A 1,007 1,077,776 N/A 2,498,190 Industrial
Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By Approval	246.00 N/A N/A Redevelopmen 8.04/40/43/44/- 1/1/1/1/1	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type Disapproval	N/A 1,007 1,077,776 N/A 2,498,190 Industrial
Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By Approval Conditional Approval	246.00 N/A N/A Redevelopmen 8.04/40/43/44/- 1/1/1/1/1	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type Disapproval Review	N/A 1,007 1,077,776 N/A 2,498,190 Industrial
Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By	246.00 N/A N/A Redevelopmen 8.04/40/43/44/- 1/1/1/1/1	Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type Disapproval	N/A 1,007 1,077,776 N/A 2,498,190 Industrial

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.

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 <u>Arsenal Trade Center</u> 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. Chairman

County Planning Board Counsel 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.

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

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 Lean Hor	TRAFFIC SIGNAL SUPERVISOR By:
Date: 1/12/35	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.

MIDDLESE COUNTY ENGINEER

Date: 2.4.22

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).

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

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 ½ "Thick; 35 SY Surface Course 1 ½" 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	TRAFFIC SIGNAL SUPERVISOR
By Said	By:
Date: /// 22/3/	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 \$45,582.20 to be returned.

MIDDLESEX COUNTY ENGINEER

By

Date: 2.72.22

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 \$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.

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 May17, 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

Chairman

Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

ENGINEER'S OFFICE MIDDLESEX COUNTY

RESOLUTION

DEC - 6 2021

Date: November 20, 2021 Road Opening Permit No. 16891 Stelton Road, (County Road#665)

SECEINED

19 Stelton Road

Planning Board File #PI-SP-354

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 <u>INSPECTO</u> R	TRAFFIC SIGNAL SUPERVISOR
By S	By:
Date: ///22/2/	Date:
	(or indicate not applicable)

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

MIDDLESEX COUNTY ENGINEER
By Date: 27572

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





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 Preliminary Sub. Type **Date of Action** March 8, 2022 **Applicant:** Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837 "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for **Title Block of Application:** "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 **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 \$0.00 Amount \$ III. **Drainage** N/A Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ Downstream County Drainage Facility: Receipt of a Municipal Drainage Report N/A Agreements N/A A. Stormwater Maintenance Agreement B. Developer's Agreement C. Future Improvements Agreement D. Sight Triangle Agreement 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 **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 NIDOT B. NJDEP D. D&RCC Planning Area Fee Submitted Existing # of lots Revised # of New Lots Received Number of Extensions **Dwelling Units Total Acres Existing Parking Spaces** Acres of Open Space **Proposed Parking Spaces** Census Tract # Proposed Impervious Coverage SQ. FT. Existing Building Zone Block # SQ. FT. Proposed Building Lot # Land Use Plans Prepared By Land Use Type Approval Disapproval Conditional Approval Review Void Reconsideration Withdrawal **Deed Extension**

Jim Lentino, Principal Planner

Planning Board Staff

Engineering Department Staff

Engineer

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. Chairman STEVEN D. CAHN, Esq. County Planning Board Counsel **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

File # Date of Action Applicant: Title Block of Application:		OB-304 March 8. 2022	<u>2</u>	Туре	•	<u>Final</u>	
		2G Poor Farm Road LLC; John Vincenti; 24 Merchant's Way; Suite 109; Colts Neck, NJ 07722 "Preliminary/Final Major Subdivision <u>Old Bridge Pointe</u> Block 5000, Lot 20 Township of Old Bridge, Middlesex County, New Jersey" Dated November 10, 2020 and Revised through January 31, 2022					
Staff Recommend	ation:		eliminary Subdivisio V-A, VIII-A)	n Approval; Subject	to receipt of the foll	lowing:	
I. Revised Plans	and Resolut	tion Deficiencies					
	10-6.2 Plat D		P-Survey			Required	
B. Section	10-7 Design S	Standards	.11 Drainage			Required	
C. Other						N/A	
II. Performance Statutory A	Guarantee uth. N.J.S.A.	40:27-6.2			Amount \$	N/A \$0.00	
	•	uth. N.J.S.A. 40-	27-6.2		Amount \$	N/A \$0.00	
	-	inage Facility:				<u> </u>	
IV. Receipt of a l	Municipal Di	rainage Report				N/A	
V. Agreements						N/A	
		nce Agreement				Required	
	er's Agreemer nprovements					N/A N/A	
	iangle Agreen	-				N/A	
VI. Dedication a	nd Reservation	ons of County R	oad Right-Of-Way			N/A	
Distance E	rom Centerlin		NT/A	Total Canage Fact		NT/A	
Length of l		le	N/A N/A	Total Square Feet Width of Dedicati	on	N/A N/A	
Length of l			N/A	Width of Easemen		N/A	
Pavement '			N/A	Date Deed Is Due		N/A	
VII. Road Openi	ng Permit					N/A	
County Ros	d Name and	4			N	/ Δ	
•	y Road Name				N/		
	of Frontage		-	N/A			
Linear Feet	of New Stree	t		N/A	# of New Driveway	s N/A	
VIII. Approvals	and Other C	onsiderations				N/A	
A. MCME	C.			Required	C. NJDOT	N/A	
B. NJDEI					D. D&RCC	N/A	
Dlanning A	*20	N/A		Fee Submitted		\$1.440.00	
Planning As Revised	Ca	NO NO		Existing # of lots		\$1,440.00 1	
Received		02/15/22		# of New Lots		38	
Number of	Extensions	N/A		Dwelling Units		35	
Total Acres		8.10		Existing Parking S		N/A	
Acres of Op		2.4		Proposed Parking		140	
Census Tra	et#	N/A	_	Proposed Impervi		130,500	
Zone Block#		R-20 5000		SQ. FT . Existing SQ. FT. Proposed		N/A 59,242	
Lot #		220		Land Use	Danamg	79,242 R	
Plans Prepa	red By	Kevin E. Shelly		Land Use Type		SF/T	
Approval				Disapproval			
	Approval		- -	Review			
Void Withdrawal			_	Reconsideration Deed Extension			

Our File # OB-304 2G Poor Farm Road LLC; John Vincenti; 24 Merchant's Way; Suite 109; Colts Neck, NJ 07722 **Applicant:** 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. Chairman County Planning Board Counsel **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

File Date	# e of Action	OB-305 March 8, 2022	Туре	Preliminary			
Applicant: Title Block of Application:		Segme Old Bridge GC, LLC 777 New Durham Road Suite D Edison New Jersey 08817					
		"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					
Prop	oosed Land Use:	Industrial					
Stafi	f Recommendation:	Consent to an exter meeting.	nsion to the April 12, 2022, Development Revi	iew Committee			
I.	Revised Plans and Resolu A. Section 10-6.2 Plat I B. Section 10-7 Design C. Other	Details		N/A N/A N/A			
II.	Performance Guarantee Statutory Auth. N.J.S.A	40:27-6.2	Amount \$	N/A \$0.00			
III.	Drainage Contribution Statutory A Downstream County Dra	Auth. N.J.S.A. 40-27-6.2 ainage Facility:	Amount \$	N/A \$0.00			
IV.	Receipt of a Municipal D			— N/A			
v.	Agreements A. Stormwater Maintena B. Developer's Agreeme C. Future Improvements	nt Agreement		N/A			
VI.	D. Sight Triangle Agree Dedication and Reservat		ght-Of-Way	N/A			
	Distance From Centerli Length of Dedication Length of Easement Pavement Width	ne	Total Square Feet Width of Dedication Width of Easement 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 Stre	<u></u>	White Oak Lane, US. HWY. 9 # of New Driveways				
VIII.	Approvals and Other C	Considerations		N/A			
	A. MCMEC B. NJDEP		C. NJDOT D. D&RCC				
	Planning Area Revised Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block #	N/A n/A 01/25/22 0 245.88 0.00 N/A CI 7000,9000	Fee Submitted Existing # of lots # of New Lots Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building	\$12,095.00			
	Lot # Plans Prepared By	28, 30 4.11, 4.14 42.11 James D. Sens, PLS.	, 41.12 4.13 42.13 42.14				
	Approval Conditional Approval Void Withdrawal		Disapproval Review Reconsideration Deed Extension				
Planr	ning Board Staff Patrick Gorman PP	, AICP, Senior Planner	Engineering Department Staff	Engineer			

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. Chairman

County Planning Board Counsel

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

		Middles	sex County Developm	ent Review Committee			
File :	#	SB-237		Type	Final		
Date of Action March 8, 20 Applicant: Dream Development Title Block of Application: "Preliminary Brunswick 7		· · · · · · · · · · · · · · · · · · ·	March 8, 2022				
		Dream Develo	Developers, LLC; 6 Lavender Drive; Piscataway, NJ 08854 nary & Final Plat-Major Subdivision Tax Map Lot 24.10 Block 93.12 South ck Township Middlesex County, New Jersey" Dated January 27, 2021 and Through September 28, 2021				
		Brunswick To					
Prop	oosed Land Use:	Single Family	Homes				
Staff	Recommendation:		reliminary Subdivisio V-A, VIII-A, VIII-	n Approval; Subject to receipt of t B)	he following:		
I.	Revised Plans and Resolu	tion Deficiencies					
	A. Section 10-6.2 Plat 1		P-Survey		Required		
	B. Section 10-7 Design		.11 Drainage		Required		
	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 A Downstream County Dr		27-6.2	Amount \$	N/A \$0.00		
IV.	Receipt of a Municipal D	Prainage Report			N/A		
v.	Agreements				N/A		
	A. Stormwater Maintena	ance Agreement			Required		
	B. Developer's Agreeme				N/A		
	C. Future Improvements				N/A		
	D. Sight Triangle Agree	ment			N/A		
VI.	Dedication and Reservat	ions of County R	oad Right-Of-Way		N/A		
	Distance From Centerli	ne	N/A	Total Square Feet	N/A		
	Length of Dedication		N/A	Width of Dedication	N/A		
	Length of Easement		N/A	Width of Easement	N/A		
	Pavement Width		N/A	Date Deed Is Due	N/A		
VII.	Road Opening Permit				N/A		
	County Road Name and	#		N/.	A		
	Non-County Road Nam	e	_	N/	A		
	Linear Feet of Frontage Linear Feet of New Stre		N/A	" CM D:	NT/A		
	Linear Feet of New Stre	ei	<u>N/A</u>	# of New Driveways	N/A		
VIII.	Approvals and Other O	Considerations			N/A		
	A. MCMEC		Required	C. NJDOT	N/A		
	B. NJDEP		Required	D. D&RCC	N/A		
	Dlanning Area	N/A		Fee Submitted	\$969.00		
	Planning Area Revised	No		Existing # of lots			
	Received	02/16/22		# of New Lots	7		
	Number of Extensions	N/A	_	Dwelling Units	6		
	Total Acres	16.45		Existing Parking Spaces	N/A		
	Acres of Open Space	10.14	_	Proposed Parking Spaces	12		
	Census Tract # Zone	N/A R-1		Proposed Impervious Coverage	58,419 2,178		
	Block #	93.12	_	SQ. FT . Existing Building SQ. FT. Proposed Building	14,400		
	Lot #	24.10		Land Use	R		
	Plans Prepared By	Sharif H. Aly,		Land Use Type	SF		
	Approval		_	Disapproval Review			
	Conditional Approval Void		-	Reconsideration			
	Withdrawal	_	-	Deed Extension			
-							
Plann	ing Board Staff			gineering Department Staff			
	Alex Zak	rewsky, Principal	Planner		Engineer		

Our File# SB-237 **Applicant:** Dream Developers, LLC; 6 Lavender Drive; Piscataway, NJ 08854 "Preliminary & Final Plat-Major Subdivision Tax Map Lot 24.10 Block 93.12 South Name of Application: 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. Chairman STEVEN D. CAHN, Esq. County Planning Board Counsel **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

		Middles	ex County Dev	velopment Review Committee			
File	#	<u>MO-245</u>		Type	<u>Final</u>		
Date of Action Applicant: Title Block of Application:		March 8, 2022					
		US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690					
		"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)					
Prop	oosed Land Use:	Residential					
Staff	Recommendation:	Final Plat Ap	proval				
I.	Revised Plans and Resolu						
	A. Section 10-6.2 Plat I B. Section 10-7 Design C. Other						
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.2		Amo	ount \$		
III.	Drainage Contribution Statutory A Downstream County Dra		27-6.2	Amo Fresh Ponds Road #4-C-39	ount \$		
IV.	Receipt of a Municipal D	rainage Report					
V.	Agreements A. Stormwater Maintena B. Developer's Agreeme C. Future Improvements D. Sight Triangle Agree	nt Agreement					
VI.	Dedication and Reservati	ions of County Ro	oad Right-Of-	Way			
	Distance From Centerline Length of Dedication Length of Easement Pavement Width			Total Square Feet Width of Dedication			
				Width of Easement Date Deed Is Due			
VII.	Road Opening Permit						
	County Road Name and			Cranbury Road (CR535)			
	County Road Name and Linear Feet of Frontage	#		Rhode Hall Road (CR 522)			
	Linear Feet of New Stree	et		# of New Driveways			
VIII.	Approvals and Other C	Considerations					
	A. MCMEC B. NJDEP			C. NJDOT D. D&RCC			
	Planning Area	N/A		Fee Submitted	\$770.00		
	Revised Received	No 02/04/22	-	Existing # of lots # of New Lots	N/A N/A		
	Number of Extensions Total Acres	0 N/A	_	Dwelling Units	N/A N/A		
	Acres of Open Space	N/A N/A		Existing Parking Spaces Proposed Parking Spaces			
	Census Tract #	N/A		Proposed Impervious Cove			
	Zone Block #	N/A N/A		SQ. FT . Existing Building SQ. FT. Proposed Building			
	Lot #	N/A		Land Use	N/A		
	Plans Prepared By	Juan J. Rodrigue	ez, PLS	Land Use Type	N/A		
	Approval Conditional Approval		-	Disapproval Review			
	Void		<u>.</u>	Reconsideration			
	Withdrawal			Deed Extension	-		
Planr	ing Board Staff Jim Le	ntino, Principal Pla	 anner	Engineering Department Staff _	Engineer		

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. Chairman County Planning Board Counsel 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

		Middlese	ex County Do	evelopment Review Committee			
File Date	# e of Action	MO-245 March 8, 2022		Туре	<u>Final</u>		
App	licant:	US Home Corporation, dba Lennar 2465 Kuser Rd. Hamilton, NJ 08690					
81.00 Mon		81.06, Lot 43 I	Block 81.07 ship, Middle	Adult Community Final Plat Major Subo Lot 20 Block 81.08 Lots 121, 122, 123, sex County, New Jersey T.M. Sheet #79	124, 125 & 126		
Prop	oosed Land Use:	Residential					
Staf	f Recommendation:	Final Plat App	proval				
I.	Revised Plans and Resolu	tion Deficiencies					
	A. Section 10-6.2 Plat I	Details					
	B. Section 10-7 Design C. Other	Standards					
II.	Performance Guarantee						
11.	Statutory Auth. N.J.S.A.	. 40:27-6.2		Amount S	3		
III.	Drainage						
	Contribution Statutory A		27-6.2	Amount S			
	Downstream County Dra	ainage Facility:		Fresh Ponds Road #4-C-39			
IV.	Receipt of a Municipal D	rainage Report					
v.	Agreements						
٠.	A. Stormwater Maintena	ance Agreement					
	B. Developer's Agreeme	•					
	C. Future Improvements						
	D. Sight Triangle Agree	ment					
VI.	Dedication and Reservat	ions of County Ro	oad Right-Of	-Way			
	Distance From Centerli			Total Sayana Foot			
	Length of Dedication	пе		Total Square Feet Width of Dedication			
	Length of Easement			Width of Easement			
	Pavement Width			Date Deed Is Due			
VII.	Road Opening Permit						
	G . B 137			G 1 D 1(GD 505)			
	County Road Name and			Cranbury Road (CR535)			
	County Road Name and Linear Feet of Frontage	#		Rhode Hall Road (CR 522)			
	Linear Feet of New Stre	et		# of New Driveways			
VIII	. Approvals and Other C	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 Number of Extensions	02/04/22		# of New Lots			
	Total Acres	0 N/A	_	Dwelling Units Existing Parking Spaces	N/A 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 # Plans Prepared By	N/A Juan J. Rodrigue		 Land Use Land Use Type			
	i ians fiepateu by	Juan J. Kodrigue	л., 1 L.O	Land Ose Type	IN/A		
	Approval			Disapproval			
	Conditional Approval		<u>.</u>	Review			
	Void		<u>-</u>	Reconsideration			
	Withdrawal			Deed Extension			
Plane	ning Board Staff			Engineering Department Staff			
ı ıalıl		ntino, Principal Pla	anner	Engineering Department Staff	Engineer		
					~		

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. Chairman County Planning Board Counsel 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

		Middlesex County 1	Development Review Committee	
File	#	MO-245	Type	<u>Final</u>
Date of Action		March 8, 2022		
App	Applicant: US Home Corpo		ba Lennar 2465 Kuser Rd. Hamilton, NJ 08	690
Title Block of Application:		81.06, Lot 43 Block 81.0	e Adult Community Final Plat Major Subdiv 7 Lot 20 Block 81.08 Lots 121, 122, 123, 13 lesex County, New Jersey T.M. Sheet #79"	24, 125 & 126
Prop	posed Land Use:	Residential		
Staf	f Recommendation:	Final Plat Approval		
I.	Revised Plans and Resolu	tion Deficiencies		
1.	A. Section 10-6.2 Plat I			
	B. Section 10-7 Design C. Other			
II.	Performance Guarantee			
	Statutory Auth. N.J.S.A	. 40:27-6.2	Amount \$	
III.	Drainage Contribution Statutory A	Auth N I S A 40-27-6 2	Amount \$	
	Downstream County Dr		Fresh Ponds Road #4-C-39	
IV.	Receipt of a Municipal D	Prainage Report		
v.	Agreements			
٠.	A. Stormwater Maintena	ance Agreement		
	B. Developer's Agreeme			
	C. Future ImprovementsD. Sight Triangle Agree	=		
VI.	Dedication and Reservat	ions of County Road Right-C	Of-Way	
	Distance From Centerli	ne	Total Square Feet	
	Length of Dedication		Width of Dedication	
	Length of Easement Pavement Width		Width of Easement Date Deed Is Due	
VII.	Road Opening Permit			
, 220				
	County Road Name and County Road Name and		Cranbury Road (CR535) Rhode Hall Road (CR 522)	_
	Linear Feet of Frontage	TT .	Kliode Hall Road (CR 322)	_
	Linear Feet of New Stre	et	# of New Driveways	
VIII.	. Approvals and Other C	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 N/A	Dwelling Units	N/A
	Total Acres Acres of Open Space	N/A N/A	Existing Parking Spaces Proposed Parking Spaces	N/A N/A
	Census Tract #		Proposed Impervious Coverage	N/A
	Zone	N/A	SQ. FT . Existing Building	N/A
	Block # Lot #	N/A N/A	SQ. FT. Proposed Building Land Use	N/A N/A
	Plans Prepared By	Juan J. Rodriguez, PLS	Land Use Land Use Type	N/A N/A
	Approval		Dicamproval	
	Approval Conditional Approval		Disapproval Review	
	Void		Reconsideration	
	Withdrawal		Deed Extension	
Plant	ning Board Staff		Engineering Department Staff	
		ntino, Principal Planner	66 Farantin 2001	Engineer

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. Chairman County Planning Board Counsel 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

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

Pro	oosed Land Use:	Residential Apartm	ents Rebuild of one of t	the buildings totally destro	oyed by fire
Staf	f Recommendation:	Site Plan Approva Application does n		ounty Road or County di	rainage facility
I.	Revised Plans and Resolu				NT/A
	A. Section 11-6 Site Pla B. Section 11-7 Design				N/A N/A
	C. Other				N/A
TT	Df C				DI/A
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$	N/A \$0.00
	•				
III.	Drainage	d. NICA 40 27 ((Α	N/A \$0.00
	Contribution Statutory A Downstream County Dra		N/A	Amount \$	\$0.00
IV.	Receipt of a Municipal D	rainage Report			N/A
v.	Agreements				N/A
	A. Stormwater Maintena	_			N/A
	B. Developer's Agreeme				N/A
	C. Future Improvements D. Sight Triangle Agree			•	N/A N/A
VI.	Dedication and Reservat		ight Of Way	•	N/A
V 1.		•			
	Distance From Centerli			Square Feet of Dedication	N/A
	Length of Dedication Length of Easement			of Easement	N/A N/A
	Pavement Width			eed Is Due	N/A
VII.	Road Opening Permit				N/A
	County Road Name and		N/A		
	Non-County Road Name	2	N/A	_	
	Linear Feet of Frontage Linear Feet of New Stre	et	N/A # of N	ew Driveways	N/A
VIII	. Approvals and Other (,	N/A
, ,,,,	**				
	A. MCMEC B. NJDEP		N/A C. NJ N/A D. D8	DOT &RCC	N/A N/A
	D. NJDEF		N/A D. Do	KRCC	IN/A
	Planning Area	N/A	Fee Su	bmitted	\$500.00
	Revised	No		g#of lots	1
	Received	02/14/22		ew Lots	0
	Number of Extensions Total Acres	N/A 10.89		ng Units ng Parking Spaces	48 + 6 Additional NA
	Acres of Open Space	0.00		sed Parking Spaces	NA
	Census Tract #	N/A	-	ed Impervious Coverage	35,578
	Zone	LI		: Existing Building	95,570
	Block #	601		T. Proposed Building	1,672
	Lot #	1	Land U	Jse	R
	Plans Prepared By	Gregory S. Oman, PE	Land U	Jse Type	MF
	Approval		Disapp		
	Conditional Approval Void		Reviev	v sideration	
	Withdrawal			Extension	

Our File# CA-SP-157 BRS Bristol Holdings, LLC; 300 Boulevard of the Americas; Suite 104; Lakewood, NJ **Applicant:** 08701 "Preliminary/Final Site Plan for Bristol Station Borough of Carteret Middlesex County Name of Application: 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. Chairman County Planning Board Counsel **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



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.

Date Adopted: 03/08/2022 Date Executed: 03/08/2022



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.

Date Adopted: 03/08/2022 Date Executed: 03/08/2022

File # Date of Action	ED-SP-558 March 8, 2022	Туре	Site Plan				
Applicant:	AAPFED Property, LLC c/o	AAPFED Property, LLC c/o David Steinberg 250 West Nyack, NY 10994					
Title Block of Applicat	-	r Site Plan for AAPFED Property, LLC 484 Plainfield Avenue Township of Edebruary 15, 2022	•				
Proposed Land Use:	Warehouse						
Staff Recommendation	: Grant an extension to the A Committee Meeting.	april 12, 2022 Development Review					
A. Section 11-6 S B. Section 11-7 D							
C. Other							
I. Performance Guar Statutory Auth. N		Amount \$					
	utory Auth. N.J.S.A. 40-27-6.6 nty Drainage Facility:	Amount \$					
V. Receipt of a Munic	ipal Drainage Report						
B. Developer's Ag C. Future Improve D. Sight Triangle	ements Agreement Agreement						
Distance From Control Length of Dedication Length of Easemone Pavement Width	tion	Total Square Feet Width of Dedication Width of Easement Date Deed Is Due					
County Road Nan Non-County Road	ne and #						
Linear Feet of Fro Linear Feet of Ne	ontage w Street	# of New Driveways	<u> </u>				
Approvals and O A. MCMEC B. NJDEP	ther Considerations	C. NJDOT D. D&RCC					
Planning Area Revised Received Number of Extens Total Acres Acres of Open Sp Census Tract # Zone Block # Lot # Plans Prepared By	ace	Fee Submitted Existing # of lots # of New Lots Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type					
Approval Conditional Appro Void Withdrawal	oval	Disapproval Review Reconsideration Deed Extension					

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

File # Date of Action Applicant: Title Block of Application:		HP-SP-44 March 8, 2022	,	Туре	Site Plan
		JSM at Highland Park, LLC C/O Ron Aulenbach 1260 Stelton Road Piscataway, NJ 08854 "Preliminary and Final Major Site Plan <u>Gabrielle Estates</u> Borough of Highland Park Middlesex County, New Jersey Block 3301, Lots 27-75 (Tax Sheet 33)" dated August 24 2020, revised November 19, 2021.			
Prop	oosed Land Use:	Residential			
Staf	f Recommendation:	Conditional Si See (V-A, VIII		Subject to receipt of the follow	ving:
I.	Revised Plans and Resolu A. Section 11-6 Site Pla B. Section 11-7 Design C. Other	n Details			N/A N/A N/A
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$	N/A \$0.00
III.	Drainage Contribution Statutory A Downstream County Dra		7-6.6	Amount \$	N/A \$0.00
IV. V.	Receipt of a Municipal D Agreements A. Stormwater Maintena B. Developer's Agreement C. Future Improvements D. Sight Triangle Agreen	nce Agreement nt Agreement			N/A Required Required
VI. VII.	Dedication and Reservation Distance From Centerlin Length of Dedication Length of Easement Pavement Width Road Opening Permit	ons of County Ro	n/A N/A N/A N/A N/A	Total Square Feet Width of Dedication Width of Easement Date Deed Is Due	N/A N/A N/A N/A N/A N/A
VIII.	County Road Name and Non-County Road Name Linear Feet of Frontage Linear Feet of New Street Approvals and Other Co	t	N/A N/A	buth Sixth Avenue # of New Driveways	1
, 111,	A. MCMEC B. NJDEP	onsider detons	Required N/A	C. NJDOT D. D&RCC	N/A N/A
Plant	Planning Area Revised Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By Approval Conditional Approval Void Withdrawal	N/A N/A 02/14/22 0 4.18 1.49 N/A MF Overlay 3301 25-75 Brad J. Aller, PE	E	Fee Submitted Existing # of lots # of New Lots Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type Disapproval Review Reconsideration Deed Extension	N/A 44,751 Residential Multi-Family
Plann	Conditional Approval Void Withdrawal ning Board Staff	n PP, AICP, Princi		Review Reconsideration Deed Extension	Engineer

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.

CTEVEN D. CAUN. E. ...

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

File # OB-SP-317 **Type** Site Plan March 8, 2022 **Date of Action 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 **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 \$ Ш. Drainage Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ Downstream County Drainage Facility: Receipt of a Municipal Drainage Report Agreements A. Stormwater Maintenance Agreement B. Developer's Agreement C. Future Improvements Agreement D. Sight Triangle Agreement **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 **Road Opening Permit** VII. 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&RCC Planning Area Fee Submitted Existing # of lots Revised 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 SQ. FT. Proposed Building Block # Lot# Land Use Plans Prepared By Land Use Type Disapproval Approval Conditional Approval Review Void Reconsideration Withdrawal **Deed Extension** Planning Board Staff Engineering Department Staff

Engineer

Jim Lentino, Principal Planner

Our File# OB-SP-317 Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837 **Applicant:** 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. 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

County Planning Board Counsel

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 "Preliminary & Final Major Site Plan for Township of Old Bridge Proposed Golf Course Maps **Title Block of Application:** 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) **Revised Plans and Resolution Deficiencies** A. Section 11-6 Site Plan Details L-Details; M-Dedication, P-Survey Required B. Section 11-7 Design Standards .4 Driveway; .7 Sidewalk; .8 Curb; .9 Site Triangle; .10 Utilities; Required .11 Drainage; .12 Traffic C. Other N/A **Performance Guarantee** N/A Statutory Auth. N.J.S.A. 40:27-6.6 \$0.00 Amount \$ III. **Drainage** N/A Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ \$0.00 Downstream County Drainage Facility: N/A Receipt of a Municipal Drainage Report N/A Agreements N/A A. Stormwater Maintenance Agreement Required B. Developer's Agreement N/A C. Future Improvements Agreement N/A D. Sight Triangle Agreement N/A **Dedication and Reservations of County Road Right-Of-Way** TBD Distance From Centerline **TBD** Total Square Feet **TBD** Width of Dedication Length of Dedication TBD TBD Length of Easement TBD Width of Easement TBD Pavement Width Date Deed Is Due TBD **TBD** VII. Road Opening Permit 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 VIII. **Approvals and Other Considerations** N/A A. MCMEC **NJDOT** Required N/A B. NJDEP D&RCC N/A N/A Fee Submitted Planning Area N/A \$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 **Existing Parking Spaces** NA **Total Acres** 216.66 Acres of Open Space Proposed Parking Spaces 108 0.00 N/A 535,352 Census Tract # Proposed Impervious Coverage 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 Land Use Type T. Lam. PE **REC** Approval Disapproval Conditional Approval Review Void Reconsideration Withdrawal Deed Extension Planning Board Staff **Engineering Department Staff** Alex Zakrewsky, Principal Planner Engineer

Alex Zakrewsky

From: Mrunali Shah

Sent: Tuesday, March 1, 2022 12:58 PMTo: Alex Zakrewsky; Linda WeberCc: 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 1st, 2021 and revised through January 20th, 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

http://www.middlesexcountynj.gov/



Our File# OB-SP-318

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

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

Site Plan Staff Report and Resolution

		Middles	ex County Developi	nent Review Committee	
		OB-SP-319 March 8, 2022		Туре	Site Plan
Appl	icant:	Segme Old Bri	dge GC, LLC 777	New Durham Road Suite D Edison	n New Jersey 08817
<u>LLC</u> proposed		<u>LLC</u> proposed	warehouses 9000 j	Plan & Minor Subdivision for Segretary portion of 21.13, 42.11, 42.14 Old ober 5, 2021 revised Decmber 1, 2	Bridge Township
Prop	osed Land Use:	Industrial			
Staff	Recommendation:	Consent to an meeting.	extension to the A	pril 12, 2022, Development Rev	iew Committee
I.	Revised Plans and Resolu A. Section 11-6 Site Pla				N/A
	B. Section 11-7 Design C. Other	Standards			N/A N/A
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$	
III.	Drainage Contribution Statutory A Downstream County Dra		7-6.6	Amount \$	N/A
IV.	Receipt of a Municipal D	rainage Report			N/A
v.	Agreements A. Stormwater Maintena B. Developer's Agreeme C. Future Improvements D. Sight Triangle Agree	nt Agreement			N/A
VI.	Dedication and Reservat	ions of County Ro	ad Right-Of-Way		N/A
	Distance From Centerling Length of Dedication Length of Easement Pavement Width	ne	N/A N/A N/A N/A	Total Square Feet Width of Dedication Width of Easement Date Deed Is Due	N/A N/A N/A N/A
VII.	Road Opening Permit				N/A
	County Road Name and # Non-County Road Name Linear Feet of Frontage Linear Feet of New Street		2,082 N/A	S HWY, 9 White Oak Lane # of New Driveways	
VIII.	Approvals and Other (Considerations			N/A
	A. MCMEC B. NJDEP		N/A N/A	C. NJDOT D. D&RCC	N/A N/A
	Planning Area Revised Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By	N/A No 01/25/22 1 195.21 0.00 N/A CI 9000 29,30,41.12, Tung-To Lam, P	41.13,42.11,42.13 PE	Fee Submitted Existing # of lots # of New Lots Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type	\$20,000.00 1 N/A N/A N/A 0 785 3,095,280 S.F. 0 1,539,392 Industrial Warehouse
	Approval Conditional Approval Void Withdrawal	Zung zo zum, 1		Disapproval Review Reconsideration Deed Extension	- Talellouse

Patrick Gorman PP, AICP, Senior Planner

Engineer

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;

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

File #		<u>OB-SP-320</u>		Type	Site Plan
Date of Action Applicant: Title Block of Application:		March 8, 2022			
		Old Bridge Route 9 BOE Property, LLC 777 New Durham Road Suite D Edison New Jersey 08817 "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 dated October 5, 2021		1, 42.14 Old Bridge Township Mi ember 1, 2021.	ddlesex County, NJ"
Prop	oosed Land Use:	Industrual			
Stafi	f Recommendation:	Consent to an extensi	on to the A	pril 12, 2022, Development Revi	ew Committee
		G			
I.	Revised Plans and Resolu A. Section 11-6 Site Pla				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 A Downstream County Dra			Amount \$	N/A
IV.	Receipt of a Municipal D	rainage Report			N/A
V.	Agreements				N/A
•	A. Stormwater Maintena B. Developer's Agreemer C. Future Improvements D. Sight Triangle Agreer	nt Agreement			
VI.	Dedication and Reservati		t-Of-Wav		N/A
	Distance From Centerlin		•	T-4-1 C F4	
	Length of Dedication		N/A N/A	Total Square Feet Width of Dedication	N/A 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		***	TIMIN O L.I. D. D. I	_
	Non-County Road Name Linear Feet of Frontage		2,082	S HWY, 9 Jake Brown Road	_
	Linear Feet of New Stree	et	N/A	# of New Driveways	1
VIII.	. Approvals and Other C	Considerations			N/A
	A MCMEC		NT/A	C. NJDOT	NI/A
	A. MCMEC B. NJDEP		N/A N/A	C. NJDOT D. D&RCC	N/A 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 Total Acres	<u>1</u> 88.01		Dwelling Units Existing Parking Spaces	N/A
	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	0.47.050
	Block # Lot #	7000/9000 4.11,4.14 41 .13		SQ. FT. Proposed Building Land Use	947,060 Industrial
	Plans Prepared By	4.11,4.14 41.13 Tung-To Lam, PE		Land Use Type	Warehouse
	Approval			Disapproval	
	Conditional Approval			Review	
				Reconsideration	· · · · · · · · · · · · · · · · · · ·
	Void Withdrawal			Deed Extension	

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. Chai

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

File #		NB-EX-163		Туре	Site Plan		
Date	e of Action	March 8, 2022					
App	licant:	Sandford Property, LLC 208 Sandford Street New Brunswick, NJ 08901					
Title Block of Application:		"Site Plan & Use Variance Application Located at <u>208-210 Sandford Street</u> Block 239, Lots 1.01 & 3.01 New Brunswick New Jersey" dated August 9, 2021 revised October 29, 2021.					
Prop	posed Land Use:	Residential					
Staf	f Recommendation:	Exempt Site Placere of imperv		not on a County Road and con	tains less than one		
I.	Revised Plans and Resolu	tion Deficiencies					
_,	A. Section 11-6 Site Pla				N/A		
	B. Section 11-7 Design	Standards			N/A		
	C. Other	-			N/A		
II.	Performance Guarantee				N/A		
11.	Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$	\$0.00		
	,						
III.	Drainage				N/A		
	Contribution Statutory A			Amount \$	\$0.00		
	Downstream County Dra	ainage Facility:	<u>N</u>	/A			
IV.	Receipt of a Municipal D	rainage Report			N/A		
		g F					
V.	Agreements				N/A		
	A. Stormwater Maintena	-			-		
	B. Developer's Agreeme						
	C. Future Improvements D. Sight Triangle Agree	· ·					
	D. Sight Thangle Agree	ment					
VI.	Dedication and Reservat	ions of County Roa	ad Right-Of-Way		N/A		
	Distance From Centerlin	ne <u> </u>	N/A	Total Square Feet	N/A		
	Length of Dedication Length of Easement	-	N/A N/A	Width of Dedication Width of Easement	N/A N/A		
	Pavement Width	-	N/A	Date Deed Is Due	N/A		
	Tuvellent Width	-	17/11	Bute Beed 13 Bue	11//11		
VII.	Road Opening Permit				N/A		
	County Road Name and	#					
	Non-County Road Name		L	ee Avenue & Sandford Street			
	Linear Feet of Frontage						
	Linear Feet of New Stree	et		# of New Driveways	1		
X7TTT	A 1 Odb	N			NT/A		
VIII	Approvals and Other C	onsiderations			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	Return		
	Revised Received	No 02/02/22		Existing # of lots # of New Lots	<u>2</u>		
	Number of Extensions	N/A		Dwelling Units	16		
	Total Acres	0.23		Existing Parking Spaces	0		
	Acres of Open Space	0.00		Proposed Parking Spaces	14		
	Census Tract #	N/A		Proposed Impervious Coverage			
	Zone	R-5A		SQ. FT . Existing Building	N/A		
	Block # Lot #	1.01,3.01		SQ. FT. Proposed Building Land Use	7,744 Residential		
	Plans Prepared By	Ronald Sadowsk	i PE	Land Use Type	Multi-Family		
	Timis Tropared by	Tonara Dadowsk	.,	Land Obe 1 jpe	Main I aimly		
	Approval			Disapproval			
	Conditional Approval			Review			
	Void			Reconsideration			
	Withdrawal			Deed Extension			
Planı	ning Board Staff	nan, PP,AICP, Senio		ngineering Department Staff	Engineer		

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. 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

County Planning Board Counsel



Electronic Plan Review

Proposed New Lots:

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

Prepared by: James Lentino, Principal Planner

N/A

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

File # Date of Action		PA-SP-196 March 8, 2022		Туре	Site Plan	
App	olicant:	Eport Phase II Urban Renewal, LLC One Gatehall Drive Suite 201, Parsippany, NJ 07054				
Title Block of Application:		•	ty of Perth Amboy,	or <u>Bridgeport II</u> Block 430, Lots 1 Middlesex County, New Jersey" of	•	
Pro	posed Land Use:	Industrial				
Staf	f Recommendation:	Consent to an meeting.	extension to the A	pril 12, 2022, Development Rev	iew Committee	
I.	Revised Plans and Resolu A. Section 11-6 Site Pla B. Section 11-7 Design C. Other	n Details				
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$		
III.	Drainage Contribution Statutory A Downstream County Dra		7-6.6	Amount \$		
IV.	Receipt of a Municipal D	rainage Report				
V.	Agreements A. Stormwater Maintena B. Developer's Agreement C. Future Improvements D. Sight Triangle Agreement	nt Agreement				
VI.	Dedication and Reservati	-	ad Right-Of-Way			
	Distance From Centerlin Length of Dedication Length of Easement Pavement Width	ne		Total Square Feet Width of Dedication Width of Easement Date Deed Is Due		
VII.	Road Opening Permit				N/A	
	County Road Name and Non-County Road Name Linear Feet of Frontage	:	1,174 ft.	ate Street (CR. 611)	<u>-</u> -	
VIII	Linear Feet of New Street. Approvals and Other C		N/A	# of New Driveways	2	
V111	A. MCMEC B. NJDEP	onsiderations		C. NJDOT D. D&RCC		
	Planning Area Revised Received	N/A N/A 12/14/21		Fee Submitted Existing # of lots # of New Lots	\$20,000.00 2 0	
	Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By	1 73.88 0.00 N/A S-3A 430 1.02 & 1.03 Greg Omen, PE		Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type	0 0 578 2,298,000 s.f. 728,144 1,043,600 Industrial Warehouse	
	Approval Conditional Approval Void			Disapproval Review Reconsideration		
Plan	Withdrawal ning Board Staff Patrick Gorm	an, PP, AICP, Seni		Deed Extension ngineering Department Staff	Engineer	

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 <u>Bridgeport II</u> 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. Chai

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

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

Prop	oosed Land Use:	Manufacturing/Researc	eh		
Staf	f Recommendation:	Site Plan Approval Application does not a	ndversely aff	ect a County Road or County drai	nage facility
.•	Revised Plans and Resol A. Section 11-6 Site Pl				NI/
	B. Section 11-7 Design				N/2 N/2
	C. Other				N/2
I.	Performance Guarantee			—	N/.
	Statutory Auth. N.J.S.A	40:27-6.6		Amount \$	\$0.00
II.	Drainage				N/A
	Contribution Statutory Downstream County D	Auth. N.J.S.A. 40-27-6.6 rainage Facility:	N/A	Amount \$	\$0.00
V.	Receipt of a Municipal l	Orainage Report			N/2
7 .	Agreements				N/.
-	A. Stormwater Mainten	ance Agreement		_	N/2
	B. Developer's Agreem				N/
	C. Future Improvement D. Sight Triangle Agree	•		_	N/. N/.
Ί .		tions of County Road Right	-Of-Wav	_	N/.
				T-4-1 C F4	
	Distance From Centerl Length of Dedication		N/A N/A	Total Square Feet Width of Dedication	N/ N/
	Length of Easement		N/A	Width of Easement	N/
	Pavement Width		N/A	Date Deed Is Due	N/
ΊΙ.	Road Opening Permit			_	N/
	County Road Name and		N/A		
	Non-County Road Nam		N/A		
	Linear Feet of Frontage Linear Feet of New Stre		N/A N/A	# of New Driveways	N/.
III.	Approvals and Other	Considerations			N/.
	A. MCMEC		N/A	C. NJDOT	N/A
	B. NJDEP		N/A	D. D&RCC	N/.
	Planning Area	N/A		Fee Submitted	\$500.0
	Revised	No		Existing # of lots	·
	Received	02/02/22		# of New Lots	
	Number of Extensions	N/A		Dwelling Units	> T/
	Total Acres Acres of Open Space	45.00		Existing Parking Spaces Proposed Parking Spaces	N/.
	Census Tract #	N/A		Proposed Impervious Coverage	
	Zone	LI-5/BP-1		SQ. FT . Existing Building	N/
	Block #	6201		SQ. FT. Proposed Building	
	Lot #	4.02		Land Use	
	Plans Prepared By	William J. Doran, Archite	ect	Land Use Type	
	Approval			Disapproval	
	Conditional Approval			Review	
	Void Withdrawal			Reconsideration Deed Extension	
	williarawai			Deed Extension	

Our File #	<u>PI-SP-394</u>	
Applicant:	Infinity Biologix; 30 Knightsbridge	e Road; Suit 3; Piscataway, NJ 08854
Name of Application:	"Building 4 - Airgas Tank <u>Infinity</u> Jersey" Dated July 28, 2021	Biologix 30 Knights Bridge Road Piscataway, Ne
WHEREAS the above-no plan approval, and;	oted application has been filed with	n the Middlesex County Planning Board for site
pursuant to Chapter XI of of the County of Middles	the Site Plan Review Resolution an	y Planning Board has reviewed said application and Chapter X of the Land Subdivision Resolution ted to the Development Review Committee eport dated, March 8, 2022, and;
-	ment Review Committee has reviewe onsidered any evidence bearing on sa	ed the staff report, received any comment aid application;
	that the attached Staff report is acc	ent Review Committee of the Middlesex cepted by the Subdivision and Site Plan Review
	encies and containing any required in	in accordance with the Resolution notifying all nstructions and that the Staff send a copy of this
STEVEN D. CAHN, Esq County Planning Board C	-	Chairma 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

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

Propos	ed Land Use:	Car Wash/Vacuums			
Staff R	ecommendation:	Exempt Site Plan			
			n an acre o	f impervious coverage and does no	t adversely affect
		a County road or Cou	ınty draina	ge facility	
. Re	evised Plans and Resolu				
	A. Section 11-6 Site Pl				N/A
	B. Section 11-7 Design C. Other	Standards			N/A N/A
	C. Other				19/7
I. Pe	erformance Guarantee				N/A
	Statutory Auth. N.J.S.A	. 40:27-6.6		Amount \$	\$0.00
	Orainage	4 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			N/A
	•	Auth. N.J.S.A. 40-27-6.6	N/A	Amount \$	\$0.00
	Downstream County Drainage Facility:		1\(\frac{1}{2}\)	1	
V. R	eceipt of a Municipal I	Orainage Report			N/A
0	reements	om o o A omo o · · · · · · · · ·			N/A
	A. Stormwater MaintenB. Developer's Agreemen	•		_	N/A N/A
	C. Future Improvement				N/A
	D. Sight Triangle Agree	•		_	N/A
VI. Do	edication and Reservat	ions of County Road Right	t-Of-Way		N/A
	Distance From Centerly	ne	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. F	Road Opening Permit			_	N/A
	a		37/		
	County Road Name and Non-County Road Nam		N/2 N/2		
	Linear Feet of Frontage		N/A	1	
	Linear Feet of New Stre		N/A	# of New Driveways	N/A
	Approvals and Other (, <u> </u>	N/A
, 111.	Approvais and Other				14/1
	A. MCMEC		N/A	C. NJDOT	N/A
	B. NJDEP		N/A	D. D&RCC	N/A
	71	27/4		7 9 1 1 1	0.500
	Planning Area	N/A No		Fee Submitted	\$670.00
	Revised Received	02/03/22		Existing # of lots # of New Lots	
	Number of Extensions	N/A		Dwelling Units	
	Total Acres	0.63		Existing Parking Spaces	N/A
	Acres of Open Space	0.00		Proposed Parking Spaces	1:
	Census Tract #	N/A		Proposed Impervious Coverage	N/A
	Zone	B-3		SQ. FT. Proposed Position	4,684
	Block # Lot #	439.01		SQ. FT. Proposed Building Land Use	(
	Plans Prepared By	Frank W. Farrell, PE		Land Use Type	
	Approval			Disapproval	
	Conditional Approval			Review	
	Void			Reconsideration	
	Withdrawal			Deed Extension	

Engineer

Alex Zakrewsky, Principal Planner

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-no plan approval, and;	oted application has been filed with	the Middlesex County Planning Board for site			
pursuant to Chapter XI of of the County of Middles	the Site Plan Review Resolution and	Planning Board has reviewed said application d Chapter X of the Land Subdivision Resolution ed to the Development Review Committee port dated, March 8, 2022, and;			
-	ment Review Committee has reviewe onsidered any evidence bearing on sai	ed the staff report, received any comment id application;			
	that the attached Staff report is acc	ent Review Committee of the Middlesex epted by the Subdivision and Site Plan Review			
	encies and containing any required in	in accordance with the Resolution notifying all instructions and that the Staff send a copy of this			
STEVEN D. CAHN, Esq County Planning Board C		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 of Action March Applicant: Hercular Title Block of Application: "Prelim to Beccome."		SY-SP-177 March 8, 2022	<u>.</u>	Туре	Site Plan		
		Hercules, LLC 500 Hercules Road, Wilmington, DE 19808-599					
		to Become Blo	Preliminary/Final Site Plan for <u>Ashland-Hercules</u> Parlin Site Block 43, Lot 1 (Approved Become Block 43, Lot 49) Borough of Sayreville, Middlesex County, New Jersey" ated March 25, 2021 and revised through January 31, 2022				
Proj	posed Land Use:	Industrial					
Staf	f Recommendation:	Conditional S See (I-B, V-A		subject to receipt of the followi	ng:		
I.	Revised Plans and Resolu				N/A		
	A. Section 11-6 Site Plan DetailsB. Section 11-7 Design StandardsC. Other		.11 Drainage		N/A Required N/A		
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$	N/A \$0.00		
III.	I. Drainage Contribution Statutory Auth. N.J.S.A. 40-2 Downstream County Drainage Facility:		27-6.6	Amount \$	N/A \$0.00		
IV.	Receipt of a Municipal D	rainage Report			N/A		
V.	Agreements A. Stormwater Maintena B. Developer's Agreeme C. Future Improvements D. Sight Triangle Agree	nt Agreement			Required		
VI.	Dedication and Reservat	Dedication and Reservations of County Road Right-Of-Way					
	Distance From Centerli Length of Dedication Length of Easement Pavement Width	ne		Total Square Feet Width of Dedication Width of Easement Date Deed Is Due			
VII. Road Opening Peri					N/A		
	County Road Name and Non-County Road Name Linear Feet of Frontage Linear Feet of New Stre	e		# of New Driveways			
VIII	. Approvals and Other C	Considerations			Required		
	A. MCMEC B. NJDEP		Required	C. NJDOT D. D&RCC			
	Planning Area Revised Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block # Lot # Plans Prepared By Approval Conditional Approval Void Withdrawal	N/A No 02/14/22 0 85.75 0.00 N/A Industrial 43 1 Robert J. Curley		Fee Submitted Existing # of lots # of New Lots Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building Land Use Land Use Type Disapproval Review Reconsideration Doed Extension	\$500.00 1 0 N/A N/A 19 52,150 2,025 0 Industrial Manufacturing		
Plani	Withdrawal ning Board Staff		E ₁	Deed Extension ngineering Department Staff			

Engineer

Jim Lentino, Principal Planner

Our File# SY-SP-177

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

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

File # Date of Action Applicant: Title Block of Application:		SY-SP-219 March 8, 2022		Туре	Site Plan		
		Insite Development Partners, LLC 19191 S. Vermont Avenue Suite 680 Torrance, CA 90502					
		"Preliminary and Final Site Plan for <u>Insite Development Partners, LLC</u> 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.					
Proj	posed Land Use:	Industrial					
Staf	f Recommendation:	Consent to an ex	tension to the April 12	2, 2022, Development Review Commi	ttee meeting.		
I.	Revised Plans and Resolu A. Section 11-6 Site Pla B. Section 11-7 Design C. Other	n Details					
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount	\$ \$0.00		
III.	Drainage Contribution Statutory A Downstream County Dra		7-6.6 —	Amount	\$ \$0.00		
IV.	Receipt of a Municipal D	rainage Report					
v.	Agreements A. Stormwater Maintena B. Developer's Agreeme C. Future Improvements D. Sight Triangle Agreen	nt Agreement					
VI.	Dedication and Reservati	ons of County Ro	oad Right-Of-Way				
	Distance From Centerlin Length of Dedication Length of Easement Pavement Width	ne		Total Square Feet Width of Dedication Width of Easement Date Deed Is Due			
VII.	Road Opening Permit						
	County Road Name and Non-County Road Name Linear Feet of Frontage Linear Feet of New Stree			Iain Street (C.R 604) cott Avenue # of New Driveways			
VIII					N/A		
	A. MCMEC B. NJDEP			C. NJDOT D. D&RCC			
	Planning Area Revised Received Number of Extensions Total Acres Acres of Open Space Census Tract # Zone Block #	N/A N/A 12/22/21 2 9.19 0.00 N/A B-3 280, 280.01	· · · · · · · · · · · · · · · · · · ·	Fee Submitted Existing # of lots # of New Lots Dwelling Units Existing Parking Spaces Proposed Parking Spaces Proposed Impervious Coverage SQ. FT . Existing Building SQ. FT. Proposed Building	\$17,627.30 22 0 N/A N/A 91 222,469 s.f. 0 114,182		
	Lot # Plans Prepared By	1.02; 1&2; 1,55-58	,55-58,116-119;1,2, 210-213,306-309	Land Use Land Use Type	Industrial Warehouse		
	Approval Conditional Approval Void Withdrawal			Disapproval Review Reconsideration Deed Extension			
Plan	ning Board Staff Patrick Gorm	an PP, AICP, Seni		ngineering Department Staff	Engineer		

Our File# SY-SP-219

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

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

File # Date of Action Applicant: Title Block of Application:		WO-SP-708		Type	Site Plan		
		March 8, 2022	<u>.</u>				
		589 Central Avenue Associates LLC C/O Mandelbaum & Mandelbaum 354 Eisenhower Parkway, Livingston, NJ 07039					
		•	d Medical Office				
		Block 403.04, Lot 1.01 Tax Map Sheet #63 - Latest Revised 12/31/14 801 Route 1 &					
		,	· · · · · · · · · · · · · · · · · · ·	lge Township Middlesex County,	New Jersey dated		
		October 25, 20	2, revised January	12, 2022.			
Prop	oosed Land Use:	Commercial					
Staff	Recommendation:	See (I-A, I-B,	II, V-A, VII, VIII-	Subject to receipt of the followi C), and attached comments from	•		
I.	Revised Plans and Resolu		ineer (email dated	3/2/2022).			
	A. Section 11-6 Site Pla	an Details			Required		
	B. Section 11-7 Design	Standards			Required		
	C. Other				N/A		
II.	Performance Guarantee Statutory Auth. N.J.S.A.	40:27-6.6		Amount \$	Required TBD		
III.	Drainage				N/A		
	Contribution Statutory A Downstream County Dra		7-6.6 	Amount \$			
IV.	Receipt of a Municipal D	rainage Report			N/A		
V.	Agreements				Required		
	A. Stormwater Maintena				Required		
	B. Developer's Agreeme						
	C. Future ImprovementsD. Sight Triangle Agree	-					
	D. Sight Triangle Agree	ment					
VI.	Dedication and Reservat	ions of County Ro	oad Right-Of-Way		N/A		
	Distance From Centerli	ne	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				Required		
	County Road Name and #		Green Street (C.R. 604)				
	Non-County Road Name	e		ontague Ave. US HWY 1	_ _		
	Linear Feet of Frontage		637 N/A	" CM D	0		
	Linear Feet of New Stre	et	N/A	# of New Driveways	0		
VIII.	Approvals and Other (Considerations			N/A		
	A. MCMEC		N/A	C. NJDOT	Required		
	B. NJDEP		N/A	D. D&RCC	N/A		
	Planning Area	N/A		Fee Submitted	\$840.00		
	Revised	No		Existing # of lots	1		
	Received	01/14/22	= =	# of New Lots	N/A		
	Number of Extensions	1	_	Dwelling Units	N/A		
	Total Acres Acres of Open Space	2.23		Existing Parking Spaces Proposed Parking Spaces	95		
	Census Tract #	0.00 N/A		Proposed Parking Spaces Proposed Impervious Coverage	87,348		
	Zone	R1R		SQ. FT . Existing Building	20,797		
	Block #	403.04		SQ. FT. Proposed Building	3,519		
	Lot #	1.01		Land Use	Commercial		
	Plans Prepared By	Dynamic Engin	eering	Land Use Type	Mixed-Use Retail		
	Approval			Disapproval			
	Conditional Approval		_	Review			
	Void Withdrawal	-	-	Reconsideration Deed Extension			
	11 Iuiuiawai			Deed Datelision			
Planr	ning Board Staff			ngineering Department Staff			
	Patrick Gorn	nan PP, AICP, Sen	ior Planner		Engineer		

 From:
 Mrunali Shah

 To:
 Patrick Gorman; Linda Weber

 Subject:
 RE: Wc.59-708 Utility Plan Comments

 Date:
 Wednesday, March 2, 2022 2:17:41 PM

 Attachments:
 Image002.png

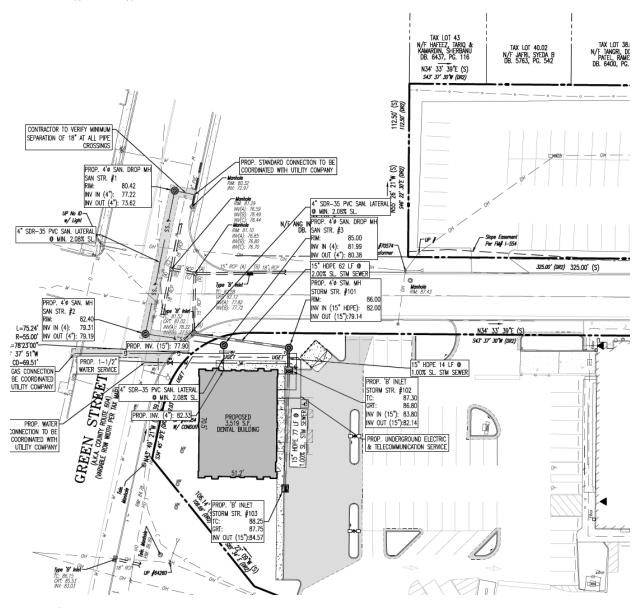
 Importance:
 High

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
mrunaii.shah@co.middlesex.nj.us

http://www.middlesexcountynj.gov/

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 <u>589 Central Avenue Associates, LLC.</u> 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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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