

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

Planning Board Meeting
Middlesex County Planning Board
Middlesex County Administration Building
75 Bayard Street, New Brunswick, NJ 08901
March 8, 2022
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, PE, County Engineer
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Jonathan Kopf
Mr. Jason Friedman

ABSENT COMMITTEE

Mr. Thomas Pollando, Vice Chairman

PLANNING BOARD PRESENT

County Commissioner Charles Kenny
Ms. Gail Lalla, Alternate
Mr. Joseph Joseph, Alternate

PLANNING BOARD NOT PRESENT

County Commissioner Director Ronald Rios
Ms. Rani Goomer

STAFF PRESENT

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

PUBLIC PRESENT

Mr. Shawn Haussermann
Ms. Alisha Khan

Before the meeting came to order Chairman Vaughn said Steve Cahn would swear in the newest Planning Board member, Sam Khan. Sam Khan was sworn in.

I. Opening Meeting-

Chairman Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Planning Board 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.

Salute to the Flag

Moment of Silence

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

I. Open Public Discussion on Resolution Listed on this Agenda Only.

There were no public comments. Commissioner Charles Kenny motioned to close the public portion of the meeting, seconded by Ms. Lala. The motion carried.

II. Administration

A. Meeting Minutes

1. Approval of Minutes of January 11, 2022.

Chairman Vaughn reported that the January 11, 2022, meeting minutes are before the board for approval. Commissioner Kenny moved, seconded by Ms. Lalla, to approve the minutes of January 11, 2022. The motion carried.

2. Review of Minutes of February 08, 2022.

Chairman Vaughn reported the minutes of February 8, 2022, meeting are before the Planning Board for review and approval at the April 12, 2022 meeting.

B. Correspondence

1. Letter of Resignation from William Thomas III.

Chairman Vaughn thanked him for the time he has spent on the Planning Board.

2. BOCC Resolution 22-286-R Appointing Sam Khan to Planning Board.

Chairman Vaughn explained Sam Khan has been already sworn in and is a legal member of the Planning Board.

C. Planning Director's Report

Mr. Greenfeld shared the E-plan went live on March 1, 2022. All development applications are filed through the county are required to be completed through the electronic development system. We will be able to track and review applications more efficiently. We are increasing our effort to collaborate with municipal planning boards. As we get in applications for anything involving warehouses and trucks or a large development; within one or two days of receiving the application we will be reaching out to the municipality planning boards to ensure we are coordinating with them. We will be avoiding conflicting recommendations and requirements on the applications. On another front the Southern Middlesex County Freight Study kick-off meeting is Friday, March 11, 2022. This study will take a holistic approach at some of the problems with freight movement and identify solutions. Mr. Greenfeld concluded his report. There were no questions. Chairman Vaughn moved to accept the report. Commissioner Kenny moved, seconded by Ms. Lalla. Motion passed unanimously.

III. Old Business-None

IV. New Business-

A. Action Items-



1. Resolution 2022-05 Amended Annual Meeting Notice

Mr. Greenfeld explained the notice announces the continuation of in person meetings for the remaining of the year. November meeting date has been moved to the Wednesday following Election Day. The meeting time has also been changed from 3:00pm to 3:30pm. Commissioner Kenny asked why there was a change to the time. Mr. Greenfeld explained there was confusion in the public which came to light during the adoption of Open Space. Steve Cahn explained we could always revisit changing the time after adopting the resolution. Commissioner Kenny shared there could be a gap in time. Steve Cahn said as long as we notice the public we are covered. Mr. Freidman shared that the most efficient way would be to start the Planning Board meeting immediately following the Development Review Committee. Mr. Greenfeld offered a compromise for the Planning Board's pleasure, we can simply change the resolution now to have the Planning Board meeting to start at 3:15pm or at the end of the Development Review Committee, whichever starts later. Chairman Vaughn motioned to vote on the amended time of 3:15pm. Commissioner Kenny motioned to amend the resolution to state the Planning Board meeting will start at 3:15pm or immediately following the Development Review Committee Meeting whichever is later, seconded by Mr. Freidman. Chairman Vaughn said the movement was seconded. The Planning Board Meeting will begin at 3:15pm. All in favor of the motion. Michele Norris was then asked to complete roll call. Roll call was completed. Mr. Joseph Johnson noted for the record he did not vote, and he votes yes. Steve Cahn asked his status and I explained he was an alternate voting member. Commissioner Kenny motioned to vote to pass the resolution in its entirety, seconded by Mr. Friedman. Michele Norris completed roll call. Roll call was completed, and the motion passed.

2. Appointment of Thomas Pollando to the Development Review Committee

Chairman Vaughn appointed Thomas Pollando to the Development Review Committee.

B. Report of the Development Review Committee-

Linda Weber presented the list of DRC actions for February 2022. Table 1. showed we had 30 applications, 8 of those were extensions, and a total of 13 site plans and 6 exempt site plans. Table 2. showed the description of Development Activity- Approved or Conditionally Approved Applications. Highlighted were the 90 single family homes, 367 multi-family units, 565,994 SF of industrial space, 47,693 SF of commercial space, and 124,440 SF mixed-use commercial use. Table 3. showed the highlights of Significant Development Activity This Month- Heritage at South Brunswick at Schalks Crossing Road, South Brunswick; Jersey Ave Urban Renewal, Jersey Avenue, New Brunswick; and 2020 Real Estate, LLC, Jake Brown Road, Old Bridge. Linda Weber concluded the report. There were no questions. Motion to approve the report was moved by Commissioner Kenny, seconded by Mr. Friedman. Motion passed unanimously.

C. Staff Report-

1. Land Management

Linda Weber reviewed we went live on E-plan on March 1, 2022. We are now only approving new applications online. If they are already approved or conditionally approved, we are accepting revisions on paper until we close them out. A week before the public launch on February 24, 2022, we held a virtual training session for prospective applicants. We sent out over 500 invitations to developers and their team professionals, 125 people logged into the session and 109 people stayed for the entire session. Our county consultant, Avolve Software led the training. Planning and IT staff helped with the Q & A afterwards. We were pleased with the attendance and the positive feedback received. The next training session will be sometime in April. This training session will be hosted in-house by the professional and educational staff of the Human Resources Department. Planning and IT will assist. Most importantly this session will be recorded as the previous session was not recorded. The recorded session



will be offered on the website so applicants can access the training at their own leisure. There will be an E- Plan demonstration later next month to the municipal planning board secretaries and administrators as part of our municipal outreach. We did receive one official e-Plan application. The staff reports look different, not as abbreviated as it was in the past. The staff report will be refined as we continue to use the system. Some calls and e-mails for assistance have been made but we report no problems. Members of support staff has helped applicants, assisting them in setting up their account, referencing the user's guide and the sample documents that need to be submitted. IT and GIS staff resolved the one issue with Block and Lot. Planning staff are already experiencing the efficiencies of the new system; we are recycling staff comments, so we are not re-typing comments for a staff report and a DRC letter. We look forward to giving you an update in the next coming months and answer any questions you might have. Commissioner Kenny asked if we will be sending survey e-mails about the process, asking applicants about their input to improve the process. Linda Weber shared we did have a trial run of applicants and asked them what their experience was with the process. Linda shared that it would be a good idea to get applicant's feedback of the entire process. This concluded the report. There were no additional questions. Chairman Vaughn motioned to accept the report. Commissioner Kenny motioned to accept, seconded by Mr. Friedman, and the motion passed.

D. Other Matters-

The next meeting is April 12, 2022.

V. Public Comments-

There were no public comments. Motion to close the public portion was moved by Commissioner Kenny, seconded by Mr. Friedman, and the motion passed.

VI. Adjournment-

There was nothing else to come before the Planning Board. Commissioner Kenny motioned to close the public meeting, seconded by Mr. Friedman, and the motion passed.

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
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Matthew Vaughn
Chairman

DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board
Development Review Committee

Planning Board Meeting
Middlesex County Planning Board
Middlesex County Administration Building
75 Bayard Street, New Brunswick, NJ 08901
May 10, 2022
Minutes

COMMITTEE PRESENT

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

PLANNING BOARD PRESENT

County Commissioner Charles Kenny
Mr. Kahn

STAFF PRESENT

Wendy Wiebalk, Esq., Planning Board Counsel, Designated Alternate for Steve Cahn, Esq.
Linda Weber, AICP, PP, Supervising Planner, Land Management
Julio Mora, Senior Planner, Land Management
Ms. Michele Norris, Analyst Trainee
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. Rachel Cohen, Business Engagement Manager
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann
Lori Jordan
Chung Lee
Ken Hausman, PE



Planning Board
Minutes of May 10, 2022

Daniel Sehnol, PE
Nick Fagan

I. Opening Meeting-

Chairman Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Planning Board 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.

Salute to the Flag

Moment of Silence

Michele Norris called the roll, two regular members are absent, alternate member Ms. Lalla will be voting today, you have a quorum.

II. Open Public Discussion on Resolution Listed on this Agenda Only.

There were no public comments. Mr. Pollando motioned to close the public portion of the meeting, seconded by Commissioner Charles Kenny. The motion carried.

III. Administration

A. Meeting Minutes

1. Approval of Minutes for February 8, 2022.

Chairman Vaughn reported that the minutes of February 8, 2022, are before the board for approval. Mr. Pollando moved, seconded by Commissioner Kenny, to approve the minutes of February 8, 2022. The motion carried.

2. Review of Minutes for March 8, 2022.

Chairman Vaughn reported the minutes of March 8, 2022, meeting are before the Planning Board for review.

B. Correspondence-None

C. Planning Director's Report

Mr. Greenfield acknowledged the quantity of performance guarantees coming before the DRC



meetings. He complimented staff for auditing our records and following up on outstanding Performance Guarantees. Mr. Greenfeld pointed out the sub-division applicants are now getting more detailed information in e-Plan. Julio Mora was acknowledged as a new staff member in Land Management. Chairman Vaughn welcomed Julio Mora. Mr. Greenfeld concluded his report. Chairman Vaughn asked for a motion to approve the Planning Director's Report. Commissioner Kenny motioned to approve, seconded by Mr. Pollando. Motion passed.

IV. Old Business-None.

V. New Business

A. Action Item

1. Consideration of Amendment to the lower Raritan- Middlesex County Wastewater Quality Management Plan for IV1 800 Montrose Ave, LLC, Proposed Warehouse, South Plainfield, NJ (Block 447, Lot 1, 800 Montrose Avenue, South Plainfield)

Nick Tufaro summarized the application before the WRA and introduced Daniel Sehnol, Principal from the firm of Dynamic Engineering, the applicant's Engineer. Daniel Sehnol shared the site is just under 9.4 acres at the intersection of Montrose Avenue and South Clinton Avenue in the Borough of South Plainfield, NJ (Block 447, Lot 1). It is in the M3 zone where manufacturing and warehousing is a permitted use. He reviewed the sewer service area in the presentation. He noted the manufacturing area, parking area, existing sanitary service easement, wooded area, above ground retention basin, wetlands, and the Bound Brook Tributary. We have received an LOI for this site. The wetlands have been classified. The site is only one lot, the sewer service area essentially stops where the parking lot stops. The wooded area is outside the sewer service area. We propose to demolish the existing manufacturing use for the construction of a single-story warehouse.

We are seeking some general wetland permits and a waiver from DEP. We anticipate receiving approval from the DEP. DEP is waiting to for approval that the entire building is within the sewer service area. We are seeking approval to amend the map and include the entire portion of the building. We anticipate less sewer demand. Yesterday the WRA reviewed this application and recommended approval. Site plan approval has been received by the South Plainfield Planning Board. We have also received our Soil Conservation District certification and have conditional approval for site plan from the County Planning Board. Daniel Sehol concluded his report.

Chairman Vaughn asked the board if they had any questions. There were no questions. Consideration of the Amendment to the lower Raritan- Middlesex County Wastewater Quality Management Plan. Nick Tufaro shared the staff's recommendation of contingency that we would want to see the state permitting beforehand. The motion before the board is to



approve the staff report and endorse the Resolution, 2022-07. Mr. Pollando motioned to approve the Resolution 2022-07 as read, seconded by Mr. Freidman. Chairman Vaughn asked for a roll call. Michele Norris completed roll call. Motion passed.

B. Reports of the Development Review Committee (March and April)

Linda Weber presented the list of DRC Development Activity for March and April 2022. Table 1 of the handout demonstrated that we processed a similar number of applications and extensions. Most activity is site plans rather than sub-divisions.

Table 2 represents the scale and type of development activity. The April meeting represents a significant amount of development of industrial warehouse space. The March meeting represents a significant amount of residential development in Monroe Township.

Table 3 highlights larger scale developments including multi-family units at Bristol Station, Carteret and Gabrielle Estates, Highland Park. Warehouses at Segme Old Bridge; GC, LLC, Old Bridge Route 9 BOE Property, Old Bridge; Bridgeport 11, Perth Amboy; and 40 Knightbridge Road, Piscataway. Linda Weber concluded her report. Chairman Vaughn asked for a motion to accept the report. Mr. Pollando motioned to approve the report as read, seconded by Mr. Freidman. Motion passed.

C. Staff Report(s)

1. Sustainability and Resiliency

Lori Sobel provided an update to the Resilient New Jersey Raritan River and Bay Communities Project is continuing to advance. The project team is currently wrapping up the scenario development phase to create an action plan for the project. The project team has identified three different scenarios to consider for addressing flood risk in the study region. The team is currently developing and refining a preferred scenario called Protect, Restore and Transition, which combines elements of all three scenario options to create a long-term plan for more resilient development patterns, feasible flood mitigation projects and ecological improvements within the study region.

The study region includes Carteret, Sayreville, Old Bridge, South River, Perth Amboy, Woodbridge, and South Amboy. The last of three virtual community meetings is scheduled May 18, 2022, from 6:00pm to 7:30 pm. Other planned public outreach activities include May 18, 2022, with the Perth Amboy Weather Club; June 18, 2022, at South River Day and July 16, 2022, at the Perth Amboy City of Water Day Event. The project team anticipates presenting a draft action plan to the Steering Committee on May 26, 2022; followed by a presentation on June 10, 2022, regarding potential funding sources. Completion of the action plan is anticipated sometime in September. Lorie Sobel concluded the report. Chairman



Vaughn asked for a motion to accept the report. Mr. Pollando made a motion to accept the report. Mr. Freidman seconded the report. Motion passed.

2. Transportation and Mobility

Andrew Lappitt provided an update on the Destination 2040 Bike Easy, Walk Safely Functional Plan, staff has identified locations for two safety projects, known as demonstration projects. These projects will be located on Main Street in South River, NJ and Oak Tree Road in Woodbridge, NJ. Details of the temporary installation of safety enhancement features, such as high visibility crosswalk and painted curb extensions are currently under development. These are planned for installation in late summer. This will be confirmed later. Andrew Lappitt concluded the report. Chairman Vaughn asked the board if there were any questions.

Mr. Friedman asked a question about updates on the traffic study reports pertaining to warehouse development in lower Middlesex County. Commissioner Kenny asked if this was about southern regional area. Mr. Greenfeld replied he can report on status of this comprehensive freight study. There is a core study area comprising the four municipalities of South Brunswick, Monroe, Jamesburg, and Cranbury. The secondary study area includes the rest of the county as well as surrounding counties. At this point we have executed a contract with the selected consultant, WSP. We are finalizing our project plan. Some of the next action items include forming a technical advisory committee, public engagement activities and initial data collection.

Ms. Lalla asked if there was cross street for the Oak Tree Road demonstration. Mr. Greenfeld explained it was the Oak Tree Road Special Improvement District. A portion on the west side of Middlesex Avenue and then Green Street from Middlesex Essex Turnpike or Cooper Avenue up until Goodrich Street. There were no further questions. Chairman Vaughn asked for a motion on the Transportation and Mobility report. Mr. Pollando made a motion to pass the report, seconded by Ms. Lalla. Motion passed.

D. Other Matters- None

VI. Public Comments

There were no public comments. Chairman Vaughn asked for a motion to close the public portion. Mr. Pollando motioned to closed public portion, seconded by Ms. Lalla. Motion passed.

VII. Adjournment

Chairman Vaughn asked for a motion to adjourn. Mr. Pollando motioned to adjourn the meeting, seconded by Ms. Lalla. Motion passed.

Respectfully submitted, Michele Norris, Analyst Trainee



**Middlesex County Development Review Committee
Development Activity
May 2022**

Table 1. Applications on the DRC Monthly Agenda

APPROVED OR CONDITIONALLY APPROVED								
	Minor Subdivision	Preliminary Subdivision	Final Subdivision	Site Plan	Exempt Site Plan	EXTENSION (all types)	DISAPPROVAL (all types)	TOTALS
May-22	0	1	2	6	2	4	0	15
Apr-22	2	3	2	9	1	9	0	26
Mar-22	1	2	3	8	3	8	0	25
Feb-22	1	2	0	13	6	8	0	30
Jan-22	1	0	0	9	0	5	0	15
YTD 22	5	8	7	45	12	34	0	111

Table 2. Development Activity - Approved or Conditionally Approved Applications

	SUBDIVISION			SITE PLAN					
	Residential Lots (#)	Single-family (DU)	Non-Residential Lots (#)	Multi-family Units (DU)	Industrial (SF)	Commercial (SF)	Mixed-Use Commercial (SF)	Mixed-Use Residential (DU)	Public/Quasi Public (SF)
May-22	14	19	0	569	199,221	15,681	0	0	0
Apr-22	17	19	0	0	3,663,062	43,418	0	0	61,842
Mar-22	162	155	5	145	46,641	0	12,314	0	11,000
Feb-22	99	90	4	367	565,994	47,693	124,440	662	0
Jan-22	0	0	0	262	174,719	31,765	0	0	0

DU = dwelling units SF = square footage

Table 3. Highlights of Significant Development Activity This Month

PROJECT/APPLICANT	MUNICIPALITY	PROJECT TYPE	MCOP File
Proposed Warehouse, Insite Development Partners	Sayreville	114,182 sq. ft. warehouse	SY-SP-219
Colonial Oaks, Colonial Oaks, LLC	South Plainfield	569 multi-family residential units	SP-100

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DEPARTMENT OF TRANSPORTATION
Office of Planning

Middlesex County Office of Planning

Staff Report

May 2022

Sustainability and Resiliency

1. The Lower Raritan-Middlesex County Water Resources Association (LR-MC WRA) held a meeting on May 9. The LR-MC WRA meeting included the review of a Site-Specific Sewer Service Area Amendment to the Lower Raritan-Middlesex County Water Quality Management Plan for an application known as IV1 800 Montrose Ave, LLC, Proposed Warehouse, South Plainfield, NJ (Block 447, Lot 1 in South Plainfield). The WRA endorsed approval of the amendment contingent upon the provision of all required state, county, and municipal permitting.
2. On June 1, the Middlesex County Agriculture Development Board (MCADB) held the final hearing on a Right to Farm matter in Cranbury Township. The complaint concerned a property owner's alleged creation or augmentation of a berm along a property line causing the discharge of stormwater runoff onto a neighboring property. The MCADB determined that the berm was not an acceptable agricultural management practice and that the property owner did not have Right to Farm protection. The MCADB encouraged all parties to enlist the assistance of the Natural Resource Conservation Service (NRCS) to develop a plan to address the stormwater runoff and to cooperate in the implementation of such plan.
3. The Middlesex County Comprehensive Farmland Preservation Plan is nearing completion with preliminary draft content under review by the State Agriculture Development Committee (SADC) before county staff makes the final revisions. Staff anticipates presenting the proposed plan to the County Planning Board in September for possible adoption.
4. The NJDEP-led Resilient NJ Raritan River and Bay Communities project is scheduled to conclude at the end of July. The last Steering Committee meeting is scheduled for July 22, 2022. The following activities are planned or are in the works:



- The team is continuing to finalize the “scenario development” phase in order to create an Action Plan. The Action Plan will identify specific actions that can be advanced by the municipalities, County, State and other entities.
- The Steering Committee is engaged in conversations regarding stormwater policy and the development of various stormwater ordinances, as well as how best to deal with floodplain management using a watershed-scale approach, with potential courses of action and proposed recommendations.
- The project team will engage in various educational and outreach activities over the coming weeks, including tabling events at various public events, sending out a postcard mailer to individuals in areas of concern, installing “high water” signage in vulnerable areas, and creating an informational video that discusses the Resilient NJ program, flooding, and resilience. Once completed, the video will play in the lobby of regional YMCA’s to better inform the public.
- The project team is planning a number of meetings with Resilient NJ Steering Committee members and officials, including a presentation on potential state/federal funding sources available to assist with plan implementation, an elected officials briefing, an NJIT Brownfields presentation, and a Woodbridge Township OEM/Fire/Police briefing. These events are anticipated to be held in late June/early July.

Transportation & Mobility

1. The Office of Planning staff introduced The Middlesex County Vision Zero Action Plan to the local officials at the Municipal Leadership Forum on May 25. The next step to advance this initiative is to convene the Leadership Committee of mayors and designated municipal staff. Staff is scheduling this event for July.
2. For The Southern Middlesex County Area Freight Movement Study, Office of Planning staff is scheduling municipal introductory meetings in June and anticipates the first Technical Advisory meeting will be held in July.
3. The Transportation & Mobility Group recently submitted two applications to the NJTPA Local Safety Program for road safety enhancements.
 - County Road 665 & 529/ Stelton Road in Piscataway, requesting \$7,385,850.00.
 - County Road 665 & 529/ Smith Street in Perth Amboy, requesting \$10,026,400.

All improvements will enhance the safety of all road users utilizing the corridors. Potential decisions on awards from NJTPA are anticipated by the end of 2022.

Regional Planning and Local Technical Assistance

1. The final Forward Together plan will be submitted to the County for review by Rutgers Voorhees Transportation Center by the end of July.