

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
August 9, 2022, 3:00 p.m.
Minutes

COMMITTEE PRESENT

Mr. Joseph Johnson, Acting Chairman
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Sendner, PE, County Engineer
Ms. Gail Lala

PLANNING BOARD PRESENT NOT VOTING

Commissioner Charles Kenny

STAFF PRESENT

Mr. Steve Cahn, Esq., Planning Board Counsel
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management
Mr. Julio Mora, Senior Planner, Land Management
Mr. James Lentino, Principal Planner, Land Management
Mr. Alex Zakrewsky, Principal Planner, Land Management
Ms. Lilliana Dourado, Clerk I
Ms. Michele Norris, Analyst Trainee
Ms. Rachel Cohen, Business Engagement Manager
Ms. Jennifer Harrison, Division Head Real Estate County Administration
Mr. Arthur Cooper, IT Support
Mr. Chrystian Alvia, IT Support

PUBLIC PRESENT

Ms. Marcia Lalla



Development Review Committee
Minutes of August 09, 2022

- I. Chairman Johnson called the meeting to order at 3:00 p.m. The meeting of the Middlesex County Development Review Committee Meeting 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, Home News Tribune, and 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

Ms. Dourado called the roll, and it was determined a quorum was present.

- II. Minutes
Mr. Greenfeld moved, seconded by Ms. Lala to approve the Minutes of the June 14, 2022, meeting. Motion passed unanimously. The Minutes of the July 12, 2022, meeting were distributed for review.

III. Resolutions to be added- None

IV. Resolutions to be amended and executed- None

V. Resolutions to be removed - None

Open Public Discussion on Resolutions listed on this Agenda Only-

Chairman Johnson opened the meeting to public discussion on resolutions listed on this agenda and only resolutions listed on the agenda. If anyone would like to speak, please raise your hand, come to the podium, state your name and address for the record and the resolution you want to speak on. You have five minutes. Mr. Greenfeld motioned to close public portion, seconded by Ms. Lalla. Motion passed.

VI. Old Business

A. Subdivisions- None

B. Release of Performance Guarantees-

1. 251 Dock's Corner, LLC, Monroe, MO-SP-228 (Traffic) - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala, for the return of the performance guarantee.



2. Mt. Hebron Cemetery, Old Bridge, OB-SP-173 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala, for the return of the performance guarantee.
3. United Parcel Services Inc., South Brunswick, SB-SP-277 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala, for the return of the performance guarantee.

VIII. New Business-

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions) -None
2. Preliminary Applications (Major Subdivisions)-
 - a. 202 Mount's Mills Road & 490 Buckelew Avenue, Royal Real Estate Holding, LLC, Monroe, SUB-236- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.
 - b. 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 Ms. Lala.
Motion passed unanimously.
Decision: 30-day extension.
 - c. Serenity Walk, K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Plainsboro, PL-SUB-145 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.
 - d. Carnegie Crossing Subdivision, K. Hovnanian New Jersey Operations, LLC, South Brunswick, SB-SUB-1026 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.



3. Final Subdivision Applications-
 - a. Vermella New Brunswick-Final Plat, RTF NB Urban Renewal, LLC, New Brunswick, NB-SUB-1035 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Approval.
- B. Site Plans-
 1. Jewish Renaissance Medical Center, Jewish Renaissance Medical Center, Carteret, SP-196- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.
 2. J-Star- 2 Clark Drive, J-Star Research Inc., Cranbury, SP-147 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.
 3. Minor Site Plan parking 75 Carter, 75 Carter Drive Edison, LLC, Edison, SP-214 – In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Approval.
 4. Ehab Ibrahim, Jamesburg Veterinary Hospital, Jamesburg, SP-227- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Exempt Site Plan.
 5. 114 Bayard Street, Bayard Metro Property LLC, New Brunswick, NB-SP-1004- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Exempt Site Plan.
 6. Easton Fuel, Easton Fuel, LLC, New Brunswick, SP-198 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.



7. Rutgers Health NJ Innovation Hub Phase I, NJ Innovation Associates LLC & Downtown HUB Associates II, LLC (c/o DEVCO), New Brunswick, SP-232 – In accordance with the staff’s recommendation. Mr. Greenfeld moved, seconded by Ms. Lala. Chairman Johnson abstained. Ms. Dourado took roll call.
Motion passed.
Decision: Conditional Approval.
8. 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 Ms. Lala.
Motion passed unanimously.
Decision: 30-day extension.
9. Serenity Walk, K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Sayreville, PL-SP-143- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: 30-day extension.
10. A.P.E. New Jersey, LLC, A.P.E. New Jersey, LLC, Sayreville, SY-SP-224 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Exempt Site Plan
11. Crossman Development-Fulton’s Landing, Fulton’s Landing, Inc., Sayreville, SP-112 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: 30-day extension.
12. Carnegie Crossing, K. Hovnanian New Jersey Operations, LLC, South Brunswick, SB-SP-1025 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.
13. South Plainfield Realty Development, LLC, South Plainfield Realty Development, LLC, South Plainfield, SP-199 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.



Development Review Committee
Minutes of August 09, 2022

14. Bridge Point Cragwood Road, Bridge Acquisitions, LLC, South Plainfield, SP-SP-215 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval
15. Oak Ridge Heights School #21, Woodbridge Board of Education, Woodbridge, SP-185 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Conditional Approval.
16. GVS Woodbridge, GVS Holding, LLC, Woodbridge, SP-229 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Approval.
17. New Private Restaurant Properties, New Private Restaurant Properties, Old Bridge, SP-231 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: Approval.
18. Woodbridge Village Pool and Clubhouse, Woodbridge Village Assoc., LLC, Woodbridge, WO-SP-1019 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.
Motion passed unanimously.
Decision: 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. Greenfeld moved, seconded by Ms. Lala to close the public portion. Motion carried unanimously.

XII. Adjournment- Ms. Lala made a motion to adjourn the meeting, seconded by Mr. Greenfeld. Motion passed. The meeting adjourned at 3:12 p.m.

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
September 13, 2022, 3:00 p.m.
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Sendner, PE, County Engineer
Mr. Jason Friedman, Alternate
Mr. Joseph Johnson, Alternate

PLANNING BOARD PRESENT NOT VOTING

County Commissioner Director Ronald G. Rios
Mr. Sam Khan

STAFF PRESENT

Mr. Steve Cahn, Esq., Planning Board Counsel
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management
Mr. Julio Mora, Senior Planner, Land Management
Mr. James Lentino, Principal Planner, Land Management
Mr. Alex Zakrewsky, Principal Planner, Land Management
Mr. Stan Olszewski, Supervising Planner
Ms. Lilliana Dourado, Clerk I
Ms. Michele Norris, Analyst Trainee

OTHER STAFF PRESENT

Ms. Rachel Cohen, Business Engagement Manager
Ms. Jennifer Harrison, Division Head Real Estate County Administration
Mr. Arthur Cooper, IT Support
Mr. Chrystian Alvia, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann



Development Review Committee
Minutes of September 13, 2022

- I. Chairman Johnson called the meeting to order at 3:04 p.m. The meeting of the Middlesex County Development Review Committee Meeting 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, Home News Tribune, and 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

Ms. Dourado called the roll, and it was determined a quorum was present.

- II. Minutes
Mr. Freidman moved, seconded by Mr. Johnson to approve the Minutes of the July 1, 2022, meeting. Motion passed unanimously. The Minutes of the August 9, 2022, meeting were distributed for review.

III. Resolutions to be added- None

IV. Resolutions to be amended and executed- None

V. Resolutions to be removed - None

Open Public Discussion on Resolutions listed on this Agenda Only-

Chairman Vaughn opened the meeting to public discussion on resolutions on this agenda and only resolutions listed on the agenda. There was no public discussions.

VI. Old Business

A. Subdivisions- None

B. Release of Performance Guarantees- None

VIII. New Business-

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions)

- a. QuickChek, QuickChek Corporation, Edison, ED-SUB-1080 – In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Johnson.



Development Review Committee
Minutes of September 13, 2022

Motion passed unanimously.
Decision: Conditional Approval.

2. Preliminary Applications (Major Subdivisions)-

- a. Major Subdivision Plan-Klein, 212 Durham Urban Renewal Entity, LLC, Metuchen, ME-SUB-1028 – In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
- b. Concordia MZL, LLC, Concordia MZL, LLC c/o KPR Centers LLC, Monroe, MO-SUB-1042-
In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
- c. Segme Old Bridge GC, LLC, Segme Old Bridge GC, LLC, Old Bridge, OB-SUB-1032- In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
- d. The Green at Old Bridge, Alfieri-Old Bridge Associates, LLC, OB-303- In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: 30-day extension.

3. Final Subdivision Applications-

- a. Segme Old Bridge GC, LLC, Segme Old Bridge GC, LLC, Old Bridge, OB-SUB-1034- In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
- b. 90 Hancock Road, 90 Hancock Road, LLC, Piscataway, PI-SUB-1002- In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
- c. Carnegie Crossing, K. Hovnanian New Jersey Operations, LLC, South Brunswick, SB-SUB-1076- In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.



Development Review Committee
Minutes of September 13, 2022

Decision: Approval.

- d. Final Major Subdivision Plan-Klein, 212 Durham Urban Renewal Entity, LLC, Metuchen, ME-SUB-1095 -In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.

B. Site Plans-

1. Virginia Dare, Virginia Dare Extract Co., Inc., Carteret, SP-222- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
2. Prologis/50 Middlesex, Prologis North American Properties Fund, LLC, Carteret, CA-SP-1070- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
3. EVOX NJ Brunswick 9 LLC, EVOX NJ Brunswick 9 LLC, East Brunswick, SP-153- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
4. QuickChek-Edison, QuickChek Corporation, Edison, ED-SP-223- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: 30-day extension.
5. Gordon-195 Main Street, 195 Main Street Associates LLC, Metuchen, SP-153- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
6. Site Plan Lot 11, Block 141 Middlesex, NJ, 403 E Street LLC, Middlesex, MX-SP-1048- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Exempt Site Plan.
7. Ryders Lane Apartments, Arisa Urban Renewal Co., LLC, Milltown, MI-SP-1023- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.



Development Review Committee
Minutes of September 13, 2022

Decision: 30-day extension.

8. Marketplace at Monroe Section 1, JSM AT Route 33 LLC, Monroe, SP-220 – In accordance with the staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
9. Monroe Twp. Site Plan/Concordia MZL, LLC, Concordia MZL, LLC c/o KPR Centers LLC, Monroe, MO-SP-1033- In accordance with the staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: 30-day extension.
10. Hoffman Pavilion, Hoffman Housing Urban Renewal Associates, LLC, New Brunswick, NB-SP-1044- In accordance with the staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
11. Hidden Lake Town Center Conversion, Hidden Lake Town Center LLC, North Brunswick, NO-SP-1037- In accordance with the staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.
12. Vatra Auto Services, LLC, Vatra Auto Services, LLC, North Brunswick, NO-SP-1049- In accordance with the staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Exempt Site Plan.
13. The Green at Old Bridge, Alfieri-Old Bridge Associates, LLC, OB-SP-317- In accordance with The staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: 30-day extension.
14. Site Plan for 40-unit motel-1799 Highway 9, Old Bridge, 1799 Realty, LLC, Old Bridge, OB-SP-1029- In accordance with the staff’s recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Exempt Site Plan.
Decision: Conditional Approval.



Development Review Committee
Minutes of September 13, 2022

15. Global Landfill Solar Facilities, Basin Realty Company, Old Bridge, OB-SP-1069- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Exempt Site Plan.
16. 80 Kingsbridge Road Piscataway, Kingsbridge 2005. LLC, Piscataway, SP-234- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
17. 10 Constitution Avenue, Rockefeller Group Development Corporation, Piscataway, PI-SP-1043- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
18. Serenity Walk, K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Plainsboro, PL-SP-143- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
19. South Brunswick Library Expansion, Township of South Brunswick, South Brunswick, SB-SP-1051- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
20. Bridge Acquisition, LLC, Bridge Acquisition, LLC, South Brunswick, SP-108- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
21. Islamic Society of New Jersey, Islamic Society of New Jersey, South Brunswick, SP-173- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Conditional Approval.
22. Robert Stilo, Stilo Excavating, Inc., South Plainfield, SP-144- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson.
Motion passed.
Decision: Approval.



Development Review Committee
Minutes of September 13, 2022

23. Crossman Development/Fulton's Landing, Fulton's Landing, Inc., South Plainfield, SP-144- In accordance with the staff's recommendation, Mr. Friedman moved, seconded by Mr. Johnson. Motion passed.
Decision: Conditional Approval.
24. Hercules-Changehouse, Hercules LLC, Sayreville, SY-SP-1052- In accordance with the staff's Recommendation, Mr. Freidman moved, seconded by Mr. Johnson. Motion passed.
Decision: Approval.
25. Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, and Woodmont Senior Living LLC, WO-SP-1047- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Johnson. Motion passed.
Decision: 30- day extension.
- IX. Communications-None.
- X. Such Other Matters That Have Been Carried and/or Other Issues of Old Business-None
- XI. Public Comments- There were no public comments. Mr. Freidman moved, seconded by Mr. Johnson to close the public portion. Motion carried unanimously.
- XII. Adjournment- Mr. Freidman made a motion to adjourn the meeting, seconded by Mr. Johnson. Motion passed. The meeting adjourned at 3:23pm.

Respectfully submitted,
Michele Norris
Analyst Trainee



MEMORANDUM

TO: Development Review Committee

FROM: Planning Board Staff

DATE: October 11, 2022

RE: **Return Performance Guarantee** in the amount of \$34,440.00, retaining \$500.00 in application fees from the full guarantee leaving \$ 33,940.00 to be returned to the applicant for this site plan entitled “Site Plan Johnson & Johnson WHQ Phase 1 Site Improvements MP012-Master Plan-Direct Pathways Main Street Block 36.01, Lot 1.01, City of New Brunswick, Middlesex County, New Jersey” dated June 23, 2020, and revised through September 8, 2020.

The above-referenced performance guarantee was required of the applicant to ensure the installation of specific required physical improvements along the County Right-of Way George Street (County Road #672).

The Office of Public Works has inspected the required improvements and the Office of Engineering found them to be adequate and properly installed. Therefore, we recommend that the Development Review Committee authorize the release and return of the above performance guarantee to its depositors and retain a fee for release, subject to the acceptance by the Board of County Commissioners.

Reviewed by _____ of the County Planning Board Staff.

Linda B. Weber
Supervising Planner

**DEVELOPMENT REVIEW COMMITTEE
MIDDLESEX COUNTY PLANNING BOARD
RESOLUTION
RETURN OF PERFORMANCE GUARANTEE
RETAIN APPLICATION FEE**

WHEREAS, by resolution of the Board of County Commissioners, adopted on December 30, 1969, which resolution empowers the Development Review Committee of the Middlesex County Planning Board to require performance guarantees in connection with Development Review applications; and,

WHEREAS a performance guarantee was required for a certain site plan application entitled "Site Plan Johnson & Johnson WHQ Phase 1 Site Improvements MP012-Master Plan-Direct Pathways Main Street Block 36.01, Lot 1.01, City of New Brunswick, Middlesex County, New Jersey" dated June 23, 2020, and revised through September 8, 2020, on George Street (County Road #672); and,

WHEREAS, the Middlesex County Office of Public Works has indicated that the improvements covered by the above guarantee have been completed in accordance with County specifications; and,

WHEREAS, the Middlesex County Office of Engineering has certified that all the improvements required have been completed in accordance with the approved plans and has recommended the return of the above guarantee; and,

WHEREAS the staff of the Middlesex County Planning Board advises retention of the application inspection fees in the amount of \$ 500.00 for application submitted on May 11, 2021; and,

WHEREAS the Performance Guarantee to be returned is the total of \$34,440.00 minus \$500.00 for application fees, leaving \$33,940.00 to be returned to the applicant; and,

WHEREAS Section 5.2 Chapter XI of Site Plan Review Resolution of the Middlesex County Planning Board authorizes the Committee to release the above guarantee, subject to the acceptance by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release and return the above guarantee to its depositor, subject to acceptance by the Board of County Commissioners, to:

Johnson & Johnson
410 George Street
New Brunswick, NJ 08901
Attn: John Tracy

Chairman, Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD



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

DRC STAFF REPORT – 9/22/2022

Project Name: Gillette Enterprises
Municipality: Borough of Sayreville
MCOP File #: SY-SUB-1103
Type of Application: Minor Subdivision
Proposed Use: Industrial
Proposed Square Footage: N/A
Total Housing Units: 0
Proposed New Lots: 2
Prepared by: Julio Mora, Senior Planner

Plan Title: "Former Lots 1.02 & 1.03, Block 59.01, Borough of Sayreville, Middlesex County, New Jersey, Final Plat of Minor Subdivision." Prepared by Crest Engineering Associates, Inc. Dated August 25, 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 | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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. |

The Applicant is advised to file the minor subdivision plan by deed or by plat with the Middlesex County Clerk’s Office, in accordance with the NJ Recordation Act, N.J.S.A. 46:26A through N.J.S.A. 46:26C, as most recently amended.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Gillette Enterprises
Plan Title: "Former Lots 1.02 & 1.03, Block 59.01, Borough of Sayreville, Middlesex County, New Jersey, Final Plat of Minor Subdivision." Prepared by Crest Engineering Associates, Inc. Dated August 25, 2022.
DRC Meeting Date: 10/11/2022

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 09/22/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: Lagrutta-Russo, LLC
Municipality: Township of Woodbridge
MCOP File #: WO-SUB-1090
Type of Application: Preliminary Subdivision
Proposed Use: Commercial
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, Mulberry Street Bar and Restaurant, Block 596.01, Lots 51.11, 51.10, & 2.01, 739 Rahway Avenue, Township of Woodbridge, Middlesex County, New Jersey." Prepared by Dynamic Survey, LLC. Dated September 29, 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 | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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. |

The Applicant is advised to file the minor subdivision plan by deed or by plat with the Middlesex County Clerk’s Office, in accordance with the NJ Recordation Act, N.J.S.A. 46:26A through N.J.S.A. 46:26C, as most recently amended.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: LAGRUTTA-RUSSO LLC
Plan Title: "Minor Subdivision Plan, Mulberry Street Bar and Restaurant, Block 596.01, Lots 51.11, 51.10, & 2.01, 739 Rahway Avenue, Township of Woodbridge, Middlesex County, New Jersey." Prepared by Dynamic Survey, LLC. Dated September 29, 2022.
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/29/2022

Project Name: Vermella East Brunswick
 Municipality: Township of East Brunswick
 MCOP File #: EB-SUB-1077
 Type of Application: Preliminary Subdivision
 Proposed Use: Mixed Use
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: 3
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Subdivision Plan, Block 26.01 - Lots 3, 4, 6.01, 10, 11 & 12, and Block 6.01 - Lot 15.02, New Jersey State Highway Route 18, Township of East Brunswick, Middlesex County, State of New Jersey". Prepared by Gallas Surveying Group. Originally dated September 2, 2020. Revised through August 10, 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 | Please note that the certifications for the land surveyor and township engineer appearing on the subdivision drawing, citing “THE MAP FILING LAW”, is incorrect in that said law was repealed on March 2, 2012, in accordance with NJSA 46:26C, in favor of NJSA 46:26A and NJSA 46:26B sometimes referred to as “The Recordation Act”. In keeping with the intent of the MLUL the following wording would be suitable for inclusion/replacement of the map filing law reference in these certifications and statements: "...complies with the applicable sections of Title 46 of the Revised Statutes (N.J.S.A 46: 26A-1 through N.J.S.A. 46:26B-8 et seq.)..." |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Vermella East Brunswick
Plan Title: "Subdivision Plan, Block 26.01 - Lots 3, 4, 6.01, 10, 11 & 12, and Block 6.01 - Lot 15.02, New Jersey State Highway Route 18, Township of East Brunswick, Middlesex County, State of New Jersey". Prepared by Gallas Surveying Group. Originally dated September 2, 2020. Revised through August 10, 2022.
DRC Meeting Date: 10/11/2022

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 09/29/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: 3 Center Street
 Municipality: Edison Township
 MCOP File #: ED-SUB-1074
 Type of Application: Preliminary Subdivision
 Proposed Use: Residential
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: 5
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Major Subdivision Plan Prepared For 3 Center Street Lot 4.01 in Block 162 Township Of Edison, Middlesex County, New Jersey" and dated 05/06/2022.

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 | The Applicant shall submit an electronic copy of the revised preliminary plats in accordance with the NJ Recordation Act. |
| 2 | Planners | Please note that the certifications for the land surveyor and township engineer appearing on the subdivision drawing, is incorrect. Certifications should be corrected in accordance with NJSA 46:26C, in favor of NJSA 46:26A and NJSA 46:26B sometimes referred to as "The Recordation Act". In keeping with the intent of the MLUL the following wording would be suitable for inclusion/replacement of the map filing law reference in these certifications and statements: "...complies with the applicable sections of Title 46 of the Revised Statutes (N.J.S.A 46: 26A-1 through N.J.S.A. 46:26B-8 et seq.)..." |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 3 CENTER STREET
Plan Title: "Major Subdivision Plan Prepared For 3 Center Street Lot 4.01 in Block 162 Township of Edison, Middlesex County, New Jersey" and dated 05/06/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: The Green @ Old Bridge
Municipality: Township of Old Bridge
MCOP File #: OB-303
Type of Application: Preliminary Subdivision
Proposed Use: Mixed Use
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 2
Prepared by: Stan R. Olszewski, Supervising Planner

Plan Title: "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

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: The Green @ Old Bridge
Plan Title: "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

DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/22/2022

Project Name: Gillette Enterprises
Municipality: Borough of Sayreville
MCOP File #: SY-SUB-1103
Type of Application: Minor Subdivision
Proposed Use: Industrial
Proposed Square Footage: N/A
Total Housing Units: 0
Proposed New Lots: 2
Prepared by: Julio Mora, Senior Planner

Plan Title: "Former Lots 1.02 & 1.03, Block 59.01, Borough of Sayreville, Middlesex County, New Jersey, Final Plat of Minor Subdivision." Prepared by Crest Engineering Associates, Inc. Dated August 25, 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 | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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. |

The Applicant is advised to file the minor subdivision plan by deed or by plat with the Middlesex County Clerk’s Office, in accordance with the NJ Recordation Act, N.J.S.A. 46:26A through N.J.S.A. 46:26C, as most recently amended.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Gillette Enterprises
Plan Title: "Former Lots 1.02 & 1.03, Block 59.01, Borough of Sayreville, Middlesex County, New Jersey, Final Plat of Minor Subdivision." Prepared by Crest Engineering Associates, Inc. Dated August 25, 2022.
DRC Meeting Date: 10/11/2022

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 09/22/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: Lagrutta-Russo, LLC
Municipality: Township of Woodbridge
MCOP File #: WO-SUB-1090
Type of Application: Preliminary Subdivision
Proposed Use: Commercial
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, Mulberry Street Bar and Restaurant, Block 596.01, Lots 51.11, 51.10, & 2.01, 739 Rahway Avenue, Township of Woodbridge, Middlesex County, New Jersey." Prepared by Dynamic Survey, LLC. Dated September 29, 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 | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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. |

The Applicant is advised to file the minor subdivision plan by deed or by plat with the Middlesex County Clerk’s Office, in accordance with the NJ Recordation Act, N.J.S.A. 46:26A through N.J.S.A. 46:26C, as most recently amended.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: LAGRUTTA-RUSSO LLC
Plan Title: "Minor Subdivision Plan, Mulberry Street Bar and Restaurant, Block 596.01, Lots 51.11, 51.10, & 2.01, 739 Rahway Avenue, Township of Woodbridge, Middlesex County, New Jersey." Prepared by Dynamic Survey, LLC. Dated September 29, 2022.
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/29/2022

Project Name: Vermella East Brunswick
 Municipality: Township of East Brunswick
 MCOP File #: EB-SUB-1077
 Type of Application: Preliminary Subdivision
 Proposed Use: Mixed Use
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: 3
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Subdivision Plan, Block 26.01 - Lots 3, 4, 6.01, 10, 11 & 12, and Block 6.01 - Lot 15.02, New Jersey State Highway Route 18, Township of East Brunswick, Middlesex County, State of New Jersey". Prepared by Gallas Surveying Group. Originally dated September 2, 2020. Revised through August 10, 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 | Please note that the certifications for the land surveyor and township engineer appearing on the subdivision drawing, citing “THE MAP FILING LAW”, is incorrect in that said law was repealed on March 2, 2012, in accordance with NJSA 46:26C, in favor of NJSA 46:26A and NJSA 46:26B sometimes referred to as “The Recordation Act”. In keeping with the intent of the MLUL the following wording would be suitable for inclusion/replacement of the map filing law reference in these certifications and statements: "...complies with the applicable sections of Title 46 of the Revised Statutes (N.J.S.A 46: 26A-1 through N.J.S.A. 46:26B-8 et seq.)..." |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Vermella East Brunswick
Plan Title: "Subdivision Plan, Block 26.01 - Lots 3, 4, 6.01, 10, 11 & 12, and Block 6.01 - Lot 15.02, New Jersey State Highway Route 18, Township of East Brunswick, Middlesex County, State of New Jersey". Prepared by Gallas Surveying Group. Originally dated September 2, 2020. Revised through August 10, 2022.
DRC Meeting Date: 10/11/2022

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 09/29/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: 3 Center Street
 Municipality: Edison Township
 MCOP File #: ED-SUB-1074
 Type of Application: Preliminary Subdivision
 Proposed Use: Residential
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: 5
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Major Subdivision Plan Prepared For 3 Center Street Lot 4.01 in Block 162 Township Of Edison, Middlesex County, New Jersey" and dated 05/06/2022.

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 | The Applicant shall submit an electronic copy of the revised preliminary plats in accordance with the NJ Recordation Act. |
| 2 | Planners | Please note that the certifications for the land surveyor and township engineer appearing on the subdivision drawing, is incorrect. Certifications should be corrected in accordance with NJSA 46:26C, in favor of NJSA 46:26A and NJSA 46:26B sometimes referred to as "The Recordation Act". In keeping with the intent of the MLUL the following wording would be suitable for inclusion/replacement of the map filing law reference in these certifications and statements: "...complies with the applicable sections of Title 46 of the Revised Statutes (N.J.S.A 46: 26A-1 through N.J.S.A. 46:26B-8 et seq.)..." |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 3 CENTER STREET
Plan Title: "Major Subdivision Plan Prepared For 3 Center Street Lot 4.01 in Block 162 Township of Edison, Middlesex County, New Jersey" and dated 05/06/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: The Green @ Old Bridge
Municipality: Township of Old Bridge
MCOP File #: OB-303
Type of Application: Preliminary Subdivision
Proposed Use: Mixed Use
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 2
Prepared by: Stan R. Olszewski, Supervising Planner

Plan Title: "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

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: The Green @ Old Bridge
Plan Title: "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

DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Vermella East Brunswick
 Municipality: Township of East Brunswick
 MCOP File #: EB-SP-1084
 Type of Application: Site Plan
 Proposed Use: Mixed Use
 Proposed Square Footage: 37,568 square feet of retail
 Total Housing Units: 318 units
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Site Plan For Vermella East Brunswick, Block 26.01 - Lot 3, 4, 6.01, 10, 11, & 12; Block 6.01 - Lot 15.02, Tax Map Sheet #8.02 & 9, NJDOT Route 18, East Brunswick, Middlesex County, New Jersey." Prepared by Insite Engineering, LLC. Dated August 10, 2021. Revised August 10, 2022.

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

Upon technical review of the above-referenced site plan application, the following was determined:

| | Department | Reviewer Comments |
|---|---------------------|--|
| 1 | General Engineering | Based on the information contained in the traffic impact statement, “NJDOT Traffic Impact Study for East Brunswick Redevelopment, Mixed-Use Development – Phase 1A, East Brunswick Township, Middlesex County, New Jersey.”, Prepared by Langan Engineering & Environmental Services, Inc., and dated August 24, 2021, it was determined that the site plan concludes minimal traffic impacts to county-owned roadways, and therefore no additional traffic information is required. |
| 2 | Mosquito Commission | Our review of the proposed stormwater management plan indicates no potential mosquito control problems. |

The Office of Planning further offers, but does not require, the following for consideration:

1) The zone table on the cover sheet identifies that 306 units are proposed, whereas the site layout plan sheet and other submitted documents such as the traffic impact study indicate that 318 units are proposed, the suggestion is to make the plans consistent with one another. 2) With respect to the existing bus stop on Route 18 South of the jug handle, the suggestion is that the bus stop be shown on the plans and brought up to current standards, unless this bus stop is to be relocated in its entirety. 3) The site layout plan sheet appears to differ from the intent of the redevelopment plan in that the sidewalk does not appear to be shown on Road 'C' connecting to the existing sidewalk on Renee Road. Therefore the inclusion of a continuous pedestrian sidewalk, either as part of this site plan application or for the future redevelopment of New Lot 3.03, is herein recommended for consideration.

The Office of Planning notes that, pursuant to the County's Site Plan Resolution and the County and Regional Enabling Act, N.J.S.A. 40: -1 et al, the Middlesex County Planning Board does not have the right to review and approve internal sidewalk connections, bus stop facilities, etc, for which the County is not responsible for.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Vermella East Brunswick
Plan Title: "Preliminary and Final Major Site Plan For Vermella East Brunswick, Block 26.01 - Lot 3, 4, 6.01, 10, 11, & 12; Block 6.01 - Lot 15.02, Tax Map Sheet #8.02 & 9, NJDOT Route 18, East Brunswick, Middlesex County, New Jersey." Prepared by Insite Engineering, LLC. Dated August 10, 2021. Revised August 10, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: 191 Talmadge Edison, LLC - Proposed Site Improvements
 Municipality: Edison Township
 MCOP File #: ED-SP-233
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary and Final Major Site Plan For 191Talmadge Edison. LLC Proposed Site Improvements Block 50, Lot 10; Tax Map Sheet #10 - Latest Rev. Dated 01/01/2000, 191 Talmadge Road, Township of Edison, Middlesex County, New Jersey" and dated 08/01/2022.

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. - John Kranz, Assistant Superintendent |
| 2 | Planners | "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." |
| 3 | Planners | "A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office. |

| | | |
|--|--|--|
| | | <p>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> |
|--|--|--|

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 191 Talmadge Edison, LLC - Proposed Site Improvements
Plan Title: "Preliminary And Final Major Site Plan For 191Talmadge Edison. LLC
Proposed Site Improvements Block 50, Lot 10; Tax Map Sheet #10 - Latest
Rev. Dated 01/01/2000, 191 Talmadge Road, Township Of Edison, Middlesex
County, New Jersey" and dated 08/01/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/26/2022

Project Name: Liyun Properties LLC
Municipality: Edison Township
MCOP File #: ED-SP-1092
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Conversion of Residential Use to Restaurant 1855B Route 27 Edison, NJ 08817" and dated 12/20/2021 and revised through 4/25/2022

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Liyun Properties LLC
Plan Title: "Conversion of Residential Use to Restaurant 1855B Route 27 Edison, NJ 08817" and dated 12/20/2021 and revised through 4/25/2022
DRC Meeting Date: 10/11/2022

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 09/26/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/3/2022

Project Name: Sujnana R&CF
Municipality: Edison Township
MCOP File #: ED-SP-1099
Type of Application: Site Plan
Proposed Use: Other
Proposed Square Footage: 679
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Minor Site Plan & Use Variance Prepared For: Lot 38.01 In Block 755 215 May Street Situated In: Township of Edison Middlesex County, New Jersey". Dated July 8, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Sujnana R&CF
Plan Title: "Minor Site Plan & Use Variance Prepared For: Lot 38.01 In Block 755 215
May Street Situated In: Township of Edison Middlesex County, New Jersey"
Dated July 8, 2022.
DRC Meeting Date: 10/11/2022

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 10/03/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: QuickChek - Edison (SP)
Municipality: Edison Township
MCOP File #: ED-SP-223
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 5,670 square feet
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary & Final Site Plans For QuickChek Corporation, Proposed Food Store with Fuel Sales, Map 3, Block 4A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, New Jersey." Dated June 30, 2022. Revised September 30, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: QuickChek - Edison (SP)
Plan Title: "Preliminary & Final Site Plans For QuickChek Corporation, Proposed Food Store with Fuel Sales, Map 3, Block 4A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, New Jersey." Dated June 30, 2022. Revised September 30, 2022.
DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: AK Realty One
 Municipality: Edison Township
 MCOP File #: SP-175
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 9,827
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Proposed Site Plan Tax Lot 15-X, Block 643-DD 1709 Oak Tree Road Township of Edison, Middlesex County, N.J. JPD Engineering 756 Jackson Road, Stewartville, NJ. 08886 732-2595246" dated July 11, 2021 and revised through 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 | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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 applicant provided a traffic report dated May 6, 2022 comparing estimated traffic generated from the prior gas station use versus the proposed property use. The previous gas station has been demolished and the site is currently vacant. The study concludes that the proposed uses would generate less traffic than the previous gas station use. However, neither data nor analyses were provided regarding traffic conditions or traffic volumes when the gas station was in operation. Therefore, an updated traffic report must be provided which includes projected AM and PM peak hour volumes at the intersections of Oak Tree Road with the two proposed driveways on Oak Tree Road and Oak Tree Road and Cinder Road. The report shall also include intersection Levels of Service and recommended traffic mitigation measures. The requested study may include information from but shall replace the May 6, 2022 report. |

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| 3 | General Engineering | The driveway should be designed to facilitate the largest delivery trucks entering/exiting the facility. |
| 4 | General Engineering | Provide intersection sight distance for both the driveways located on a County road as per AASHTO. Remove any proposed/existing trees/signs within the sight triangle area. |
| 5 | General Engineering | Provide sight triangle at the intersection of Oak Tree Road and Cinder Road as per AASHTO. |
| 6 | General Engineering | The site plan indicates replacement of the existing sidewalk which is acceptable. |
| 7 | General Engineering | Provide 5' wide reinforced concrete pedestrian access route across the driveways. |
| 8 | General Engineering | Any deteriorated curbing must be replaced with the new one as per the County standard detail. |
| 9 | General Engineering | All inlets must meet current storm water regulations. Must be bicycle-safe grates and eco heads. |
| 10 | General Engineering | Provide drainage certification. |
| 11 | General Engineering | The utility plan does not indicate proposed utility connections within the County's ROW. Please confirm. |
| 12 | General Engineering | The entire property frontage must meet current ADA standards. Provide ADA certification after construction. |
| 13 | Mosquito Commission | Our review of the proposed stormwater management plan indicates no potential mosquito control problems. |
| 14 | General Engineering | After construction and operation of the site, if access from Oak Tree Rd is problematic, the County will reevaluate the option for ingress only for the Western driveway and Egress only for the Eastern driveway. |
| | | |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: AK Realty One
Plan Title: "Proposed Site Plan Tax Lot 15-X, Block 643-DD 1709 Oak Tree Road Township of Edison, Middlesex County, N.J. JPD Engineering 756 Jackson Road, Stewartsville, NJ. 08886 732-2595246" dated July 11, 2021 and revised through April 20, 2022
DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Starbucks Metuchen
Municipality: Borough of Metuchen
MCOP File #: ME-SP-1007
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2250
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stan R. Olszewski, Supervising Planner

Plan Title: "Preliminary and Final Major Site Plan for Maven Group, Proposed Restaurant with Drive thru, 700 Middlesex Ave., Block 71, Lots 37.01 and 37.02, Borough of Metuchen, Middlesex County, New Jersey, Oakite Site Redevelopment, Tax Map sheet #17" and dated 4/15/22 and revised through 08/29/22.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Starbucks Metuchen
Plan Title: "Preliminary and Final Major Site Plan for Maven Group, Proposed Restaurant with Drive thru, 700 Middlesex Ave., Block 71, Lots 37.01 and 37.02, Borough of Metuchen, Middlesex County, New Jersey, Oakite Site Redevelopment, Tax Map sheet #17" and dated 4/15/22 and revised through 08/29/22.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/28/2022

| | |
|--------------------------|---|
| Project Name: | Ryders Lane Apartments |
| Municipality: | Borough of Milltown |
| MCOP File #: | MI-SP-1023 |
| Type of Application: | Site Plan |
| Proposed Use: | Residential |
| Proposed Square Footage: | N/A |
| Total Housing Units: | 190 total units 38 affordable units 152 market-rate units |
| Proposed New Lots: | N/A |
| Prepared by: | Julio Mora, Senior Planner |

Plan Title: "Preliminary / Final Major Site Plan, Ryders Lane Apartments, Arisa Urban Renewal Co, LLC, Block 84.02, Lot 1.06 and 1.12, Borough of Milltown, Middlesex County, New Jersey." Dated July 28, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Ryders Lane Apartments
Plan Title: "Preliminary / Final Major Site Plan, Ryders Lane Apartments, Arisa Urban Renewal Co, LLC, Block 84.02, Lot 1.06 and 1.12, Borough of Milltown, Middlesex County, New Jersey." Dated July 28, 2022.
DRC Meeting Date: 10/11/2022

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 09/28/2022; 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 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Preliminary and Final Site Plan
 Municipality: Middlesex Borough
 MCOP File #: MX-SP-1064
 Type of Application: Site Plan
 Proposed Use: Other
 Proposed Square Footage: 2,400
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary And Final Site Plan For Wemalaga Property Middlesex LLC, Proposed Warehouse & Office Building W/Site Improvements Block 356, Lot 1; Tax Map Sheet #29 - Latest Rev. Dated 06-11-2011 Baekeland Avenue Borough Of Middlesex, Middlesex County. New Jersey" and dated 06/17/2022.

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

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

| Department | | Reviewer Comments |
|------------|---------------------|---|
| 1 | Mosquito Commission | Our review of the proposed stormwater management plan indicates it will pose a potential mosquito control problem. It is noted: 1. Several scour holes are proposed for the site. Experience has shown that scour holes tend to hold water and become a mosquito control problem. 2. The plans lack a maintenance plan for the proposed stormwater management plan. - John Kranz, Assistant Superintendent |
| 2 | Mosquito Commission | All scour holes be eliminated. |
| 3 | Mosquito Commission | Submission of a maintenance plan as required in the NJDEPs Stormwater Best Management Practices manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance. |
| 4 | Planners | "A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any 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 |

| | | |
|--|--|--|
| | | <p>County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p> |
|--|--|--|

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Preliminary and Final Site Plan
Plan Title: "Preliminary And Final Site Plan for Wemalaga Property Middlesex LLC, Proposed Warehouse & Office Building W/Site Improvements Block 356, Lot 1; Tax Map Sheet #29 - Latest Rev. Dated 06-11-2011 Baekeland Avenue Borough of Middlesex, Middlesex County. New Jersey" and dated 06/17/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Monroe Twp. Site Plan/ Concordia MZL, LLC
 Municipality: Monroe Township
 MCOP File #: MO-SP-1033
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 4,439 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 & Major Subdivision Plan For Concordia MZL, LLC, Proposed Pad Site Development, Map 10, Block 27.02, Lot 27.01, Perrineville Road, Township of Monroe, Middlesex County, New Jersey." Dated June 25, 2021. Revised July 12, 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 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 individual site plan needs to include the entire lot property frontage towards the South side. Extend the sidewalk up to the south side of the property line. Provide ADA curb ramps with detectable warning surfaces at the driveway. |
| 3 | General Engineering | The existing driveway must meet current ADA standards. All the business signs must be located outside of County's ROW. |
| 4 | General Engineering | The applicant shall provide 5-foot wide sidewalk and crosswalk connections up to the shopping center driveway to connect to the existing sidewalk along the south side of the shopping center. Provide proper ADA curb ramps with detectable warning surfaces. County road property frontage up to the south side of the property line needs to be shown on individual site plan. |
| 5 | General Engineering | The Maintenance Agreement for any landscaping in the county's right-of-way 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 landscaping located within the county right-of-way. 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. |
| 6 | General Engineering | Existing stop signs at both the driveways must be replaced and installed as per the current MUTCD standards. |
| 7 | General Engineering | Provide sight distances at both the driveways located on a County road as per AASHTO. No trees shall be located within the sight distance area. |
| 8 | General Engineering | Follow county standard detail for proposed utility trenching within the County's ROW. |
| 9 | General Engineering | Provide drainage certification. |
| 10 | General Engineering | The County installed sidewalk along the applicant's property frontage in 2019. Therefore, the applicant does not need to provide ADA certification for the existing sidewalk. However, any deteriorated sidewalk slabs (if there are any) must be replaced with the new one by the applicant. |
| 11 | General Engineering | The gap study, titled "Katz Properties – Concordia Shopping Center, et al", prepared by Atlantic Traffic & Design, and dated September 23, 2022, provided is acceptable. The study concludes there are adequate gaps in traffic to accommodate traffic entering and exiting the site from Perrineville Road and Prospect Plains Road. The applicant was advised on September 28, 2022 that the Level of Service indicated in the report represents a Level of Service of F for certain exiting movements, which was acknowledged by the applicant. |
| 12 | Planners | A Future Improvement - Developer's 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 install the 5-foot-wide sidewalk on the frontage of the property on Perrineville Road in front of the existing gasoline station/ convenience store at a future date, favor of Middlesex County. The agreement is subject to review and approval by Middlesex County. The Office of Planning will provide a template for the Future Improvement - Developer's Agreement. |
| 13 | Planners | All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Development Review webpage of the Middlesex County website for links to the current details. |
| 14 | 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. |
| 15 | 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 in determining the final performance guarantee amount to be required. |
| 16 | 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. |

In addition, The Office of Planning further offers, but does not require, the following for consideration: That a continuous pedestrian access route be provided between the front door of the commercial buildings and the gated entry to the adjoining neighborhood at the southwest corner of the property, in accordance with the Americans for Disabilities Act (ADA).

The Office of Planning notes that, pursuant to the County's Site Plan Resolution and the County and Regional Enabling Act, N.J.S.A. 40: -1 et al, the Middlesex County Planning Board does not have the right to review and approve internal sidewalk connections for which the County is not responsible for.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Monroe Twp. Site Plan/ Concordia MZL, LLC
Plan Title: "Preliminary & Final Major Site Plan & Major Subdivision Plan For Concordia MZL, LLC, Proposed Pad Site Development, Map 10, Block 27.02, Lot 27.01, Perrineville Road, Township of Monroe, Middlesex County, New Jersey."
Dated June 25, 2021. Revised July 12, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/23/2022

Project Name: 3 Lawrence Street (Block 275, Lot 14.01)
Municipality: City of New Brunswick
MCOP File #: NB-SP-1097
Type of Application: Site Plan
Proposed Use: Light Industrial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.

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: 3 Lawrence Street (Block 275, Lot 14.01)
Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.
DRC Meeting Date: 10/11/2022

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 09/23/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/22/2022

Project Name: 7 Lawrence Street (Block 275, Lot 17.01)
Municipality: City of New Brunswick
MCOP File #: NB-SP-1107
Type of Application: Site Plan
Proposed Use: Light Industrial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.

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: 7 Lawrence Street (Block 275, Lot 17.01)
Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.
DRC Meeting Date: 10/11/2022

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 09/22/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Taco Bell - North Brunswick
Municipality: North Brunswick Township
MCOP File #: NO-SP-1024
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2,246
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "PRELIMINARY & FINAL MAJOR SITE PLAN 2720 U.S. HIGHWAY 130 BLOCK 224, LOT 1 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY" and dated 01/24//22 and revised through 03/14/22

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: Taco Bell - North Brunswick
Plan Title: "PRELIMINARY & FINAL MAJOR SITE PLAN 2720 U.S. HIGHWAY 130 BLOCK 224, LOT 1 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY" and dated 01/24//22 and revised through 03/14/22
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: The Green @ Old Bridge
Municipality: Township of Old Bridge
MCOP File #: OB-SP-317
Type of Application: Site Plan
Proposed Use: Mixed Use
Proposed Square Footage: 199,547
Total Housing Units: 529
Proposed New Lots: N/A
Prepared by: Stan R. Olszewski, Supervising Planner

Plan Title: "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

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: The Green @ Old Bridge
Plan Title: "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

DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/21/2022

Project Name: Tanglewood Terrace Apartment
Municipality: Piscataway Township
MCOP File #: PI-SP-1093
Type of Application: Site Plan
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Tanglewood Terrace, 16 Lenox Court, City of Piscataway, County of Middlesex, State of New Jersey." Prepared by Millman National Land Services. Dated February 8, 2013. Revised March 8, 2013. And "Freestanding Monument Sign, Tanglewood Terrace Morgan Properties, 16 Lennox Court, Piscataway, NJ 08854." Prepared by Bartush Signs & Crane Service. Dated April 26, 2022. Revised May 13, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Tanglewood Terrace Apartment
Plan Title: "Tanglewood Terrace, 16 Lenox Court, City of Piscataway, County of Middlesex, State of New Jersey." Prepared by Millman National Land Services. Dated February 8, 2013. Revised March 8, 2013. And "Freestanding Monument Sign, Tanglewood Terrace Morgan Properties, 16 Lennox Court, Piscataway, NJ 08854." Prepared by Bartush Signs & Crane Service. Dated April 26, 2022. Revised May 13, 2022.
DRC Meeting Date: 10/11/2022

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 09/21/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: DCH Investments, Inc.
Municipality: Borough of Sayreville
MCOP File #: SY-SP-1098
Type of Application: Site Plan
Proposed Use: Other
Proposed Square Footage: N/A
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 DCH Investments, Inc., Block 143, Lots 4 and 5, Borough of Sayreville, Middlesex County, New Jersey." Prepared by Colliers Engineering and Design, Inc. Dated September 12, 2022.

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

Upon technical review of the above-referenced site plan application, the following was determined:

| Department | | Reviewer Comments |
|------------|---------------------|--|
| 1 | General Engineering | Based on the information contained in the traffic narrative, "Project Narrative, DCH Investments, Inc., Block 413, Lots 4 & 5, Borough of Sayreville, Middlesex County, New Jersey, CED Project No. 21003448A.", prepared by Colliers Engineering and Design, Inc., and dated September 27, 2022, it was determined that the site plan shows no impact to a county road or county facility, and therefore no additional traffic information is required. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: DCH Investments, Inc.
Plan Title: "Preliminary and Final Major Site Plan For DCH Investments, Inc., Block 143, Lots 4 and 5, Borough of Sayreville, Middlesex County, New Jersey." Prepared by Colliers Engineering and Design, Inc. Dated September 12, 2022.
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Municipality: Borough of Sayreville
MCOP File #: SY-SP-228
Type of Application: Site Plan
Proposed Use: Other
Proposed Square Footage: 24,113.62
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Tax Lots 23, 24, 25 & 28 Block 444.04 212, 214 & 216 Ernston Road Borough of Sayreville Middlesex County, New Jersey"

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Plan Title: "Tax Lots 23, 24, 25 & 28 Block 444.04 212, 214 & 216 Ernston Road Borough of Sayreville Middlesex County, New Jersey"
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Acme Nissan, 2050 US-130, South Brunswick
Municipality: South Brunswick Township
MCOP File #: SB-SP-1078
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2,195
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: Preliminary & Final Site Plan Prepared For ACME Nissan 2050 US-130, Monmouth Junction Block 29.01; Lot 5.061 South Brunswick Township, Middlesex County, New Jersey" and dated 08/25/2022.

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

Please be advised that the Middlesex County Office of Parks and Recreation has reviewed the above referenced site plan application and has no comment with respect to the adjacent county park.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Acme Nissan, 2050 US-130, South Brunswick
Plan Title: Preliminary & Final Site Plan Prepared for ACME Nissan 2050 US-130,
Monmouth Junction Block 29.01; Lot 5.061 South Brunswick Township,
Middlesex County, New Jersey" and dated 08/25/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: Rt. 130 Warehouse Expansion
 Municipality: Township of South Brunswick
 MCOP File #: SB-SP-1111
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: 115,601 square feet
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Site Plans For Rt. 130 Warehouse Expansion, Block 15.01, Lot 14.071, 2344 Route 130, Tax Map Sheet 44, Township of South Brunswick, Middlesex County, New Jersey."
 Prepared by Bowman Consulting Group, Ltd. Dated February 15, 2022. Revised September 15, 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 | The Commission is concerned with the proposed scour holes in basin “A”. Experience has shown that scour holes tend to hold water and become a mosquito control problem. |
| 2 | Mosquito Commission | It is recommended that all scour holes be eliminated. |
| 3 | General Engineering | Our office has reviewed the Traffic Impact Study, titled Traffic Engineering Evaluation, 2344 Route 130 Warehouse Expansion, Township of South Brunswick, Middlesex County, New Jersey”, prepared by Bowman Consulting Group, Inc, and dated January 25, 2022. The report indicates minimal additional traffic at the intersection of Chris Court and Ridge Road. However, the intersection LOS deteriorates from LOS E to LOS F. Therefore, our office suggests, but does not require, the following for consideration: that a dedicated left and right turn lane be provided from Chris Court to help mitigate the degradation in LOS. |
| 4 | Planners | A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the |

| | | |
|--|--|---|
| | | <p>property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p> |
|--|--|---|

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Rt. 130 Warehouse Expansion
Plan Title: "Preliminary and Final Site Plans For Rt. 130 Warehouse Expansion, Block 15.01, Lot 14.071, 2344 Route 130, Tax Map Sheet 44, Township of South Brunswick, Middlesex County, New Jersey." Prepared by Bowman Consulting Group, Ltd. Dated February 15, 2022. Revised September 15, 2022.
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Komatsu America Corp,
Municipality: South Plainfield Borough
MCOP File #: SP-SP-1083
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Komatsu American Corp. 2820 Hamilton Blvd., South Plainfield, NJ " and dated 05/09/22 and revised through 08/23/22

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

The Office of Planning further offers, but does not require the following for consideration: To consider relocating the proposed sign to be set back further within the applicant's property.

The Office of Planning notes that, pursuant to its Site Plan Resolution and the County and Regional Enabling Act, N.J.S.A. 40: -1 et al, the Middlesex County Planning Board does not have the right to review and approve such internal modifications for which the County is not responsible for.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Komatsu America Corp,
Plan Title: "Komatsu American Corp. 2820 Hamilton Blvd., South Plainfield, NJ " and
 dated 05/09/22 and revised through 08/23/22
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/4/2022

Project Name: Franklin On Main - 60-62 Main Street
 Municipality: Borough of South River
 MCOP File #: SP-217
 Type of Application: Site Plan
 Proposed Use: Mixed Use
 Proposed Square Footage: 12,095
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Site Plan Franklin on Main 60-62 Main Street Block 161, Lots 10, 11, 19, 20, 21.01 Borough of South River Middlesex County, New Jersey Tax Map Sheet No. 19"

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

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

| Department | | Reviewer Comments |
|------------|---------------------|---|
| 1 | Engineer | The provided survey is not signed and sealed. Upload a signed and sealed survey. |
| 2 | General Engineering | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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. |
| 3 | General Engineering | The entire property frontage along a County road must meet current ADA standards. Provide ADA certification after construction. |
| 4 | General Engineering | Follow County standard trenching detail for any trenching proposed within the County's ROW. |
| 5 | General Engineering | Provide drainage certification. |
| 6 | General Engineering | The applicant is required to restore existing striping due to proposed utility trenching. Use thermoplastic striping. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Franklin On Main - 60-62 Main Street
Plan Title: "Site Plan Franklin on Main 60-62 Main Street Block 161, Lots 10, 11, 19, 20, 21.01 Borough of South River Middlesex County, New Jersey Tax Map Sheet No. 19"
DRC Meeting Date: 10/11/2022

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 10/04/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: LaGrutta-Russo, LLC
 Municipality: Township of Woodbridge
 MCOP File #: WO-SP-1087
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 1,167 square feet of restaurant space
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Minor Site Plan and Minor Subdivision For LaGrutta-Russo, LLC, Proposed Addition and Parking Lot Improvements, Block 596.01, Lot 2.01, 51.10, 51.11; Tax Map Sheet #81 - Latest Rev. Dated 12-31-14, 739 Rahway Avenue (CR 514), Township of Woodbridge, Middlesex County, New Jersey." Prepared Dynamic Engineering Consultants, P.C. Dated August 9, 2022.

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

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

| Department | | Reviewer Comments |
|------------|---------------------|---|
| 1 | General Engineering | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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 | Any deteriorated existing curbing must be replaced with the new one as per the County standard detail. Maintain the same curb face along the applicant's property frontage. |
| 3 | General Engineering | Replace the existing sidewalk along the applicant's property frontage. Provide 5-foot wide proposed reinforced concrete sidewalk along the entire property frontage on Rahway Avenue. |
| 4 | General Engineering | Plan shows 5-foot wide reinforced concrete sidewalk across all the driveways which is acceptable. |
| 5 | General Engineering | Provide 2 ADA curb ramps with detectable warning surfaces at the intersection of Rahway Avenue and East Prospect Avenue. |

| | | |
|----|---------------------|--|
| 6 | General Engineering | <p>Provide sight triangle at the intersection of Rahway Avenue/East Prospect Avenue as per AASHTO. Provide sight distance for the driveways located on Rahway Avenue as per AASHTO.</p> <p>Since East Prospect Street is the stopped street, adequate sight distance would need to be provided looking to the right from East Prospect Street. Typically, the sight triangle would be established by a measuring 15-feet from the extended curb line to a point roughly 10 times the posted/design speed. Therefore, a sight triangle may be needed along the front of the building.</p> |
| 7 | General Engineering | The Maintenance Agreement for the proposed trees and brick wall in the county's right-of-way 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 the proposed trees and brick wall located within the county right-of-way. 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. |
| 8 | General Engineering | The drainage plan does not indicate any proposed inlet or connection to the existing inlets. Need assurance that the drainage will work efficiently (provide additional inlet and Reinforced concrete pipe if necessary). Also, provide gutterline profile. |
| 9 | General Engineering | Provide drainage certification. |
| 10 | General Engineering | No proposed utility connections are shown on the plan. Please confirm. |
| 11 | General Engineering | The entire property frontage must meet current ADA standards. provide ADA certification after construction. |
| 12 | General Engineering | Upon review of the Traffic Impact Statement, it is concluded that the site modifications will not generate a significant amount of additional traffic. Therefore, no additional traffic information is required. |
| 13 | Planners | All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Board's Development Review webpage of the Middlesex County Website for links to the current details. |
| 14 | 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. |
| 15 | Planners | The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required. |
| 16 | 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. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: LAGRUTTA-RUSSO LLC
Plan Title: "Preliminary and Final Minor Site Plan and Minor Subdivision For LaGrutta-Russo, LLC, Proposed Addition and Parking Lot Improvements, Block 596.01, Lot 2.01, 51.10, 51.11; Tax Map Sheet #81 - Latest Rev. Dated 12-31-14, 739 Rahway Avenue (CR 514), Township of Woodbridge, Middlesex County, New Jersey." Prepared Dynamic Engineering Consultants, P.C. Dated August 9, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Sansone Hyundai Service Area Expansion
 Municipality: Woodbridge Township
 MCOP File #: WO-SP-1056
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 7046
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary and Final Site Plan For Sansone Hyundai Service Area Expansion Block 898, Lot 81.01 Township Of Woodbridge Middlesex County, New Jersey" and dated 01/03/2022 and revised through 08/05/2022

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 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 | Any deteriorated curbing must be replaced with the new one as per the County standard detail. |
| 3 | General Engineering | Provide intersection sight distance for the driveway located on a County road as per AASHTO. |
| 4 | General Engineering | The sidewalk improvement plan shows 5' sidewalk along the applicant's property frontage on Rahway Avenue. Extend the sidewalk up to the south side of the property line. Connect the sidewalk to the intersection sidewalk towards the north side of the property line. The applicant can go around the traffic signal equipment in order to install the sidewalk. |
| 5 | General Engineering | Clearly show utility pole relocation on the plan. |
| 6 | General Engineering | The ADA curb ramps at Rahway/Randolph intersection must meet current ADA standards. Replace them if necessary and provide detectable warning surfaces. |

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| 7 | General Engineering | Plan does not show proposed drainage or utility connections within the County's ROW. The applicant's engineer needs to confirm. |
| 8 | General Engineering | All inlets must meet current storm water regulations. Must be bicycle safe grates and eco heads. |
| 9 | General Engineering | Provide drainage certification. |
| 10 | General Engineering | Applicant requested a waiver from a Traffic Impact Study. In order to determine if a waiver from a full Traffic Impact Study can be granted, a statement as to AM PM weekday peak hour trip generation shall be provided based on relevant data sources such as the ITE Trip Generation Handbook or traffic volume counts for similar type facilities in terms of use and size should be provided. |
| 11 | General Engineering | The entire property frontage must meet current ADA standards. Provide ADA certification after construction. |
| 12 | Mosquito Commission | Our review of the proposed stormwater management plan indicates no potential mosquito control problems. - John Kranz, Assistant Superintendent |
| 13 | Planners | All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Board's Development Review webpage of the Middlesex County Website for links to the current details. |
| 14 | 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. |
| 15 | Planners | The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required. |
| 16 | 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. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Sansone Hyundai Service Area Expansion
Plan Title: "Preliminary and Final Site Plan for Sansone Hyundai Service Area Expansion Block 898, Lot 81.01 Township Of Woodbridge Middlesex County, New Jersey" and dated 01/03/2022 and revised through 08/05/2022
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Centra Redevelopment
 Municipality: Township of Woodbridge
 MCOP File #: WO-SP-1047
 Type of Application: Site Plan
 Proposed Use: Mixed Use
 Proposed Square Footage: N/A
 Total Housing Units: 465 units
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Amended Preliminary and Final Major Site Plan, Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, Woodmont Senior Living, LLC, Block 356.02, Lot No. 12, Township of Woodbridge, Middlesex County, New Jersey." Dated July 7, 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 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 grading/utility plan does not show any proposed connection within the County's ROW. The applicant's engineer shall confirm the same. |
| 3 | General Engineering | The County installed sidewalk along the applicant's property frontage on Wood Avenue South (CR 649), where the applicant previously paid a fair share contribution for its installation. Therefore, the applicant does not need to provide ADA certification for the existing sidewalk. However, any deteriorated sidewalk slabs (if there are any) must be replaced with new slabs by the applicant. |
| 4 | General Engineering | The supplemental traffic report, titled “Traffic Volume Comparison. WO-SP-1047 – Centra Redevelopment”, prepared by Langan Engineering and Environmental Services, and dated September 16, 2022, indicate that the traffic volumes collected show that the current traffic volume is significantly lower than traffic volumes projected in the previous report for the year 2018 No Build Condition. Since the Year 2018 Build Condition concluded that no additional mitigation would be required, this same conclusion would apply since the |

| | | |
|---|----------|--|
| | | current volumes are less than the projected No Build condition. Therefore, no additional analyses are required. |
| 5 | Planners | <p>In accordance with Comment #3, should any of the existing sidewalk be found to be substandard and in need of replacement, 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.</p> <p>A Road Opening Permit shall be obtained from the Middlesex County Office of Public Works 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.</p> |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Centra Redevelopment
Plan Title: "Amended Preliminary and Final Major Site Plan, Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, Woodmont Senior Living, LLC, Block 356.02, Lot No. 12, Township of Woodbridge, Middlesex County, New Jersey." Dated July 7, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Vermella East Brunswick
 Municipality: Township of East Brunswick
 MCOP File #: EB-SP-1084
 Type of Application: Site Plan
 Proposed Use: Mixed Use
 Proposed Square Footage: 37,568 square feet of retail
 Total Housing Units: 318 units
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Site Plan For Vermella East Brunswick, Block 26.01 - Lot 3, 4, 6.01, 10, 11, & 12; Block 6.01 - Lot 15.02, Tax Map Sheet #8.02 & 9, NJDOT Route 18, East Brunswick, Middlesex County, New Jersey." Prepared by Insite Engineering, LLC. Dated August 10, 2021. Revised August 10, 2022.

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

Upon technical review of the above-referenced site plan application, the following was determined:

| | Department | Reviewer Comments |
|---|---------------------|--|
| 1 | General Engineering | Based on the information contained in the traffic impact statement, “NJDOT Traffic Impact Study for East Brunswick Redevelopment, Mixed-Use Development – Phase 1A, East Brunswick Township, Middlesex County, New Jersey.”, Prepared by Langan Engineering & Environmental Services, Inc., and dated August 24, 2021, it was determined that the site plan concludes minimal traffic impacts to county-owned roadways, and therefore no additional traffic information is required. |
| 2 | Mosquito Commission | Our review of the proposed stormwater management plan indicates no potential mosquito control problems. |

The Office of Planning further offers, but does not require, the following for consideration:

1) The zone table on the cover sheet identifies that 306 units are proposed, whereas the site layout plan sheet and other submitted documents such as the traffic impact study indicate that 318 units are proposed, the suggestion is to make the plans consistent with one another. 2) With respect to the existing bus stop on Route 18 South of the jug handle, the suggestion is that the bus stop be shown on the plans and brought up to current standards, unless this bus stop is to be relocated in its entirety. 3) The site layout plan sheet appears to differ from the intent of the redevelopment plan in that the sidewalk does not appear to be shown on Road 'C' connecting to the existing sidewalk on Renee Road. Therefore the inclusion of a continuous pedestrian sidewalk, either as part of this site plan application or for the future redevelopment of New Lot 3.03, is herein recommended for consideration.

The Office of Planning notes that, pursuant to the County's Site Plan Resolution and the County and Regional Enabling Act, N.J.S.A. 40: -1 et al, the Middlesex County Planning Board does not have the right to review and approve internal sidewalk connections, bus stop facilities, etc, for which the County is not responsible for.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Vermella East Brunswick
Plan Title: "Preliminary and Final Major Site Plan For Vermella East Brunswick, Block 26.01 - Lot 3, 4, 6.01, 10, 11, & 12; Block 6.01 - Lot 15.02, Tax Map Sheet #8.02 & 9, NJDOT Route 18, East Brunswick, Middlesex County, New Jersey." Prepared by Insite Engineering, LLC. Dated August 10, 2021. Revised August 10, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: 191 Talmadge Edison, LLC - Proposed Site Improvements
 Municipality: Edison Township
 MCOP File #: ED-SP-233
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: N/A
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary and Final Major Site Plan For 191Talmadge Edison. LLC Proposed Site Improvements Block 50, Lot 10; Tax Map Sheet #10 - Latest Rev. Dated 01/01/2000, 191 Talmadge Road, Township of Edison, Middlesex County, New Jersey" and dated 08/01/2022.

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. - John Kranz, Assistant Superintendent |
| 2 | Planners | "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." |
| 3 | Planners | "A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office. |

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| | | <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> |
|--|--|--|

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 191 Talmadge Edison, LLC - Proposed Site Improvements
Plan Title: "Preliminary And Final Major Site Plan For 191Talmadge Edison. LLC
Proposed Site Improvements Block 50, Lot 10; Tax Map Sheet #10 - Latest
Rev. Dated 01/01/2000, 191 Talmadge Road, Township Of Edison, Middlesex
County, New Jersey" and dated 08/01/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/26/2022

Project Name: Liyun Properties LLC
Municipality: Edison Township
MCOP File #: ED-SP-1092
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Conversion of Residential Use to Restaurant 1855B Route 27 Edison, NJ 08817" and dated 12/20/2021 and revised through 4/25/2022

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Liyun Properties LLC
Plan Title: "Conversion of Residential Use to Restaurant 1855B Route 27 Edison, NJ
 08817" and dated 12/20/2021 and revised through 4/25/2022
DRC Meeting Date: 10/11/2022

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 09/26/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/3/2022

Project Name: Sujnana R&CF
Municipality: Edison Township
MCOP File #: ED-SP-1099
Type of Application: Site Plan
Proposed Use: Other
Proposed Square Footage: 679
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Minor Site Plan & Use Variance Prepared For: Lot 38.01 In Block 755 215 May Street Situated In: Township of Edison Middlesex County, New Jersey". Dated July 8, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Sujnana R&CF
Plan Title: "Minor Site Plan & Use Variance Prepared For: Lot 38.01 In Block 755 215
May Street Situated In: Township of Edison Middlesex County, New Jersey"
Dated July 8, 2022.
DRC Meeting Date: 10/11/2022

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 10/03/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: QuickChek - Edison (SP)
Municipality: Edison Township
MCOP File #: ED-SP-223
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 5,670 square feet
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary & Final Site Plans For QuickChek Corporation, Proposed Food Store with Fuel Sales, Map 3, Block 4A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, New Jersey." Dated June 30, 2022. Revised September 30, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: QuickChek - Edison (SP)
Plan Title: "Preliminary & Final Site Plans For QuickChek Corporation, Proposed Food Store with Fuel Sales, Map 3, Block 4A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, New Jersey." Dated June 30, 2022. Revised September 30, 2022.
DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: AK Realty One
 Municipality: Edison Township
 MCOP File #: SP-175
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 9,827
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Proposed Site Plan Tax Lot 15-X, Block 643-DD 1709 Oak Tree Road Township of Edison, Middlesex County, N.J. JPD Engineering 756 Jackson Road, Stewartville, NJ. 08886 732-2595246" dated July 11, 2021 and revised through 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 | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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 applicant provided a traffic report dated May 6, 2022 comparing estimated traffic generated from the prior gas station use versus the proposed property use. The previous gas station has been demolished and the site is currently vacant. The study concludes that the proposed uses would generate less traffic than the previous gas station use. However, neither data nor analyses were provided regarding traffic conditions or traffic volumes when the gas station was in operation. Therefore, an updated traffic report must be provided which includes projected AM and PM peak hour volumes at the intersections of Oak Tree Road with the two proposed driveways on Oak Tree Road and Oak Tree Road and Cinder Road. The report shall also include intersection Levels of Service and recommended traffic mitigation measures. The requested study may include information from but shall replace the May 6, 2022 report. |

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| 3 | General Engineering | The driveway should be designed to facilitate the largest delivery trucks entering/exiting the facility. |
| 4 | General Engineering | Provide intersection sight distance for both the driveways located on a County road as per AASHTO. Remove any proposed/existing trees/signs within the sight triangle area. |
| 5 | General Engineering | Provide sight triangle at the intersection of Oak Tree Road and Cinder Road as per AASHTO. |
| 6 | General Engineering | The site plan indicates replacement of the existing sidewalk which is acceptable. |
| 7 | General Engineering | Provide 5' wide reinforced concrete pedestrian access route across the driveways. |
| 8 | General Engineering | Any deteriorated curbing must be replaced with the new one as per the County standard detail. |
| 9 | General Engineering | All inlets must meet current storm water regulations. Must be bicycle-safe grates and eco heads. |
| 10 | General Engineering | Provide drainage certification. |
| 11 | General Engineering | The utility plan does not indicate proposed utility connections within the County's ROW. Please confirm. |
| 12 | General Engineering | The entire property frontage must meet current ADA standards. Provide ADA certification after construction. |
| 13 | Mosquito Commission | Our review of the proposed stormwater management plan indicates no potential mosquito control problems. |
| 14 | General Engineering | After construction and operation of the site, if access from Oak Tree Rd is problematic, the County will reevaluate the option for ingress only for the Western driveway and Egress only for the Eastern driveway. |
| | | |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: AK Realty One
Plan Title: "Proposed Site Plan Tax Lot 15-X, Block 643-DD 1709 Oak Tree Road Township of Edison, Middlesex County, N.J. JPD Engineering 756 Jackson Road, Stewartsville, NJ. 08886 732-2595246" dated July 11, 2021 and revised through April 20, 2022
DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Starbucks Metuchen
Municipality: Borough of Metuchen
MCOP File #: ME-SP-1007
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2250
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stan R. Olszewski, Supervising Planner

Plan Title: "Preliminary and Final Major Site Plan for Maven Group, Proposed Restaurant with Drive thru, 700 Middlesex Ave., Block 71, Lots 37.01 and 37.02, Borough of Metuchen, Middlesex County, New Jersey, Oakite Site Redevelopment, Tax Map sheet #17" and dated 4/15/22 and revised through 08/29/22.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Starbucks Metuchen
Plan Title: "Preliminary and Final Major Site Plan for Maven Group, Proposed Restaurant with Drive thru, 700 Middlesex Ave., Block 71, Lots 37.01 and 37.02, Borough of Metuchen, Middlesex County, New Jersey, Oakite Site Redevelopment, Tax Map sheet #17" and dated 4/15/22 and revised through 08/29/22.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/28/2022

| | |
|--------------------------|---|
| Project Name: | Ryders Lane Apartments |
| Municipality: | Borough of Milltown |
| MCOP File #: | MI-SP-1023 |
| Type of Application: | Site Plan |
| Proposed Use: | Residential |
| Proposed Square Footage: | N/A |
| Total Housing Units: | 190 total units 38 affordable units 152 market-rate units |
| Proposed New Lots: | N/A |
| Prepared by: | Julio Mora, Senior Planner |

Plan Title: "Preliminary / Final Major Site Plan, Ryders Lane Apartments, Arisa Urban Renewal Co, LLC, Block 84.02, Lot 1.06 and 1.12, Borough of Milltown, Middlesex County, New Jersey." Dated July 28, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Ryders Lane Apartments
Plan Title: "Preliminary / Final Major Site Plan, Ryders Lane Apartments, Arisa Urban Renewal Co, LLC, Block 84.02, Lot 1.06 and 1.12, Borough of Milltown, Middlesex County, New Jersey." Dated July 28, 2022.
DRC Meeting Date: 10/11/2022

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 09/28/2022; 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 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Preliminary and Final Site Plan
 Municipality: Middlesex Borough
 MCOP File #: MX-SP-1064
 Type of Application: Site Plan
 Proposed Use: Other
 Proposed Square Footage: 2,400
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary And Final Site Plan For Wemalaga Property Middlesex LLC, Proposed Warehouse & Office Building W/Site Improvements Block 356, Lot 1; Tax Map Sheet #29 - Latest Rev. Dated 06-11-2011 Baekeland Avenue Borough Of Middlesex, Middlesex County. New Jersey" and dated 06/17/2022.

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

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

| Department | | Reviewer Comments |
|------------|---------------------|---|
| 1 | Mosquito Commission | Our review of the proposed stormwater management plan indicates it will pose a potential mosquito control problem. It is noted: 1. Several scour holes are proposed for the site. Experience has shown that scour holes tend to hold water and become a mosquito control problem. 2. The plans lack a maintenance plan for the proposed stormwater management plan. - John Kranz, Assistant Superintendent |
| 2 | Mosquito Commission | All scour holes be eliminated. |
| 3 | Mosquito Commission | Submission of a maintenance plan as required in the NJDEPs Stormwater Best Management Practices manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance. |
| 4 | Planners | "A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any 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 |

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| | | <p>County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p> |
|--|--|--|

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Preliminary and Final Site Plan
Plan Title: "Preliminary And Final Site Plan for Wemalaga Property Middlesex LLC, Proposed Warehouse & Office Building W/Site Improvements Block 356, Lot 1; Tax Map Sheet #29 - Latest Rev. Dated 06-11-2011 Baekeland Avenue Borough of Middlesex, Middlesex County. New Jersey" and dated 06/17/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Monroe Twp. Site Plan/ Concordia MZL, LLC
 Municipality: Monroe Township
 MCOP File #: MO-SP-1033
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 4,439 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 & Major Subdivision Plan For Concordia MZL, LLC, Proposed Pad Site Development, Map 10, Block 27.02, Lot 27.01, Perrineville Road, Township of Monroe, Middlesex County, New Jersey." Dated June 25, 2021. Revised July 12, 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 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 individual site plan needs to include the entire lot property frontage towards the South side. Extend the sidewalk up to the south side of the property line. Provide ADA curb ramps with detectable warning surfaces at the driveway. |
| 3 | General Engineering | The existing driveway must meet current ADA standards. All the business signs must be located outside of County's ROW. |
| 4 | General Engineering | The applicant shall provide 5-foot wide sidewalk and crosswalk connections up to the shopping center driveway to connect to the existing sidewalk along the south side of the shopping center. Provide proper ADA curb ramps with detectable warning surfaces. County road property frontage up to the south side of the property line needs to be shown on individual site plan. |
| 5 | General Engineering | The Maintenance Agreement for any landscaping in the county's right-of-way 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 landscaping located within the county right-of-way. These agreements are to be prepared by the Applicant's |

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|----|---------------------|---|
| | | attorney and are subject to review and approval by the appropriate Counsel for Middlesex County. |
| 6 | General Engineering | Existing stop signs at both the driveways must be replaced and installed as per the current MUTCD standards. |
| 7 | General Engineering | Provide sight distances at both the driveways located on a County road as per AASHTO. No trees shall be located within the sight distance area. |
| 8 | General Engineering | Follow county standard detail for proposed utility trenching within the County's ROW. |
| 9 | General Engineering | Provide drainage certification. |
| 10 | General Engineering | The County installed sidewalk along the applicant's property frontage in 2019. Therefore, the applicant does not need to provide ADA certification for the existing sidewalk. However, any deteriorated sidewalk slabs (if there are any) must be replaced with the new one by the applicant. |
| 11 | General Engineering | The gap study, titled "Katz Properties – Concordia Shopping Center, et al", prepared by Atlantic Traffic & Design, and dated September 23, 2022, provided is acceptable. The study concludes there are adequate gaps in traffic to accommodate traffic entering and exiting the site from Perrineville Road and Prospect Plains Road. The applicant was advised on September 28, 2022 that the Level of Service indicated in the report represents a Level of Service of F for certain exiting movements, which was acknowledged by the applicant. |
| 12 | Planners | A Future Improvement - Developer's 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 install the 5-foot-wide sidewalk on the frontage of the property on Perrineville Road in front of the existing gasoline station/ convenience store at a future date, favor of Middlesex County. The agreement is subject to review and approval by Middlesex County. The Office of Planning will provide a template for the Future Improvement - Developer's Agreement. |
| 13 | Planners | All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Development Review webpage of the Middlesex County website for links to the current details. |
| 14 | 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. |
| 15 | 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 in determining the final performance guarantee amount to be required. |
| 16 | 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. |

In addition, The Office of Planning further offers, but does not require, the following for consideration: That a continuous pedestrian access route be provided between the front door of the commercial buildings and the gated entry to the adjoining neighborhood at the southwest corner of the property, in accordance with the Americans for Disabilities Act (ADA).

The Office of Planning notes that, pursuant to the County's Site Plan Resolution and the County and Regional Enabling Act, N.J.S.A. 40: -1 et al, the Middlesex County Planning Board does not have the right to review and approve internal sidewalk connections for which the County is not responsible for.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Monroe Twp. Site Plan/ Concordia MZL, LLC
Plan Title: "Preliminary & Final Major Site Plan & Major Subdivision Plan For Concordia MZL, LLC, Proposed Pad Site Development, Map 10, Block 27.02, Lot 27.01, Perrineville Road, Township of Monroe, Middlesex County, New Jersey."
Dated June 25, 2021. Revised July 12, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/23/2022

Project Name: 3 Lawrence Street (Block 275, Lot 14.01)
Municipality: City of New Brunswick
MCOP File #: NB-SP-1097
Type of Application: Site Plan
Proposed Use: Light Industrial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.

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: 3 Lawrence Street (Block 275, Lot 14.01)
Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.
DRC Meeting Date: 10/11/2022

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 09/23/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/22/2022

Project Name: 7 Lawrence Street (Block 275, Lot 17.01)
Municipality: City of New Brunswick
MCOP File #: NB-SP-1107
Type of Application: Site Plan
Proposed Use: Light Industrial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.

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: 7 Lawrence Street (Block 275, Lot 17.01)
Plan Title: "Site Plan Prepared For 3 & 7 Lawrence Street, Lots 14.01 & 17.01 in Block 275, City of New Brunswick, Middlesex County, New Jersey." Prepared by Fletcher Engineering, Inc. Dated August 27, 2019. Revised August 7, 2020.
DRC Meeting Date: 10/11/2022

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 09/22/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Taco Bell - North Brunswick
Municipality: North Brunswick Township
MCOP File #: NO-SP-1024
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2,246
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "PRELIMINARY & FINAL MAJOR SITE PLAN 2720 U.S. HIGHWAY 130 BLOCK 224, LOT 1 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY" and dated 01/24//22 and revised through 03/14/22

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: Taco Bell - North Brunswick
Plan Title: "PRELIMINARY & FINAL MAJOR SITE PLAN 2720 U.S. HIGHWAY 130 BLOCK 224, LOT 1 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY" and dated 01/24//22 and revised through 03/14/22
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/6/2022

Project Name: The Green @ Old Bridge
Municipality: Township of Old Bridge
MCOP File #: OB-SP-317
Type of Application: Site Plan
Proposed Use: Mixed Use
Proposed Square Footage: 199,547
Total Housing Units: 529
Proposed New Lots: N/A
Prepared by: Stan R. Olszewski, Supervising Planner

Plan Title: "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

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: The Green @ Old Bridge
Plan Title: "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

DRC Meeting Date: 10/11/2022

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 10/06/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/21/2022

Project Name: Tanglewood Terrace Apartment
Municipality: Piscataway Township
MCOP File #: PI-SP-1093
Type of Application: Site Plan
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Tanglewood Terrace, 16 Lenox Court, City of Piscataway, County of Middlesex, State of New Jersey." Prepared by Millman National Land Services. Dated February 8, 2013. Revised March 8, 2013. And "Freestanding Monument Sign, Tanglewood Terrace Morgan Properties, 16 Lennox Court, Piscataway, NJ 08854." Prepared by Bartush Signs & Crane Service. Dated April 26, 2022. Revised May 13, 2022.

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Tanglewood Terrace Apartment
Plan Title: "Tanglewood Terrace, 16 Lenox Court, City of Piscataway, County of Middlesex, State of New Jersey." Prepared by Millman National Land Services. Dated February 8, 2013. Revised March 8, 2013. And "Freestanding Monument Sign, Tanglewood Terrace Morgan Properties, 16 Lennox Court, Piscataway, NJ 08854." Prepared by Bartush Signs & Crane Service. Dated April 26, 2022. Revised May 13, 2022.
DRC Meeting Date: 10/11/2022

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 09/21/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: DCH Investments, Inc.
Municipality: Borough of Sayreville
MCOP File #: SY-SP-1098
Type of Application: Site Plan
Proposed Use: Other
Proposed Square Footage: N/A
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 DCH Investments, Inc., Block 143, Lots 4 and 5, Borough of Sayreville, Middlesex County, New Jersey." Prepared by Colliers Engineering and Design, Inc. Dated September 12, 2022.

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

Upon technical review of the above-referenced site plan application, the following was determined:

| Department | | Reviewer Comments |
|------------|---------------------|--|
| 1 | General Engineering | Based on the information contained in the traffic narrative, “Project Narrative, DCH Investments, Inc., Block 413, Lots 4 & 5, Borough of Sayreville, Middlesex County, New Jersey, CED Project No. 21003448A.”, prepared by Colliers Engineering and Design, Inc., and dated September 27, 2022, it was determined that the site plan shows no impact to a county road or county facility, and therefore no additional traffic information is required. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: DCH Investments, Inc.
Plan Title: "Preliminary and Final Major Site Plan For DCH Investments, Inc., Block 143, Lots 4 and 5, Borough of Sayreville, Middlesex County, New Jersey." Prepared by Colliers Engineering and Design, Inc. Dated September 12, 2022.
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Municipality: Borough of Sayreville
MCOP File #: SY-SP-228
Type of Application: Site Plan
Proposed Use: Other
Proposed Square Footage: 24,113.62
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Tax Lots 23, 24, 25 & 28 Block 444.04 212, 214 & 216 Ernston Road Borough of Sayreville Middlesex County, New Jersey"

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

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Plan Title: "Tax Lots 23, 24, 25 & 28 Block 444.04 212, 214 & 216 Ernston Road Borough of Sayreville Middlesex County, New Jersey"
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Acme Nissan, 2050 US-130, South Brunswick
Municipality: South Brunswick Township
MCOP File #: SB-SP-1078
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 2,195
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: Preliminary & Final Site Plan Prepared For ACME Nissan 2050 US-130, Monmouth Junction Block 29.01; Lot 5.061 South Brunswick Township, Middlesex County, New Jersey" and dated 08/25/2022.

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

Please be advised that the Middlesex County Office of Parks and Recreation has reviewed the above referenced site plan application and has no comment with respect to the adjacent county park.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Acme Nissan, 2050 US-130, South Brunswick
Plan Title: Preliminary & Final Site Plan Prepared for ACME Nissan 2050 US-130,
Monmouth Junction Block 29.01; Lot 5.061 South Brunswick Township,
Middlesex County, New Jersey" and dated 08/25/2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 9/30/2022

Project Name: Rt. 130 Warehouse Expansion
 Municipality: Township of South Brunswick
 MCOP File #: SB-SP-1111
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: 115,601 square feet
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Site Plans For Rt. 130 Warehouse Expansion, Block 15.01, Lot 14.071, 2344 Route 130, Tax Map Sheet 44, Township of South Brunswick, Middlesex County, New Jersey."
 Prepared by Bowman Consulting Group, Ltd. Dated February 15, 2022. Revised September 15, 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 | The Commission is concerned with the proposed scour holes in basin “A”. Experience has shown that scour holes tend to hold water and become a mosquito control problem. |
| 2 | Mosquito Commission | It is recommended that all scour holes be eliminated. |
| 3 | General Engineering | Our office has reviewed the Traffic Impact Study, titled Traffic Engineering Evaluation, 2344 Route 130 Warehouse Expansion, Township of South Brunswick, Middlesex County, New Jersey”, prepared by Bowman Consulting Group, Inc, and dated January 25, 2022. The report indicates minimal additional traffic at the intersection of Chris Court and Ridge Road. However, the intersection LOS deteriorates from LOS E to LOS F. Therefore, our office suggests, but does not require, the following for consideration: that a dedicated left and right turn lane be provided from Chris Court to help mitigate the degradation in LOS. |
| 4 | Planners | A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the |

| | | |
|--|--|---|
| | | <p>property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p> |
|--|--|---|

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Rt. 130 Warehouse Expansion
Plan Title: "Preliminary and Final Site Plans For Rt. 130 Warehouse Expansion, Block 15.01, Lot 14.071, 2344 Route 130, Tax Map Sheet 44, Township of South Brunswick, Middlesex County, New Jersey." Prepared by Bowman Consulting Group, Ltd. Dated February 15, 2022. Revised September 15, 2022.
DRC Meeting Date: 10/11/2022

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 09/30/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Komatsu America Corp,
Municipality: South Plainfield Borough
MCOP File #: SP-SP-1083
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Komatsu American Corp. 2820 Hamilton Blvd., South Plainfield, NJ " and dated 05/09/22 and revised through 08/23/22

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

The Office of Planning further offers, but does not require the following for consideration: To consider relocating the proposed sign to be set back further within the applicant's property.

The Office of Planning notes that, pursuant to its Site Plan Resolution and the County and Regional Enabling Act, N.J.S.A. 40: -1 et al, the Middlesex County Planning Board does not have the right to review and approve such internal modifications for which the County is not responsible for.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Komatsu America Corp,
Plan Title: "Komatsu American Corp. 2820 Hamilton Blvd., South Plainfield, NJ " and
 dated 05/09/22 and revised through 08/23/22
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/4/2022

Project Name: Franklin On Main - 60-62 Main Street
 Municipality: Borough of South River
 MCOP File #: SP-217
 Type of Application: Site Plan
 Proposed Use: Mixed Use
 Proposed Square Footage: 12,095
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Site Plan Franklin on Main 60-62 Main Street Block 161, Lots 10, 11, 19, 20, 21.01 Borough of South River Middlesex County, New Jersey Tax Map Sheet No. 19"

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

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

| Department | | Reviewer Comments |
|------------|---------------------|---|
| 1 | Engineer | The provided survey is not signed and sealed. Upload a signed and sealed survey. |
| 2 | General Engineering | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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. |
| 3 | General Engineering | The entire property frontage along a County road must meet current ADA standards. Provide ADA certification after construction. |
| 4 | General Engineering | Follow County standard trenching detail for any trenching proposed within the County's ROW. |
| 5 | General Engineering | Provide drainage certification. |
| 6 | General Engineering | The applicant is required to restore existing striping due to proposed utility trenching. Use thermoplastic striping. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Franklin On Main - 60-62 Main Street
Plan Title: "Site Plan Franklin on Main 60-62 Main Street Block 161, Lots 10, 11, 19, 20, 21.01 Borough of South River Middlesex County, New Jersey Tax Map Sheet No. 19"
DRC Meeting Date: 10/11/2022

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 10/04/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: LaGrutta-Russo, LLC
 Municipality: Township of Woodbridge
 MCOP File #: WO-SP-1087
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 1,167 square feet of restaurant space
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Minor Site Plan and Minor Subdivision For LaGrutta-Russo, LLC, Proposed Addition and Parking Lot Improvements, Block 596.01, Lot 2.01, 51.10, 51.11; Tax Map Sheet #81 - Latest Rev. Dated 12-31-14, 739 Rahway Avenue (CR 514), Township of Woodbridge, Middlesex County, New Jersey." Prepared Dynamic Engineering Consultants, P.C. Dated August 9, 2022.

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

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

| Department | | Reviewer Comments |
|------------|---------------------|---|
| 1 | General Engineering | Subject to the submission of a property survey that satisfies all applicable statutory requirements and 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 | Any deteriorated existing curbing must be replaced with the new one as per the County standard detail. Maintain the same curb face along the applicant's property frontage. |
| 3 | General Engineering | Replace the existing sidewalk along the applicant's property frontage. Provide 5-foot wide proposed reinforced concrete sidewalk along the entire property frontage on Rahway Avenue. |
| 4 | General Engineering | Plan shows 5-foot wide reinforced concrete sidewalk across all the driveways which is acceptable. |
| 5 | General Engineering | Provide 2 ADA curb ramps with detectable warning surfaces at the intersection of Rahway Avenue and East Prospect Avenue. |

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| 6 | General Engineering | <p>Provide sight triangle at the intersection of Rahway Avenue/East Prospect Avenue as per AASHTO. Provide sight distance for the driveways located on Rahway Avenue as per AASHTO.</p> <p>Since East Prospect Street is the stopped street, adequate sight distance would need to be provided looking to the right from East Prospect Street. Typically, the sight triangle would be established by a measuring 15-feet from the extended curb line to a point roughly 10 times the posted/design speed. Therefore, a sight triangle may be needed along the front of the building.</p> |
| 7 | General Engineering | The Maintenance Agreement for the proposed trees and brick wall in the county's right-of-way 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 the proposed trees and brick wall located within the county right-of-way. 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. |
| 8 | General Engineering | The drainage plan does not indicate any proposed inlet or connection to the existing inlets. Need assurance that the drainage will work efficiently (provide additional inlet and Reinforced concrete pipe if necessary). Also, provide gutterline profile. |
| 9 | General Engineering | Provide drainage certification. |
| 10 | General Engineering | No proposed utility connections are shown on the plan. Please confirm. |
| 11 | General Engineering | The entire property frontage must meet current ADA standards. provide ADA certification after construction. |
| 12 | General Engineering | Upon review of the Traffic Impact Statement, it is concluded that the site modifications will not generate a significant amount of additional traffic. Therefore, no additional traffic information is required. |
| 13 | Planners | All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Board's Development Review webpage of the Middlesex County Website for links to the current details. |
| 14 | 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. |
| 15 | Planners | The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required. |
| 16 | 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. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: LAGRUTTA-RUSSO LLC
Plan Title: "Preliminary and Final Minor Site Plan and Minor Subdivision For LaGrutta-Russo, LLC, Proposed Addition and Parking Lot Improvements, Block 596.01, Lot 2.01, 51.10, 51.11; Tax Map Sheet #81 - Latest Rev. Dated 12-31-14, 739 Rahway Avenue (CR 514), Township of Woodbridge, Middlesex County, New Jersey." Prepared Dynamic Engineering Consultants, P.C. Dated August 9, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Sansone Hyundai Service Area Expansion
 Municipality: Woodbridge Township
 MCOP File #: WO-SP-1056
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 7046
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary and Final Site Plan For Sansone Hyundai Service Area Expansion Block 898, Lot 81.01 Township Of Woodbridge Middlesex County, New Jersey" and dated 01/03/2022 and revised through 08/05/2022

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 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 | Any deteriorated curbing must be replaced with the new one as per the County standard detail. |
| 3 | General Engineering | Provide intersection sight distance for the driveway located on a County road as per AASHTO. |
| 4 | General Engineering | The sidewalk improvement plan shows 5' sidewalk along the applicant's property frontage on Rahway Avenue. Extend the sidewalk up to the south side of the property line. Connect the sidewalk to the intersection sidewalk towards the north side of the property line. The applicant can go around the traffic signal equipment in order to install the sidewalk. |
| 5 | General Engineering | Clearly show utility pole relocation on the plan. |
| 6 | General Engineering | The ADA curb ramps at Rahway/Randolph intersection must meet current ADA standards. Replace them if necessary and provide detectable warning surfaces. |

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| 7 | General Engineering | Plan does not show proposed drainage or utility connections within the County's ROW. The applicant's engineer needs to confirm. |
| 8 | General Engineering | All inlets must meet current storm water regulations. Must be bicycle safe grates and eco heads. |
| 9 | General Engineering | Provide drainage certification. |
| 10 | General Engineering | Applicant requested a waiver from a Traffic Impact Study. In order to determine if a waiver from a full Traffic Impact Study can be granted, a statement as to AM PM weekday peak hour trip generation shall be provided based on relevant data sources such as the ITE Trip Generation Handbook or traffic volume counts for similar type facilities in terms of use and size should be provided. |
| 11 | General Engineering | The entire property frontage must meet current ADA standards. Provide ADA certification after construction. |
| 12 | Mosquito Commission | Our review of the proposed stormwater management plan indicates no potential mosquito control problems. - John Kranz, Assistant Superintendent |
| 13 | Planners | All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Board's Development Review webpage of the Middlesex County Website for links to the current details. |
| 14 | 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. |
| 15 | Planners | The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required. |
| 16 | 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. |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Sansone Hyundai Service Area Expansion
Plan Title: "Preliminary and Final Site Plan for Sansone Hyundai Service Area Expansion Block 898, Lot 81.01 Township Of Woodbridge Middlesex County, New Jersey" and dated 01/03/2022 and revised through 08/05/2022
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022



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

DRC STAFF REPORT – 10/5/2022

Project Name: Centra Redevelopment
 Municipality: Township of Woodbridge
 MCOP File #: WO-SP-1047
 Type of Application: Site Plan
 Proposed Use: Mixed Use
 Proposed Square Footage: N/A
 Total Housing Units: 465 units
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Amended Preliminary and Final Major Site Plan, Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, Woodmont Senior Living, LLC, Block 356.02, Lot No. 12, Township of Woodbridge, Middlesex County, New Jersey." Dated July 7, 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 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 grading/utility plan does not show any proposed connection within the County's ROW. The applicant's engineer shall confirm the same. |
| 3 | General Engineering | The County installed sidewalk along the applicant's property frontage on Wood Avenue South (CR 649), where the applicant previously paid a fair share contribution for its installation. Therefore, the applicant does not need to provide ADA certification for the existing sidewalk. However, any deteriorated sidewalk slabs (if there are any) must be replaced with new slabs by the applicant. |
| 4 | General Engineering | The supplemental traffic report, titled “Traffic Volume Comparison. WO-SP-1047 – Centra Redevelopment”, prepared by Langan Engineering and Environmental Services, and dated September 16, 2022, indicate that the traffic volumes collected show that the current traffic volume is significantly lower than traffic volumes projected in the previous report for the year 2018 No Build Condition. Since the Year 2018 Build Condition concluded that no additional mitigation would be required, this same conclusion would apply since the |

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|---|----------|--|
| | | current volumes are less than the projected No Build condition. Therefore, no additional analyses are required. |
| 5 | Planners | <p>In accordance with Comment #3, should any of the existing sidewalk be found to be substandard and in need of replacement, 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.</p> <p>A Road Opening Permit shall be obtained from the Middlesex County Office of Public Works 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.</p> |

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Centra Redevelopment
Plan Title: "Amended Preliminary and Final Major Site Plan, Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, Woodmont Senior Living, LLC, Block 356.02, Lot No. 12, Township of Woodbridge, Middlesex County, New Jersey." Dated July 7, 2022.
DRC Meeting Date: 10/11/2022

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 10/05/2022; 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: 10/11/2022
Date Executed: 10/11/2022