

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.



Development Review Committee
Minutes of May 10, 2022

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 asked for a motion to close the public portion. Mr. Pollando made the motion, 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.



Development Review Committee
Minutes of May 10, 2022

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



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
June 14, 2022, 3:00 p.m.
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director (virtual)
Mr. Ron Sendner, PE, County Engineer

PLANNING BOARD PRESENT NOT VOTING

Mr. Jason Freidman
Ms. Gail Lalla
Mr. Joseph Johnson

STAFF PRESENT

Wendy Wiebalk, Esq., Planning Board Counsel, Designated Alternate for Steve Cahn, Esq.
Mr. James 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. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance
Mr. Angelo Falabella, Principal Planner, Sustainability and Resiliency
Ms. Jasmine Grossman, LEED Green Assoc., Senior Planner, Transportation and Mobility
Mr. Josh Cole, IT Support
Mr. Chrystian Alvia, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann
Mr. Rany Ruth
Ms. Tracy Youngston



Development Review Committee
Minutes of June 14, 2022

- I. Chairman Vaughn called the meeting to order at 3:07 p.m. The meeting of the Middlesex County Development Review Committee is being held 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. Greenfeld moved, seconded by Mr. Sendner to approve the Minutes of April 12, 2022, meeting. Motion passed unanimously. The Minutes of May 10, 2022, meeting were distributed for review.

- III. Resolutions to be added-None

- IV. Resolutions to be amended and executed- None

- V. Open Public Discussion on Resolutions listed on this Agenda Only-

Chairman Vaughn explained if anyone in the public wanted to speak about items only on this agenda they can stand, give the item you want to speak on, their name, address and you have five minutes. There were no public comments. Mr. Sendner motioned to close the public portion, seconded by Mr. Greenfeld. Motion passed.

- VI. Old Business

- A. Subdivisions-None

- B. Release of Performance Guarantees- None

- C. Memorialization of Resolution

1. The Links at Edison, Markim Developers, LLC, Edison, SP-148- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.

Motion passed unanimously.

Decision: Memorialization of Conditional Approval.

- VIII. New Business-



Development Review Committee
Minutes of June 14, 2022

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions)-

- a. Rivendell Lights, Rivendell Lights, LLC, Edison, SUB-200- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Approval.
- b. The Hub/NBPA Subdivision-Minor Subdivision Plan, New Brunswick Parking Authority, New Brunswick, SUB-187- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Approval.

2. Preliminary Applications (Major Subdivisions)-

- a. The Green at Old Bridge, Alfieri Old Bridge Associates, LLC, Old Bridge, OB-303- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: 30-day extension.

3. Final Applications-None

B. Site Plans-

1. 587-591 Roosevelt Road, Frank Raia, Carteret, SP-137- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Approval.
2. NDK Realty, NDK Realty LLC, East Brunswick, SP-195- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Approval.
3. Edison Car Wash, Ballymere Capital, Edison, SP-130- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Exempt Site Plan.
4. Proposed City and Retail Store, Crown Retail Services, Inc., Edison, SP-130- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.



Development Review Committee
Minutes of June 14, 2022

Motion passed unanimously.
Decision: Exempt Site Plan.

5. Gordon-Middlesex Avenue, 51 Holly Road Associates LLC, Metuchen, SP-151- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Exempt Site Plan.
6. The Green at Old Bridge, Alfieri Old Bridge Associates, LLC, Old Bridge, OB-SP-317- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: 30-day extension.
7. The Vista At Old Bridge, The Richman Group, Old Bridge, SP-179- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Approval.
8. Piscataway Park, JCM Living, Piscataway, SP-132- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Approval.
9. Epic Management Inc., Epic Management Inc., Piscataway, SP-150- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Exempt Site Plan.
10. 225 Old New Brunswick Road, 225 Old New Brunswick Rd., LLC, Piscataway, SP-172- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Approval.
11. Crossman Development, Fulton's Landing, Inc. Sayreville, SP-112- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: 30-day extension.
12. Sayrebrook Veterinary Hospital John M. Krenzel, Attorney at Law, Sayreville, SP-157- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Approval.



Development Review Committee
Minutes of June 14, 2022

13. 101 Main Street-South Amboy, SA 101 Main Street Urban Renewal, LLC, South Amboy, SP-122 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Approval.
14. Prologis, Prologis,L.P., South Brunswick, SP-191- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Approval.
15. Spotswood Logistics Center, RG Spotswood LLC, Spotswood, ST-SP-17- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Conditional Site Plan Approval.
16. Mazza Urban Renewal, Mazza Urban Renewal, Woodbridge, SP-158- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
Motion passed unanimously.
Decision: Exempt Site Plan.
17. JCC of Middlesex Emanu-El Building Expansion, JCC of Middlesex County, Edison, SP-103- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.
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 – there were no public comments. Mr. Sendner moved, seconded by Mr. Greenfeld to close the public portion. Motion carried unanimously.

XII. Adjournment-

Mr. Sendner made a motion to adjourn the meeting, seconded by Mr. Greenfeld. Motion passed.
The meeting adjourned at 3:22 p.m.

Respectfully submitted,
Michele Norris
Analyst Trainee





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

DRC STAFF REPORT – 6/27/2022

Project Name: 566 & 568 Ryders Lane
 Municipality: Township of East Brunswick
 MCOP File #: SUB-166
 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, Block 87, Lots 3.09 & 20.01, #566 and 568 Ryders Lane, Township of East Brunswick, Middlesex County, New Jersey". Dated April 20, 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	The County Engineering Department has determined that a right-of-way dedication is required along the County Road. The dedication must include the existing and required improvements with a 2-foot buffer, including but not limited to the proposed sidewalk. 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.
2	Planner	Subject to the submission of a property survey that satisfies all applicable statutory requirements and subject to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 566 & 568 Ryders Lane
Plan Title: "Minor Subdivision Plan, Block 87, Lots 3.09 & 20.01, #566 and 568 Ryders Lane, Township of East Brunswick, Middlesex County, New Jersey". Dated April 20, 2022.
DRC Meeting Date: 07/12/2022

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 06/27/2022; 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 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: 07/12/2022
Date Executed: 07/12/2022

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-303 **Type** Preliminary Sub.
Date of Action July 12, 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 August 9, 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
------------------------------------	-----------	--------

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 , July 12, 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: July 12, 2022
DATE EXECUTED: July 12, 2022



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

DRC STAFF REPORT – 6/20/2022

Project Name: Vermella New Brunswick
 Municipality: New Brunswick City
 MCOP File #: SUB-211
 Type of Application: Preliminary Subdivision
 Proposed Use: Mixed Use
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: 8
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Subdivision Plan, Lots 7.02, 7.03, & 7.04, Block 710 and Lot 35.13, Block 707.01, 35 Labor Center Way & 45-55 U.S. Route 1, City of New Brunswick, Middlesex County, State of New Jersey". Dated May 26, 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	Prior to filing the preliminary subdivision, the applicant shall correct the ownership description of Block 710, Lot 13.01 (50 Labor Center Way) to reflect the ownership of the parcel as being lands owned by "Rutgers, The State University, 33 Knightsbridge Rd, FL3E, Piscataway, NJ 08854". Please note that deed book 4421, page 683 is solely associated with property conveyances related to intersection improvements at Ryders Ln and Labor Center Way (formerly Clifton Ave).

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Vermella New Brunswick
Plan Title: "Subdivision Plan, Lots 7.02, 7.03, & 7.04, Block 710 and Lot 35.13, Block 707.01,
35 Labor Center Way & 45-55 U.S. Route 1, City of New Brunswick, Middlesex
County, State of New Jersey". Dated May 26, 2022.
DRC Meeting Date: 07/12/2022

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 06/20/2022; 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 7/7/2022

Project Name: Hidden Meadows-Major Sub. (Re-Submission)
Municipality: MONROE
MCOP File #: SUB-225
Type of Application: Final Subdivision
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: 11
Proposed New Lots: 11
Prepared by: James Lentino, Principal Planner

Plan Title: "Final Plat-Hidden Meadows Tax Map Lots 1-12 & 21-32 in Block 106.51 Monroe Township Middlesex County, New Jersey Tax Map Sheet 83.01" dated September 8, 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: Hidden Meadows-Major Sub. (Re-Submission)

Plan Title: "Final Plat-Hidden Meadows Tax Map Lots 1-12 & 21-32 in Block 106.51 Monroe Township Middlesex County, New Jersey Tax Map Sheet 83.01" dated September 8, 2021

DRC Meeting Date: 07/12/2022

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 07/07/2022; 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: 07/12/2022

Date Executed: 07/12/2022

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-317 **Type** Site Plan
Date of Action July 12, 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 August 9, 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 , July 12, 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: July 12, 2022
DATE EXECUTED: July 12, 2022



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

DRC STAFF REPORT – 6/20/2022

Project Name: Vermella New Brunswick
 Municipality: New Brunswick City
 MCOP File #: SP-210
 Type of Application: Site Plan
 Proposed Use: Mixed-Use
 Proposed Square Footage: 47,133 square feet of retail
 Total Housing Units: 710 residential units
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Site Plan, Vermella New Brunswick, Block 707.01, lot 35.13 & Block 710, Lots 7.02, 7.03 & 7.04, Situated in City of New Brunswick, Middlesex County, New Jersey." Dated April 13, 2022, Revised May 24, 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	<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.</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>
3	Mosquito Commission	Removal of the scour holes that are proposed within the bio-retention basins, as scour holes tend to hold water and become a mosquito control problem.

4	Mosquito Commission	Submission of a maintenance plan for the proposed stormwater management system, 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.
---	---------------------	---

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Vermella New Brunswick
Plan Title: "Preliminary and Final Major Site Plan, Vermella New Brunswick, Block 707.01, lot 35.13 & Block 710, Lots 7.02, 7.03 & 7.04, Situated in City of New Brunswick, Middlesex County, New Jersey." Dated April 13, 2022, Revised May 24, 2022.
DRC Meeting Date: 07/12/2022

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 06/20/2022; 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 6/27/2022

Project Name: Azcona
Municipality: New Brunswick City
MCOP File #: SP-216
Type of Application: Site Plan
Proposed Use: Mixed-Use
Proposed Square Footage: 640 square foot addition
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Site Plan, Gloria Legacy, LLC, Block 259, Lot 7, 296 Lee Avenue, City of New Brunswick, Middlesex County, New Jersey". Dated July 8, 2018. Revised May 10, 2019.

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: Azcona
Plan Title: "Site Plan, Gloria Legacy, LLC, Block 259, Lot 7, 296 Lee Avenue, City of New Brunswick, Middlesex County, New Jersey". Dated July 8, 2018. Revised May 10, 2019.
DRC Meeting Date: 07/12/2022

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 06/27/2022; 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 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 7/7/2022

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: **Grant an Extension to the August 9, 2022 Development Review Committee meeting.**

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: 07/12/2022

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 07/07/2022; 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 6/28/2022

Project Name: DISH NJJER01580A Sayreville
Municipality: SAYREVILLE
MCOP File #: SP-212
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 50
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "DISH Wireless L.L.C. Project Information NJJER01580A 2 Gowin Street Sayreville, NJ 08872 Block 333.01 Lot 7"

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: DISH NJJER01580A Sayreville
Plan Title: "DISH Wireless L.L.C. Project Information NJJER01580A 2 Gowin Street Sayreville, NJ 08872
Block 333.01 Lot 7"
DRC Meeting Date: 07/12/2022

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 06/28/2022; 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: 07/12/2022
Date Executed: 07/12/2022

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

DRC STAFF REPORT – 7/6/2022

Project Name: Dunkin' Donut
Municipality: North Brunswick Township
MCOP File #: SP-163
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 3,112 square feet
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary & Final Major Site Plan, Tax Map Lots 36 & 37, Block 203, North Brunswick Township, Middlesex County, New Jersey". Dated June 7, 2021, Revised June 22, 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	Subject to the submission of a property survey that satisfies all applicable statutory requirements and subject to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	The sight triangle area should be part of the R.O.W. dedication. Adjust future Right of Way so that it runs consistent with the sight triangle line.
3	General Engineering	The layout and dimension plan shows replacement of the existing sidewalk and curbing which is acceptable. Provide 2 ADA curb ramps with detectable warning surfaces at the intersection of Milltown Road and Chrome Street.
4	General Engineering	The grading and drainage plan does not show the existing drainage system along the County Road. Are there any proposed drainage modifications? If yes clearly show it on the plan. Provide drainage certification.
5	General Engineering	Remove proposed trees within the County's R.O.W.
6	General Engineering	The entire frontage must meet Federal Title 2 ADA requirements. Provide ADA certification after construction.
7	General Engineering	Provide a continuous 5-foot wide, reinforced concrete pedestrian access route across the proposed driveway located on Milltown Road. The proposed driveway must be designed to meet current ADA standards. Clearly show detectable warning surfaces on both sides of the driveway. It is suggested to follow reinforced concrete driveway apron detail for the proposed driveway.
8	Planners	The County Engineering Department has determined that a right-of-way dedication is required along the County Road. The dedication must include the

		existing and required improvements with a 2-5-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.
9	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.
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	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.
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 Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Dunkin' Donuts
Plan Title: "Preliminary & Final Major Site Plan, Tax Map Lots 36 & 37, Block 203, North Brunswick Township, Middlesex County, New Jersey". Dated June 7, 2021, Revised June 22, 2022.
DRC Meeting Date: 07/12/2022

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 07/06/2022; 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 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: 07/12/2022
Date Executed: 07/12/2022

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

DRC STAFF REPORT – 7/7/2022

Project Name: 566 & 568 Ryders Lane
Municipality: Township of East Brunswick
MCOP File #: SP-167
Type of Application: Site Plan
Proposed Use: Mixed-Use
Proposed Square Footage: 78,236 square foot
Total Housing Units: 87 Units
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Block 87, Lots 20.01 & 3.09, Tax Map Sheet 17.01, Preliminary/ Final Site Plan, 566 Ryders Lane (New Lot 20.01), Amended Preliminary/ Final Site Plan, 568 Ryders Lane (New Lot 3.09), Block 87, Lot 5.02, Tax Map Sheet 17.01, Amended Preliminary/ Final Site Plan, 560 Ryders Lane (Lot 5.02 F/K/A Lot 5.01), Township of East Brunswick, Middlesex County, New Jersey". Dated April 25, 2022, Revised June 30, 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	Provide MUTCD certification for proposed striping.
2	General Engineering	The applicant's engineer stated that the nearest signals will create gaps so that the driveway located on Ryder's lane can function. Is there any timing change needed in the future after upon full operation of this site? The applicant is required to submit recommended timing change calculations to County if necessary.
3	General Engineering	The site plan shows a proposed 5' wide sidewalk along the entire property frontage which is acceptable. Any deteriorated curbing must be replaced with the new one as per the County standard detail.
4	General Engineering	Follow County standard detail for utility trenching within the County's ROW. It must be included in the cost estimate.
5	General Engineering	All inlets along the applicant's property frontage on Ryders lane must meet current stormwater regulations. Must be bicycle-safe grates and eco heads.
6	General Engineering	Provide drainage and MUTCD certification.
7	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and subject to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.

8	General Engineering	The entire sidewalk must be within the public ROW. Provide ROW dedication 5' behind the proposed sidewalk.
9	General Engineering	Provide crosswalk striping and one ADA curb ramp with a detectable warning surface at the southeast corner of Ryders Lane and the proposed driveway. Clearly show existing curb ramps with detectable warning surfaces located at Ryders lane and Guernsey Lane intersection.
10	General Engineering	The left-turning lanes should be set back a minimum of 10' to accommodate crosswalks. Eliminate the "ONLY" markings for the through/right lane on the driveway and straight inbound lane. Add R3-7L signs.
11	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
12	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.
13	Planners	Proof of approval from the Middlesex County Mosquito Extermination Commission.
14	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.
15	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.</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>
16	Planners	The County Engineering Department has determined that a right-of-way dedication is required along the County Road. The dedication must include the existing and required improvements with a 2-5-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.
17	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.

18	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.
19	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.
20	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. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 566 & 568 Ryders Lane
Plan Title: "Block 87, Lots 20.01 & 3.09, Tax Map Sheet 17.01, Preliminary/ Final Site Plan, 566 Ryders Lane (New Lot 20.01), Amended Preliminary/ Final Site Plan, 568 Ryders Lane (New Lot 3.09), Block 87, Lot 5.02, Tax Map Sheet 17.01, Amended Preliminary/ Final Site Plan, 560 Ryders Lane (Lot 5.02 F/K/A Lot 5.01), Township of East Brunswick, Middlesex County, New Jersey". Dated April 25, 2022, Revised June 30, 2022.
DRC Meeting Date: 07/12/2022

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 07/07/2022; 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 7/1/2022

Project Name: Derock Development, LLC
 Municipality: Township of Edison
 MCOP File #: SP-188
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: 130,573 square foot addition
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: “Preliminary and Final Major Site Plan for Derock Development, LLC, Proposed Warehouse, Block 3B, Lot 2A, Tax Map Sheet #1, 24 Kilmer Road, Township of Edison, Middlesex County, New Jersey”. Dated February 18, 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	<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.</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>
3	Mosquito Commission	Removal of the multiple scour holes that are proposed within the stormwater management facility, as scour holes tend to hold water and become a mosquito control problem.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Derock Development, LLC
Plan Title: "Preliminary and Final Major Site Plan for Derock Development, LLC, Proposed Warehouse, Block 3B, Lot 2A, Tax Map Sheet #1, 24 Kilmer Road, Township of Edison, Middlesex County, New Jersey". Dated February 18, 2022.
DRC Meeting Date: 07/12/2022

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 07/01/2022; 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 6/29/2022

Project Name: South Plainfield Realty Development, LLC
Municipality: Borough of South Plainfield
MCOP File #: SP-199
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2,892 square foot addition
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Site Plan for South Plainfield Realty Development, LLC, Block 528, Lot 46.04 & 46.05, Tax Map Sheet #48, 4801 Stelton Road, South Plainfield, Middlesex County, New Jersey". Dated May 24, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension to the August 9, 2022 Development Review Committee Meeting.**

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: South Plainfield Realty Development, LLC
Plan Title: "Preliminary and Final Major Site Plan for South Plainfield Realty Development, LLC, Block 528, Lot 46.04 & 46.05, Tax Map Sheet #48, 4801 Stelton Road, South Plainfield, Middlesex County, New Jersey". Dated May 24, 2022.
DRC Meeting Date: 07/12/2022

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 06/29/2022; 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: 07/12/2022
Date Executed: 07/12/2022



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

DRC STAFF REPORT – 7/7/2022

Project Name: Dayton 3 (161 Docks Corner Road)
 Municipality: SOUTH BRUNSWICK
 MCOP File #: SP-203
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: 324,742
 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 Dayton 3 Block 17, Lot 14 Tax Map Sheet # 45 161 Docks Corner Road South Brunswick, Middlesex County, NJ" dated November 25, 2020 and revised through June 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:

Department		Reviewer Comments
1	Mosquito Commission	Our review of the proposed stormwater management plan indicates no potential mosquito control problems.
2	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 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:</p> <p>"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</p>



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

		Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."
--	--	---

Middlesex County Planning Board

Development Review Committee

RESOLUTION

Application: Dayton 3 (161 Docks Corner Road)

Plan Title: "Preliminary and Final Major Site Plan for Dayton 3 Block 17, Lot 14 Tax Map Sheet # 45 161 Docks Corner Road South Brunswick, Middlesex County, NJ" dated November 25, 2020 and revised through June 14, 2022

DRC Meeting Date: 07/12/2022

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 07/07/2022; 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: 07/12/2022

Date Executed: 07/12/2022