

Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

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



Charles Kenny
Chairperson,
Transportation

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Matthew Vaughn
Chairman

DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board
Development Review Committee

Development Review Committee Meeting
Middlesex County Planning Board
April 12, 2022 3:00 p.m.
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Ms. Gail Lalla, Alternate
Mr. Anthony Panzarino, Designated Alternate for Mr. Ronald Sendner

PLANNING BOARD PRESENT NOT VOTING

County Commissioner Charles Kenny

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, AICP, PP, Senior Planner, Land Management
Mr. Julio Mora, Senior Planner, Land Management
Ms. Michele Norris, Analyst Trainee
Ms. Lilliana Dourado, Clerk I
Ms. Rachel Cohen, Business Engagement Manager
Mr. Joshua Cole, IT Support
Mr. Michael Higgins, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann

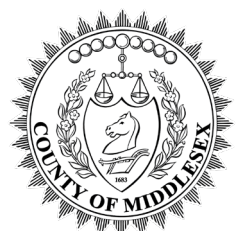
- I. Chairman Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting in accordance with the Open Public Meetings Act. Adequate notice of the meeting's time and place has been provided to the Star Ledger and Home News Tribune newspapers and to the Middlesex County Clerk. Notice has been posted on the community bulletin board at the Middlesex County Administration Building.

Salute to the Flag

Moment of Silence

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

- II. Minutes
Mr. Pollando moved, seconded by Ms. Lalla to approve the Minutes of February 8, 2022, meeting. Motion passed unanimously. The Minutes of March 8, 2022, meeting was distributed for review.
- III. Resolutions to be added- None
- IV. Resolutions to be amended and executed- None



- V. Resolutions to be removed- None
- VI. Open Public Discussion on Resolutions listed on this Agenda Only- None.

Chairman Vaughn made a motion to close the public portion, seconded by Ms. Lalla, seconded by Mr. Greenfeld. Motion passed unanimously. The public portion closed.

VII. Old Business

A. Subdivisions- None

B. Release of Performance Guarantees-

1. Advocare-Mid Jersey Pediatrics, East Brunswick, EB-SP-317- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Pollando, for the return of the performance guarantee.
2. DaVita-Edison, Edison, ED-SP-171- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Pollando, for the return of the performance guarantee.
3. Robert Wood Johnson University Hospital, New Brunswick, NB-SP-127- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Pollando, for the return of the performance guarantee.
4. V & S Amboy Galvanizing, Perth Amboy, PA-SP-155- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Pollando, for the return of the performance guarantee.
5. AAA Self Storage, Piscataway, PI-S-650- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Pollando, for the return of the performance guarantee.
6. PCP Heard Square, LLC, Woodbridge, WO-SP-154- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Pollando, for the return of the performance guarantee.

VIII. New Business

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions)
 - a. Plainfield Rd, Manor Blvd., Broad Ave, Edison, SUB-83- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando. Motion passed unanimously. Decision: Conditional Approval.
 - b. Richicol LLC Minor Subdivision, South Brunswick, SUB-89- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando. Motion passed unanimously. Decision: Conditional Approval.
2. Preliminary Applications (Major Subdivision)
 - a. The Green at Old Bridge, Old Bridge, OB-303- Motion to accept staff



recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: 30-day extension.

- b. Old Bridge, GC, LLC, Old Bridge, OB-305- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Preliminary Subdivision Approval.
- c. Colonial Oaks, South Plainfield, SUB-101- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: 30-day extension.
- d. Subdivision Plan Survey for Jersey Avenue, New Brunswick, NB-48- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Approval.
- e. Madison Estates, Woodbridge, SUB-82- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Approval.

3. Final Applications

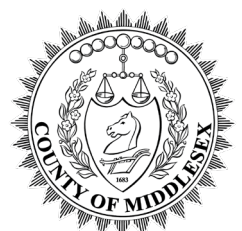
- a. 723 Wood Ave, Edison, ED-SP-541- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Approval.
- b. Matchaponix Estates, Old Bridge, SUB-129- Motion to accept staff recommendations
Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Approval.

B. Site Plans

1. Equinix NY 11, Carteret, CA-SP-158- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Site Plan Approval
2. Popeyes & Burger King- 470 US Route 1, Edison SP-11 - Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Exempt Site Plan.
3. 484 Plainfield Avenue, Edison, ED-SP-558- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision:30-day extension.
4. Fam, Metuchen, SP-114- Mr. Greenfeld advised there was an amended staff report. The package that went out included a staff recommendation to extend the application. Since then, the staff was able to complete the report and now the staff recommendation has been changed to a conditional approval. Chairman Vaughn acknowledged that Mr. Greenfeld had spoken to him about



- this before. Motion to accept staff recommendation made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Approval.
5. NCINJ New Parking Garage, New Brunswick, SP-116- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Approval.
 6. The Green at Old Bridge, Old Bridge, OB-SP-317- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: 30-day extension.
 7. Old Bridge, GC, LLC (site plan), Old Bridge, OB-SP-319- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Site Plan Approval.
 7. Old Bridge Route 9 BOE Property, LLC, Old Bridge, OB-SP-320- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Site Plan Approval.
 8. Bridgeport II, Perth Amboy, PA-SP-196- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Site Plan Approval.
 10. 40 Knightbridge Road, Piscataway, PI-SP-395- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Site Plan Approval.
 11. Crossman Development, Sayreville, SP-112 - Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision:30-day extension.
 12. Insite Development Partners, Sayreville, SY-SP-219- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: 30-day extension.
 13. Bridge Acquisition, LLC, South Brunswick, SP-108 - Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: 30-day extension.
 14. Chemspace US Inc, South Brunswick, SB-SP-387- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: 30-day extension.
 15. Colonial Oaks, South Plainfield, SP-100- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.



Decision: 30-day extension.

16. 165 Ryan Street-South Plainfield, South Plainfield, SP-136- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Approval.

17. Pride Chemical, Woodbridge, SP-90- Motion to accept staff recommendations made by Mr. Greenfeld, seconded by Mr. Pollando.
Motion passed unanimously.
Decision: Conditional Site Plan Approval.

IX. Communications-None

X. Such Other Matters That Have Been Carried And/or Other Issues Of Old Business-None

XI. Public Comments-None

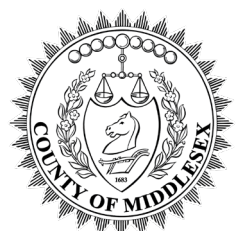
Since there are no public comments to come before the Committee, a motion was made by Mr. Greenfeld to close the public portion of the meeting, seconded by Mr. Pollando. Motion carried unanimously.

Chairman Vaughn asked if Mr. Greenfeld to speak about the passing of Tony Gabilonghi. Mr. Greenfeld shared that Tony was remembered by staff as the nicest guy. Staff are upset about his passing. Tony Gabilonghi gave his monthly report at the Planning Board each month up until his retirement last year. Please check your e-mail about the funeral arrangements. Commissioner Kenny shared that Tony Gabilonghi was a good person. He served the county for more than 35 years. Chairman Vaughn extended condolences from the Planning Board to his family and the office.

XII. Adjournment

Mr. Greenfeld made a motion to adjourn the meeting, seconded by Mr. Pollando. Motion passed unanimously.

Respectfully submitted,
Michele Norris
Analyst Trainee



Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

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



Charles Kenny
Chairperson,
Transportation

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Matthew Vaughn
Chairman

DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board
Development Review Committee

Development Review Committee Meeting
Middlesex County Planning Board
May 10, 2022, 3:00 p.m.
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Sendner, PE, County Engineer
Mr. Jason Freidman, Alternate

PLANNING BOARD PRESENT NOT VOTING

County Commissioner Charles Kenny
Ms. Gail Lalla
Mr. Sam Khan

STAFF PRESENT

Wendy Wiebalk, Esq., Planning Board Counsel, Designated Alternate for Steve Cahn, Esq.
Linda Weber, AICP, PP, Supervising Planner, Land Management
Mr. Alex Zakrewsky, Principal Planner, Land Management
Mr. Julio Mora, Senior Planner, Land Management
Ms. Michele Norris, Analyst Trainee
Ms. Lilliana Dourado, Clerk I
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
Mr. Andrew Lappitt, Principal Planner Transportation
Ms. Jasmine Grossman, MCRP, LEED Green Assoc., Senior Planner, Transportation and Mobility
Ms. Rachel Cohen, Business Engagement Manager
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann
Lori Jordan
Chung Lee



Development Review Committee
Minutes of May 10, 2022

Ken Hausman, PE
Daniel Sehnol, PE
Nick Fagan

- I. Chairman 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. Adequate notice of the meeting's time and place has been provided to the Star Ledger and Home News Tribune newspapers and to the Middlesex County Clerk. Notice has been posted on the community bulletin board at the Middlesex County Administration Building.

Salute to the Flag

Moment of Silence

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

- I. Minutes
Mr. Greenfeld moved, seconded by Mr. Pollando to approve the Minutes of March 8, 2022, meeting. Motion passed unanimously. The Minutes of April 12, 2022, meeting was distributed for review.
- II. Resolutions to be added- None
- III. Resolutions to be amended and executed- None
- IV. Open Public Discussion on Resolutions listed on this Agenda Only-

Chairman Vaughn explained if anyone in the public wanted to speak about agenda items only on this agenda they can stand, give the item you want to speak on, their name, address and you have five minutes. Mr. Greenfeld further explained to the audience that if anyone in the public wanted to speak on a resolution on the agenda this would be the one public comment period prior to that vote on that item.

Mr. Nick Fagan, 42 Edgewood Road, Edison, spoke about the Links at Edison. I am a neighbor of the proposed plan at Links at Edison. The property is on Plainfield Road. We want you to examine the 50 feet county road setback. He believes the setback is 35 feet in the plan. He believes the setback should be 50 feet. He also encouraged questions to be asked about traffic, level of service and left turns out of the facility. He said the driveway if built as proposed will not operate properly and will cause problems on County Road #531. He asked if the applicant could correct these issues so the County Road can operate correctly.



Chairman Vaughn asked Mr. Greenfeld if he had any questions. Mr. Greenfeld shared that staff will provide some explanations on the items Mr. Fagan discussed after all members of the public spoke.

Mr. Ken Hausman, PE, 24 Mayling Court, Edison, spoke about the Links at Edison. I am an Edison resident and a professional traffic engineer. He has reviewed the previous submittal and questioned the traffic analysis. He asserted the traffic study was done on a different road. He believes the traffic analysis misstates the traffic conditions. The area is congested every day. He questioned where the traffic study was completed. He asked to postpone the decision until left turns from the driveway on this site can be reviewed as this impacts all residents using Plainfield Road. He asked if a caveat be placed on the decision.

Ms. Lori Jordan, 10 Golf Road, Edison, spoke about the Links at Edison. She explained Plainfield Road is a highly congested road that she travels daily. There is a dip or slope on the road that impedes how far a drive can see. A child on a bicycle was hit on this road about nine months ago near the school. This road is dangerous, and this development will increase the number of cars in and out on this very dangerous part of Plainfield Road. She encouraged another traffic analysis be completed. Please make the right assessment so our neighborhood is protected against speed, heavy traffic and that no more children are hit while on their bicycles.

Mr. Chung Lee, 16 Oak Grove Lane, Edison, spoke about the Links at Edison. I am neighbor of the property. The traffic engineer who reported traffic report did not even reference the accident of the child on the bicycle. Safety is a top priority here.

Chairman Vaughn motioned to close the public portion. Mr. Pollando motioned, seconded by Mr. Freidman. Motion passed unanimously. The public portion closed. Mr. Greenfeld thanked the residents for coming out to today to show their interest in this application. Mr. Greenfeld explained the item of setback is strictly a municipal zoning issue and is outside of the County jurisdiction.

Mr. Sendner, County Engineer, reviewed the site plan, it was a restaurant and now it will be at least sixteen houses. The level of service is a C or D, which is tolerable. The level of service in on the left is A, which is fine. Sight distance was reviewed. He acknowledged the sag curb and said it was reviewed and is tolerable and acceptable. Sidewalks will be included along the entire frontage for pedestrians and bicyclists. Bicycles can be walked along the frontage. No was no significant difference between the restaurant and this development. The County strictly looks at traffic and drainage of the site plan, what gets approved interior is municipal. Mr. Greenfeld asked about the traffic report comments that the traffic report was done on a different road. Mr. Sendner explained he would have to look at that further.

Mr. Greenfeld said his recommendation would be to accept staff recommendations with a caveat that it is subject to showing that the driveway operates satisfactorily with the County Road and the County



Road operates satisfactorily with the driveway. Chairman motioned to approve the staff recommendations with the additional recommendations as stated. Chairman Vaughn asked if there were any questions and if the Board was satisfied. There were no questions. Pollando motioned to approve staff recommendations with the additional recommendations as stated, seconded by Mr. Freidman. Chairman Vaughn asked for a roll call. Michele Norris completed roll call. Motion passed.

V. Old Business

A. Subdivisions- None

B. Release of Performance Guarantees-

1. Toll JM EB Residential Urban Renewal, East Brunswick, EB-SP-4- In accordance with the staff's recommendation, Mr. Pollando moved, seconded by Mr. Greenfeld, for the return of the performance guarantee.
2. McDonald's, Edison, ED-SP-77- In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
3. Proposed Hotel Building, Edison, ED-SP-494- In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
4. 723 Wood Avenue, Edison, ED-541- In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
5. Middlesex Residential Urban Renewal, LLC, Middlesex, MX-SP-82 - In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
6. Joy Transport, LLC, Middlesex, MX-SP-95- In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
7. 822 Lincoln, LLC, Middlesex, MX-SP-100- In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
8. Barclay Brook Estates, Monroe, MO-213- In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.



9. 251 Docks Corner Rd (Site), Monroe, MO-SP-228 - In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.
10. 581 Main Street, LLC, Woodbridge, WO-SP-107 - In accordance with the staff's recommendations, Mr. Pollando moved, seconded by Mr. Friedman, for the return of the performance guarantee.

VIII. New Business

A. Subdivisions-

1. Sketch Plats (Minor Subdivision)- None
2. Preliminary Applications (Major Subdivision) –
 - a. The Green at Old Bridge, Old Bridge, OB-SP-303- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: 30-day extension.
 - b. Colonial Oaks, South Plainfield, SUB-101- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Approval.
3. Final Applications-
 - a. 36 Haypress Road, South Brunswick, SUB-168- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Approval.
 - b. 1145 Foster Avenue, South Plainfield, SUB-155- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Approval.

B. Site Plans-



Development Review Committee
Minutes of May 10, 2022

1. EVOX NJ Brunswick 9 LLC, East Brunswick, SP-142 –
(Note: A motion was made and approved to accept staff recommendations, however a staff report was not included in the packet. This application was to have been removed from the agenda because it was deemed incomplete.)

2. 740 Old Post Rd-American Outdoor Advertising, LLC, Edison, SP-135- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Approval.

3. The Links at Edison, Edison, SP-148- Motion to accept staff recommendations with a caveat that it is subject to showing that the driveway operates satisfactorily with the County Road and the County Road operates satisfactorily with the driveway. The motion was made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Conditional Approval

4. 484 Plainfield Avenue, Edison ED-SP-558- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Conditional Approval

5. Gordon-Liberty Street, Metuchen, SP-149- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Exempt Site Plan.

6. Guru Nanak Sikh Heritage, Monroe, SP-156- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Exempt Site Plan.

7. The Green at Old Bridge, Old Bridge, OB-SP-317- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: 30-day extension.

8. Crossman Development, Sayreville, SP-112- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: 30-day extension.



9. Insite Development Partners, Sayreville, SY-SP-219- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Conditional Approval.

10. Bridge Acquisition, LLC, South Brunswick, SP-108- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: 30-day extension.

11. Chemspace US Inc., South Brunswick, SB-SP-387- Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Decision: Conditional Site Plan Approval.

12. Colonial Oaks, South Plainfield, SP-100 - Motion to accept staff recommendations made by Mr. Pollando, seconded by Mr. Friedman.
Motion passed unanimously.
Decision: Conditional Approval.

IX. Communications-None.

X. Such Other Matter That Have Been Carried And /Or Other Issues Of Old Business- None

XI. Public Comments-

Chairman Vaughn explained that this second portion of the agenda that the public has the opportunity to speak on any item, not just on agenda items. Please give your name, address, and the subject matter for you wish to speak, and you have five minutes. Mr. Nick Fagan, 42 Edgewood Road, Edison, spoke again. He thanked the board for the courtesy of listening to the group.

Mr. Freidman motioned to close the public comment portion, seconded by Mr. Pollando, motion carried unanimously.

XII. Adjournment-

Mr. Pollando moved to adjourn the meeting, seconded by Mr. Freidman. Motion carried unanimously.

Respectfully submitted,
Michele Norris
Analyst Trainee



DRC STAFF REPORT – 5/6/2022

Project Name: The Links at Edison
 Municipality: EDISON
 MCOP File #: SP-148
 Type of Application: Site Plan
 Proposed Use: Residential
 Proposed Square Footage: N/A
 Total Housing Units: 16
 Proposed New Lots: N/A
 Prepared by: Linda B. Weber, AICP, PP, Supervising Planner

Plan Title: Preliminary and Final Site Plan The Links – At Edison, Tax Lot 16-B-2 Block 557, 222 Plainfield Road, Edison Township, dated April 14, 2021, revised to April 11, 2022, prepared by Morgan engineering and surveying

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:

Department		Reviewer Comments
1	General Engineering	See the May 4, 2022 email from the County Surveyor, Joe Donato, regarding the provided survey submission. The entire proposed sidewalk must be within the public ROW.
2	General Engineering	Plainfield Road is known as CR 531. Indicate the same on the revised plan set.
3	General Engineering	The site plan shows proposed 5' wide sidewalk, curbing. 4" curb face is preferable.
4	General Engineering	Provide a trench drain at the proposed driveway near the crosswalk area and provide a Reinforced concrete pipe connection from the trench drain to the existing inlet.
5	General Engineering	Provide signed and sealed drainage certification.
6	General Engineering	Provide 2 ADA curb ramps with detectable warning surfaces at the proposed driveway.
7	General Engineering	Provide one ADA curb ramp with a detectable warning surface along the applicant’s property frontage for pedestrians to cross Plainfield Avenue at Broad Avenue.
8	General Engineering	The proposed utility connection for water and sanitary connection within the County's ROW must be labeled on the utility plan. Follow County standard trenching detail and include them in the cost estimate.

9	General Engineering	Clearly show the dimension of the sight distance at the proposed driveway on the site plan as per AASHTO requirements.
10	General Engineering	Provide necessary County, NJDOT/PROWAG standard details for all the work being proposed within the County's ROW.
11	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.

Middlesex County Planning Board

Development Review Committee

MEMORIALIZATION OF RESOLUTION

Application: The Links at Edison
Plan Title: Preliminary and Final Site Plan The Links – At Edison, Tax Lot 16-B-2 Block 557,
222 Plainfield Road, Edison Township, dated April 14, 2021, revised to April 11,
2022, prepared by Morgan engineering and surveying
DRC Meeting: 05/10/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board'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 05/06/2022; 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 Development Review Committee with the caveat that it is subject to showing that the driveway operates satisfactorily with the County Road and the County Road operates satisfactorily with the driveway.

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: 05/10/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/2/2022

Project Name: Rivendell Lights
Municipality: Edison Township
MCOP File #: SUB-200
Type of Application: Minor Subdivision
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 2
Prepared by: Julio Mora, Senior Planner

Plan Title: "Rivendell Lights, Block 3.02 (Formerly Block 3-B), Lots 18, 19, & 21, Township of Edison, Middlesex County, New Jersey". Dated April 8, 2022.

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

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Rivendell Lights

Plan Title: "Rivendell Lights, Block 3.02 (Formerly Block 3-B), Lots 18, 19, & 21, Township of Edison, Middlesex County, New Jersey". Dated April 8, 2022.

DRC Meeting Date: 06/14/2022

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 06/02/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/9/2022

Project Name: The Hub/NBPA Subdivision - Minor Subdivision Plan
Municipality: New Brunswick City
MCOP File #: SUB-187
Type of Application: Minor Subdivision
Proposed Use: Other
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 2
Prepared by: Julio Mora, Senior Planner

Plan Title: "Minor Subdivision Plan: NBPA Subdivision, Proposed Block No. 17.01, Lot Nos. 1.02 & 1.03, Block No. 17, Lot No. 1.01, Block No. 18, Lot Nos. 4.01, 11.02, & 19.01, Tax Map Sheet No. 36, City of New Brunswick, Middlesex County, New Jersey". Dated January 19, 2022, Revised April 21, 2022.

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

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: The Hub/NBPA Subdivision - Minor Subdivision Plan
Plan Title: "Minor Subdivision Plan: NBPA Subdivision, Proposed Block No. 17.01, Lot Nos. 1.02 & 1.03, Block No. 17, Lot No. 1.01, Block No. 18, Lot Nos. 4.01, 11.02, & 19.01, Tax Map Sheet No. 36, City of New Brunswick, Middlesex County, New Jersey". Dated January 19, 2022, Revised April 21, 2022.
DRC Meeting Date: 06/14/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board'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 06/09/2022; 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: 06/14/2022

Date Executed: 06/14/2022

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-303 **Type** Preliminary Sub.
Date of Action June 14, 2022

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

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

Proposed Land Use: Mixed Use

Staff Recommendation: **Grant an extension to the July 12, 2022 Development Review Committee Meeting**

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee N/A

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

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

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

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

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

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

VII. Road Opening Permit N/A

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

VIII. Approvals and Other Considerations N/A

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

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

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

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-303

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

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

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 14, 2022, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

DATE ADOPTED: June 14, 2022
DATE EXECUTED: June 14, 2022



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

DRC STAFF REPORT – 6/10/2022

Project Name: 2020077 587-591 Roosevelt Avenue
Municipality: CARTERET
MCOP File #: SP-137
Type of Application: Site Plan
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: 27
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary & Final Site Plan Cover Sheet No. 587-591 Roosevelt Avenue Lots 12, 13, & 14, Block 5806 Borough of Carteret Middlesex County New Jersey" Dated August 9th, 2021, and Revised Through May 9, 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:

Department		Reviewer Comments
1	Engineer	There is existing street parking along Roosevelt Avenue which will conflict with the proposed driveway. Need an ordinance from Carteret to remove parking. Also, the driveway is too close to the existing traffic signal. It needs to be 5' away from the side property line. The proposed driveway location is in question.
2	General Engineering	County's consultant review regarding the provided survey is pending and shall be attached once received.
3	General Engineering	Roosevelt Avenue is also known as CR 602. It must be indicated on the revised plan.
4	General Engineering	Indicate replacement of 2 ADA curb ramps with detectable warning surfaces at the intersection of Roosevelt Avenue and Pershing Avenue on the site plan.
5	General Engineering	Install appropriate pedestrian signage and a mirror for a safe pedestrian crossing at the driveway to alert vehicles.
6	General Engineering	The Layout and Dimension plan shows sight distances at the intersection and proposed driveway. Remove existing trees from the sight distance area. Landscaping plan is not included in this package. The county does not allow trees within the County's ROW. A maintenance agreement will be required for trees located within the County's ROW.
7	General Engineering	Are there any proposed drainage or utility connections within the County's ROW? Please confirm.

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

8	General Engineering	The entire sidewalk, driveway and ADA curb ramps at the intersection of Roosevelt Avenue/Pershing Avenue must meet current ADA standards.
9	General Engineering	ROW line needs to be indicated clearly on the survey drawing and on the site plan. The entire sidewalk must be within the public ROW.
10	Planners	Submit cost estimate - The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.
11	Planners	ROW required - A right-of-way dedication is required along the County Road that includes the existing and required improvements with a 2'-5' buffer. The right-of-way dedication must be indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
12	Planners	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 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 the appropriate Counsel for Middlesex County. 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 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." https://middlesex-nj-us.avolvecloud.com/ProjectDoxWebUI/Project/Index?ProjectID=90&tab=correctionsTab#
13	Planners	Submission to this office of a performance guarantee for acceptance by the Board of Commissioners. This guarantee is to cover the construction of required improvements along the County Road. The amount of the guarantee will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.
14	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the County Right-of-Way and/or any specific area under Middlesex County's jurisdiction. All other conditions must be completed before a Road Opening Permit will be issued.

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: 2020077 587-591 Roosevelt Avenue

Plan Title: "Preliminary & Final Site Plan -Proposed Multi-Family Building- No. 587-591 Roosevelt Avenue Lots 12, 13 & 14, Block 5806 Tax Map Sheet No. 58 Borough of Carteret Middlesex County New Jersey" Dated August 9, 2021 and Revised through May 9, 2022

DRC Meeting Date: 06/14/2022

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 06/08/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 5/31/2022

Project Name: NDK Realty LLC
Municipality: EAST BRUNSWICK
MCOP File #: SP-195
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 5000.00
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "NDK Realty LLC Proposed Chick-Fil-A Block 32, Lots 10 & 11 371 & 377 N.J.S.H. Route 18 Township of East Brunswick, Middlesex County, New Jersey" Dated May 18, 2022

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

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: NDK Realty LLC

Plan Title: "NDK Realty LLC Proposed Chick-Fil-A Block 32, Lots 10 & 11 371 & 377 N.J.S.H. Route 18 Township of East Brunswick, Middlesex County, New Jersey" Dated May 18, 2022

DRC Meeting Date: 06/14/2022

WHEREAS the above application has been submitted to the Middlesex County Planning Board'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 05/31/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 5/23/2022

Project Name: Edison Car Wash
Municipality: EDISON
MCOP File #: SP-130
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2884.00
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: James Lentino, Principal Planner

Plan Title: "Preliminary and Final Major Site Plan for Team Car Wash Proposed Car Wash Block 265-AA, Lots 43-M & 44H 801 New Jersey State highway Route US 1 Township of Edison, Middlesex County, New Jersey" dated March 25, 2022 and revised through April 22, 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: Edison Car Wash

Plan Title: "Preliminary and Final Major Site Plan for Team Car Wash Proposed Car Wash Block 265-AA, Lots 43-M & 44H 801 New Jersey State highway Route US 1 Township of Edison, Middlesex County, New Jersey" dated March 25, 2022 and revised through April 22, 2022

DRC Meeting Date: 06/14/2022

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 05/23/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 5/26/2022

Project Name: Proposed City MD and Retail Store
Municipality: EDISON
MCOP File #: SP-197
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 8300.00
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: James Lentino, Principal Planner

Plan Title: "Preliminary and Final Site Plan for Crown Retail Services Inc. Proposed City MD and retail Store Block 172, Lot 1.01 Tax Map Sheet #33; Latest Rev. Dated 7/20/2017 NJSH Route 1 & East Side Avenue Township of Edison, Middlesex County, New Jersey" dated May 2, 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: Proposed City MD and Retail Store

Plan Title: "Preliminary and Final Site Plan for Crown Retail Services Inc. Proposed City MD and retail Store Block 172, Lot 1.01 Tax Map Sheet #33; Latest Rev. Dated 7/20/2017 NJSH Route 1 & East Side Avenue Township of Edison, Middlesex County, New Jersey" dated May 2, 2022

DRC Meeting Date: 06/14/2022

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 05/26/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 5/27/2022

Project Name: Gordon - Middlesex Avenue
Municipality: METUCHEN
MCOP File #: SP-151
Type of Application: Site Plan
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: 20
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Site Plan Prepared for: 20 Unit Apartment Building Lots 39, 41 & 43 in Block 113 581-587 Middlesex Avenue Situated in: Borough of Metuchen Middlesex County, New Jersey" Dated February 10, 2021 and Revised Through February 8, 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: Gordon - Middlesex Avenue

Plan Title: "Site Plan Prepared for: 20 Unit Apartment Building Lots 39, 41 & 43 in Block 113 581-587

Middlesex Avenue Situated in: Borough of Metuchen Middlesex County, New Jersey" Dated February 10, 2021 and Revised Through February 8, 2022

DRC Meeting Date: 06/14/2022

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 05/27/2022; 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: 06/14/2022

Date Executed: 06/14/2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-317 **Type** Site Plan
Date of Action June 14, 2022

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

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

Proposed Land Use: Mixed Use

Staff Recommendation: **Grant an extension to the July 12, 2022 Development Review Committee Meeting**

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

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

IV. Receipt of a Municipal Drainage Report

V. Agreements

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

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

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

VII. Road Opening Permit

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

VIII. Approvals and Other Considerations

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

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

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

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-317

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

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

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 14, 2022, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

DATE ADOPTED: June 14, 2022
DATE EXECUTED: June 14, 2022

DRC STAFF REPORT – 5/26/2022

Project Name: The Vista At Old Bridge
Municipality: Old Bridge Township
MCOP File #: SP-179
Type of Application: Site Plan
Proposed Use: Residential
Proposed Square Footage: 96,559 Square feet
Total Housing Units: 73 Units
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Site Plan For The Vista At Old Bridge, Block 2000, Lot 79.11, Tax Map Sheet 20, Township of Old Bridge, Middlesex County, New Jersey". Dated June 25, 2019, Revised May 2, 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:

Department		Reviewer Comments
1	Planners	Proof of approval from the Middlesex County Mosquito Extermination Commission.
2	Planners	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.
3	Planners	<p>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.</p> <p>The following clause must also be placed on all revised site plans 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."</p>

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

4	Mosquito Commission	Submission of a maintenance plan as required in the NJDEP's "Stormwater Best Management Practices" manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance.
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Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: The Vista At Old Bridge

Plan Title: "Preliminary and Final Major Site Plan For The Vista At Old Bridge, Block 2000, Lot 79.11, Tax Map Sheet 20, Township of Old Bridge, Middlesex County, New Jersey". Dated June 25, 2019, Revised May 2, 2022.

DRC Meeting Date: 06/14/2022

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 05/26/2022; 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: 06/14/2022

Date Executed: 06/14/2022

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

DRC STAFF REPORT – 6/2/2022

Project Name: Piscataway Park
Municipality: Piscataway Township
MCOP File #: SP-132
Type of Application: Site Plan
Proposed Use: Office Addition
Proposed Square Footage: 675 square feet
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Piscataway Park, Preliminary and Final Site Plan, Lots 1, 1.04, & 1.05, Block 1601, Piscataway Township, Middlesex County, New Jersey". Dated March 15, 2022. Revised May 17, 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:

Department		Reviewer Comments
1	General Engineering	County's consultant review regarding the provided survey is pending and shall be attached once received. The entire sidewalk must be within the public ROW. Provide ROW dedication/easement near the South side of the property line along with lot 1.05.
2	General Engineering	New Brunswick Avenue is a CR 647. Clearly indicate the same on the site plan.
3	General Engineering	The site plan needs to show the entire property frontage on New Brunswick Avenue. Clearly show existing curb ramps located on New Brunswick Avenue along the applicant's property frontage.
4	General Engineering	The existing sidewalk along the applicant's property frontage must meet current ADA standards. Any non-ADA-compliant sidewalk must be replaced with the new one as per the current County standards.
5	General Engineering	All the ramps at driveways/public streets must meet current ADA standards. All the crossings must be barrier-free. Provide proper ADA curb ramps with detectable warning surfaces on all the side streets.
6	General Engineering	No proposed drainage or utility connections are proposed within the County's ROW. Please confirm.
7	General Engineering	Provide intersection sight distances for Royal Drive and Princeton Road as per AASHTO. No trees are allowed within the sight distance area.
8	General Engineering	All inlets must meet current stormwater regulations. Must be bicycle-safe grates and eco heads.
9	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.

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

10	Planners	A right-of-way dedication is required along the County Road that includes the existing and required improvements with a 2- to 5- foot buffer. The right-of-way dedication must be indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
11	Planners	The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way, which shall include but may not be limited to ADA Certification of the existing sidewalk. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.
12	Planners	All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Boards Development Review webpage of the Middlesex County Website for links to the current details.
13	Planners	Intersection Sight Triangles shall be established in accordance with the current AASHTO Geometric Design of Highways and Streets, Chapter 9, Intersections, Intersection Sight Distances. High Volume Commercial/Industrial Driveway, sight triangles shall be established using the same criteria as intersection sight triangles.
14	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction of New Brunswick Avenue County Route # 647. The applicant shall apply for the permit at the Middlesex County Office of Public Works located at 97 Apple Orchard Lane in North Brunswick.

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Piscataway Park

Plan Title: "Piscataway Park, Preliminary and Final Site Plan, Lots 1, 1.04, & 1.05, Block 1601, Piscataway Township, Middlesex County, New Jersey". Dated March 15, 2022. Revised May 17, 2022.

DRC Meeting Date: 06/14/2022

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 06/02/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/6/2022

Project Name: Epic Management, Inc.
Municipality: PISCATAWAY
MCOP File #: SP-150
Type of Application: Site Plan
Proposed Use: Industrial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: James Lentino, Principal Planner

Plan Title: "Epic Management, Inc. Preliminary and Final Site Plan Lot 1.05 Block 813 Piscataway Township Middlesex County New Jersey" dated March 27, 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: Epic Management, Inc.

Plan Title: "Epic Management, Inc. Preliminary and Final Site Plan Lot 1.05 Block 813 Piscataway Township Middlesex County New Jersey" dated March 27, 2022

DRC Meeting Date: 06/14/2022

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 06/06/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 5/24/2022

Project Name: 225 Old New Brunswick Road (#PI-SP-388)
Municipality: Piscataway Township
MCOP File #: SP-172
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 99000.00
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "225 Old New Brunswick Road, Preliminary and Final Site Plan, Lot 1, Block 4701, Piscataway Township, Middlesex County, New Jersey". Dated October 19, 2021.

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

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: 225 Old New Brunswick Road (#PI-SP-388)

Plan Title: "225 Old New Brunswick Road, Preliminary and Final Site Plan, Lot 1, Block 4701, Piscataway Township, Middlesex County, New Jersey". Dated October 19, 2021.

DRC Meeting Date: 06/14/2022

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 05/24/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/8/2022

Project Name: Crossman Development/Fulton's Landing
Municipality: SAYREVILLE
MCOP File #: SP-112
Type of Application: Site Plan
Proposed Use: Industrial
Proposed Square Footage: 1,780,590
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Linda Weber, AICP, PP, Supervising Planner

Plan Title: Preliminary and Final Site Plan, Crossman Development, Borough of Sayreville, Block 249, Lot 1; Block 250, Lot 1; Block 251, Lot 1, dated February 12, 2021, revised through February 18, 2022, prepared by Menlo Engineering Associates.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **30-day Extension**

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Crossman Development/Fulton's Landing
Plan Title: Preliminary and Final Site Plan, Crossman Development, Borough of Sayreville, Block 249, Lot 1; Block 250, Lot 1; Block 251, Lot 1, dated February 12, 2021, revised through February 18, 2022, prepared by Menlo Engineering Associates
DRC Meeting: 06/14/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board'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 06/08/2022; 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 Development 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
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: 06/14/2022
Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/10/2022

Project Name: Sayrebrook Veterinary Hospital
 Municipality: SAYREVILLE
 MCOP File #: SP-157
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 456.00
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: James Lentino, Principal Planner

Plan Title: "Minor Site Plan for Sayrebrook Veterinary Hospital Situated in Borough of Sayreville Middlesex County, New Jersey" dated October 26, 2021

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:

Department		Reviewer Comments
1	Engineer	County's consultant review regarding the provided survey is pending and shall be attached once received. Provide ROW dedication for the future sidewalk. Consider ROW dedication minimum of 2' behind the proposed sidewalk.

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Sayrebrook Veterinary Hospital

Plan Title: "Minor Site Plan for Sayrebrook Veterinary Hospital Situated in Borough of Sayreville Middlesex County, New Jersey" dated October 26, 2021

DRC Meeting Date: 06/14/2022

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 06/10/2022; 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: 06/14/2022

Date Executed: 06/14/2022

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

DRC STAFF REPORT – 6/10/2022

Project Name: 101 Main Street - South Amboy
Municipality: SOUTH AMBOY CITY
MCOP File #: SP-122
Type of Application: Site Plan
Proposed Use: Industrial
Proposed Square Footage: 266,656 sq ft warehouse
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Linda Weber, AICP, PP, Supervising Planner

Plan Title: Preliminary and Final Major Site Plan for SA 101 Main Street Urban Renewal, LLC, Proposed Warehouse, Block 160, Lot 1, City of South Amboy, dated 2/23/2022, revised to 5/23/22, prepared by Dynamic Engineering

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

The recommended conditions are as follows:

Department		Reviewer Comments
1	General Engineering	County's consultant review regarding the provided survey is pending and shall be forwarded once received. Provide ROW dedication at least 2' behind the proposed sidewalk.
2	General Engineering	The site plan shows the proposed 5' wide sidewalk. The entire sidewalk must be within the County's ROW.
3	General Engineering	Any deteriorated curbing must be replaced with the new one as per the County standard detail.
4	General Engineering	As mentioned in the pre-application meeting, the western driveway is designed for cars only. Proper signage must be installed to prohibit trucks at this driveway.
5	General Engineering	As per the pre-application meeting, the eastern driveway is designed for left in and right out for trucks only. However, there are no signs proposed to restrict right-in and left-out movements. Need an assurance that trucks are prohibited from exiting towards the East side of Main Street from the Easterly driveway. Also, trucks would be prohibited from turning right from Main Street into both the driveways. Proper signage needs to be installed at both the driveways. Is there any agreement with the City of South Amboy about this restriction? Provide documentation from the city supporting this restriction.

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Development Review Committee (DRC)
Electronic Plan Review

		would be prohibited from turning right from Main Street into both the driveways. Proper signage needs to be installed at both the driveways. Is there any agreement with the City of South Amboy about this restriction? Provide documentation from the city supporting this restriction.
6	General Engineering	At the easterly driveway, mirror the striping and geometry for the left turn lane into the site across the street, including the yellow stripe along the median (which this plan doesnt show). Provide a striping plan which shows existing striping, lane dimensions etc.
7	General Engineering	Proposed striping must be designed and installed as per current MUTCD and AASHTO- Geometric Design of Highways and Street standards.
8	General Engineering	The existing inlet needs to be converted into an E inlet at the easterly driveway and remove the backplate. All inlets along the applicant's property frontage must meet current storm water regulations. Must be bicycle safe grates and eco heads.
9	General Engineering	Proposed drainage pipe dimensions and types are not shown on the plan. The revised plan shall include the same. Only reinforced concrete pipes are allowed within the County's ROW.
10	General Engineering	Provide drainage certification.
11	General Engineering	The utility plan shows proposed utility connections within the County's ROW. The applicant needs to follow County standard trenching detail. Proposed utility trenching must be included in the cost estimate.
12	General Engineering	The utility plan shows the proposed force main, however, the existing force main is not shown on the plan. A maintenance agreement is required for any force main proposed/existing within the County's ROW.
13	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
14	Planners	A right-of-way dedication is required along the County road that includes the existing and required improvements with a 2' buffer. The right-of-way dedication must be shown on revised plans and submitted with a metes and bounds description for review and approval by the board attorney. A right-of-way deed must then be submitted with the approved legal description, subject to the review by the Office of County Counsel, and filed with the County Clerk.
15	Planners	A performance guarantee shall be submitted to this office for acceptance by the Board of County Commissioners. The performance guarantee is to cover the construction of required improvements along the County road. The amount of the guarantee will be determined based upon an accepted cost estimate prepared by the Applicant's engineer.
16	Planners	The Applicant/Owner will be responsible for maintaining the proposed box culvert and on-site drainage system. Additionally, the Applicant agrees to install a trash rack on the County's inlet across the road to minimize any debris from entering into the Applicant's

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

		drainage system. The County agrees to maintain the trash rack. A note shall be placed on the revised plans indicating the responsibility of the applicant and the county for the installation and maintenance of the trash rack, respectively.
17	Planners	Prior to the construction of any improvements within the County Right-of-Way and/or any specific area under the Middlesex County's jurisdiction, a County Road Opening Permit shall be obtained from the Middlesex County Office of Public Works .
18	Planners	Proof of NJ DEP approval of the stormwater management system and proposed outfall structure must be submitted prior to site construction.
19	General Engineering	In the future, any changes to driveway access must be reviewed by the County and City.
20	Planners	Subject to the review and approval of the Middlesex County Mosquito Commission.

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: 101 Main Street - South Amboy

Plan Title: Preliminary and Final Major Site Plan for SA 101 Main Street Urban Renewal, LLC, Proposed Warehouse, Block 160, Lot 1, City of South Amboy, dated 2/23/2022, revised to 5/23/22, prepared by Dynamic Engineering

DRC Meeting Date: 06/14/2022

Whereas, the above application has been submitted to the Middlesex County Planning Board'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 06/10/2022; 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 Development 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/9/2022

Project Name: Prologis, L.P.
 Municipality: SOUTH BRUNSWICK
 MCOP File #: SP-191
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: James Lentino, Principal Planner

Plan Title: "Preliminary and Final Site Plan for Prologis, L.P. Proposed Site/Driveway Improvements Block 18.01, Lot 39.011; Tax Map Sheet #49- Latest Rev. Dated 11/2011 380 Deans Rhode Hall Road, Township of South Brunswick Middlesex County, New Jersey" dated March 15, 2021 and revised through April 14, 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	General Engineering	County's consultant review regarding the provided survey is pending and shall be attached once received.
2	Mosquito Commission	Our review of the proposed stormwater management plan indicates no potential mosquito control problems.
3	General Engineering	The site plan shows the proposed 5' wide sidewalk. Provide transition ramps towards both sides of the property lines where the sidewalk ends. No detectable warning surface is required for the transition ramp.
4	General Engineering	The site plan shows proposed curbing along the applicant's property frontage on a County Road. Provide a 4" curb face.
5	General Engineering	Provide intersection sight distance for the proposed driveway located on a County road as per AASHTO.
6	General Engineering	Is the applicant proposing a full height curb at the driveway island or it is striped only? Please indicate it on the site plan and truck turning radius plan.



Middlesex County Planning Board
 Development Review Committee (DRC)
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7	General Engineering	The proposed driveway and concrete island must meet current ADA standards. A minimum of 4' wide ADA-compliant path must be shown on the revised plan across the driveway.
8	General Engineering	No proposed drainage or utility connections are proposed within the County's ROW. Please confirm.
9	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
10	Planners	All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Boards Development Review webpage of the Middlesex County Website for links to the current details.
11	Planners	The Applicant's Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.
12	Planners	Submission to this office of a performance guarantee for acceptance by the Board of Commissioners. This guarantee is to cover the construction of required improvements along the County Road. The amount of the guarantee will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.
13	Planners	A right-of-way dedication is required along the County road that includes the existing and required improvements with a 2'-5' buffer. The right-of-way dedication must be indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
14	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the County Right-of-Way and/or any specific area under Middlesex County's jurisdiction. All other conditions must be completed before a Road Opening Permit will be issued.
15	Planners	(It is recommended) that the site design incorporate internal sidewalks to accommodate pedestrian movement from the existing parking area to the building entrance.

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Prologis, L.P.

Plan Title: "Preliminary and Final Site Plan for Prologis, L.P. Proposed Site/Driveway Improvements Block 18.01, Lot 39.011; Tax Map Sheet #49- Latest Rev. Dated 11/2011 380 Deans Rhode Hall Road, Township of South Brunswick Middlesex County, New Jersey" dated March 15, 2021 and revised through April 14, 2022

DRC Meeting Date: 06/14/2022

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 06/09/2022; 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: 06/14/2022

Date Executed: 06/14/2022

From: [Mrunali Shah](#)
To: [Alex Zakrewsky](#)
Cc: [Linda Weber](#); [George Fallat](#); [Ronald Sendner](#); [Ronald Sendner](#)
Subject: FW: ST-SP-17 Spotswood Logistic Center Engineering Review Comments
Date: Thursday, June 9, 2022 3:18:57 PM

Alex,

Please see my comments regarding the provided site plan dated April 25, 2022, prepared by Menlo Engineering.

- County's consultant review regarding the provided survey is pending.
- Provide sufficient ROW dedication at least 5' behind the proposed sidewalk.
- The site plan shows the proposed 5' wide sidewalk which is ok.
- Provide sight distances for the driveways located on a county road as per AASHTO.
- Center driveway is designed for right in/right-out only.
- Proposed striping for left turning lane must be designed and installed as per current MUTCD and AASHTO-Geometric Design of Highways and Street standards. Provide certification stating the same.
- Provide proof of approval from Conrail.
- Applicant is connecting to the existing County's stormwater system. Only smaller pipes are allowed to connect into the larger pipes. Existing pipe dimensions and types must be indicated on the revised plan along Main Street within the County's ROW. Provide drainage certification.
- Follow County standard trenching detail for proposed utility connections within the County's ROW and must be included in the cost estimate.
- The entire property frontage must meet current ADA standards. Provide ADA certification after construction.

Mrunali Shah

Assistant Engineer

Office of Engineering

Department of Transportation

75 Bayard Street

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



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ST-SP-17

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

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

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 14, 2022, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

DATE ADOPTED: June 14, 2022
DATE EXECUTED: June 14, 2022



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

DRC STAFF REPORT – 5/24/2022

Project Name: Mazza Urban Renewal
Municipality: WOODBRIDGE
MCOP File #: SP-158
Type of Application: Site Plan
Proposed Use: Mixed Use
Proposed Square Footage: 3143 Retail
Total Housing Units: 77
Proposed New Lots: N/A
Prepared by: Jasmine Grossmann, Senior Planner

Plan Title: "Minor Site Plan for Mazza Urban Renewal, LLC Block 544, Lots 83.02,84 & 85 Township of Woodbridge Middlesex County New Jersey" Dated July 26, 2021 and revised through February 25, 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: Mazza Urban Renewal

Plan Title: "Minor Site Plan for Mazza Urban Renewal, LLC Block 544, Lots 83.02,84 & 85 Township of Woodbridge Middlesex County New Jersey" Dated July 26, 2021 and revised through February 25, 2022.

DRC Meeting Date: 06/14/2022

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 05/24/2022; 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: 06/14/2022

Date Executed: 06/14/2022



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

DRC STAFF REPORT – 6/10/2022

Project Name: Jewish Community Center of Middlesex County and Temple Emanu-El Building Expansion

Municipality: EDISON

MCOP File #: SP-103

Type of Application: Site Plan

Proposed Use: Other

Proposed Square Footage: 15,275

Total Housing Units: N/A

Proposed New Lots: N/A

Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: “JCC of Middlesex County and Temple Emanu-El Building Expansion Preliminary and Final Site Plan Application Block No. 643-Z, Lot No. 15 Township of Edison, Middlesex County, New Jersey”

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:

Department		Reviewer Comments
1	Mosquito Commission	The plans lack a maintenance plan as required in the NJDEP’s “Stormwater Best Management Practices” manual. This must include the name, address and telephone number of the person or persons responsible for long-term maintenance. Sincerely, John Kranz Assistant Superintendent
2	General Engineering	County’s consultant review regarding the provided survey is pending and shall be attached once received.
3	General Engineering	Provide intersection sight distance for the driveway located on a County road as per AASHTO.
4	General Engineering	The entire sidewalk, curbing, and driveway along the applicant’s property frontage must meet current ADA standards. If not replace it with current County standards.
5	General Engineering	The site plan shows relocation of the existing sign closer to County’s ROW, which is not acceptable. The sign must be outside of the County’s ROW.
6	General Engineering	Any proposed drainage and utility work must be shown on the plan and included in the cost estimate.
7	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.

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

8	Planners	Submit cost estimate - The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.
9	Planners	ROW required - A right-of-way dedication is required along the County road that includes the existing and required improvements with a 2'-5' buffer. The right-of-way dedication must be indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
10	Planners	All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Boards Development Review webpage of the Middlesex County Website for links to the current details.
11	Planners	Submission to this office of a performance guarantee for acceptance by the Board of Commissioners. This guarantee is to cover the construction of required improvements along the County Road. The amount of the guarantee will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.
12	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the County Right-of-Way and/or any specific area under Middlesex County's jurisdiction. All other conditions must be completed before a Road Opening Permit will be issued.

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Jewish Community Center of Middlesex County and Temple Emanu-El Building Expansion
Plan Title: "JCC of Middlesex County and Temple Emanu-El Building Expansion Preliminary and Final Site Plan Application Block No. 643-Z, Lot No. 15 Township of Edison, Middlesex County, New Jersey"
DRC Meeting Date: 06/14/2022

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 06/10/2022; 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 to be required by the Development Review Commit within the power of the Planning Board as provided sequitur.

Date Adopted: 06/14/2022

Date Executed: 06/14/2022