

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**  
**October 11, 2022, 3:00 p.m.**  
**Minutes**

**COMMITTEE PRESENT**

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

**PLANNING BOARD PRESENT NOT VOTING**

County Commissioner Charles Kenny  
Mr. Joseph Johnson  
Mr. Sam Khan

**MCOP STAFF PRESENT**

Mr. Steve Cahn, Esq., Planning Board Counsel  
Mr. Douglas Greenfeld, AICP, PP, Planning Director  
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Julio Mora, Senior Planner, Land Management  
Mr. Stan Olszewski, Supervising Planner  
Ms. Mrunali Shah, Assistant Engineer  
Ms. Lilliana Dourado, Clerk I  
Ms. Michele Norris, Analyst Trainee  
Mr. Michael Dannemiller, PE, Supervising Engineer, Transportation and Mobility  
Mr. Angelo Falabella, Principal Planner, Sustainability and Resiliency

**OTHER STAFF PRESENT**

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



Development Review Committee  
Minutes of October 11, 2022

PUBLIC PRESENT

Mr. Shawn Haussermann

- I. Chairman Vaughn called the meeting to order at 3:05 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. Greenfield moved, seconded by Ms. Lala to approve the Minutes of August 9, 2022, meeting. Motion passed unanimously. The Minutes of the September 13, 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 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. Freidman motioned to close public portion, seconded by Ms. Lalla. Motion passed.

- VI. Old Business
  - A. Subdivisions- None
  - B. Release of Performance Guarantees-

Chairman Vaughn explained the releases of performance guarantees for CA-SP-152, Mascia Enterprises and WO-SP-652, 302 Main Street were removed from the agenda.



Development Review Committee  
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1. Johnson & Johnson WHQ ITE Improvements Phase I, Johnson & Johnson, New Brunswick, NB-SP-10- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld, for the return of the performance guarantee.

VIII. New Business-

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions)

- a. Gillette Enterprises, Gillette Enterprises Inc., Sayreville, SY-SUB-1103- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
- b. Lagrutta – Russo, LLC, Lagrutta – Russo, LLC, Woodbridge, WO-SUB-1090- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.

2. Preliminary Applications (Major Subdivisions)-

- a. Vermella East Brunswick, EB Development Urban Renewal, LLC, East Brunswick, EB-SUB-1077 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
- b. 3 Center Street, Fox & Foxx Development LLC, Edison, ED-SUB-1074- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
- c. The Green at Old Bridge, Alfieri-Old Bridge Associates, LLC, Old Bridge, OB-303- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: 30-day extension.

3. Final Subdivision Applications- None.

B. Site Plans-



Development Review Committee  
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1. Vermella East Brunswick, EB Development Urban Renewal, LLC, East Brunswick, EB-SP-1084- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Approval
2. 191 Talmadge Edison LLC, 191 Talmadge Edison LLC, Edison, ED-SP-233- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
3. Liyun Properties LLC, Liyun Properties LLC, Edison, ED-SP-1092 – In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Exempt Site Plan.
4. Sujnana R&CF, Sujnana Religious & Charitable Foundation, Edison, ED-SP-1099- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Approval.
5. QuickChek-Edison, QuickChek Corporation, Edison, ED-SP-223- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: 30-day extension.
6. AK Realty One, AK Realty One, LLC, Edison, SP-175- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
7. Starbucks Metuchen, Metuchen III, LLC, Metuchen, ME-SP-1007- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: 30-day extension.
8. Ryders Lane Apartments, Arisa Urban Renewal Co., Milltown, MI-SP-1023- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: 30-day extension.



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9. Preliminary and Final Site Plan, Wemalaga Property Middlesex LLC, Middlesex, MX-SP-1064 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded Ms. by Lalla.  
Motion passed.  
Decision: Conditional Approval.
10. Monroe Twp. Site Plan/ Concordia MZL, LLC, Concordia MZL, LLC, Middlesex, MO-SP-1033 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
11. 3 Lawrence Street (Block 275, Lot 14.01), 3 Lawrence Street, LLC, New Brunswick NB-SP-1097 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Exempt Site Plan.
12. 7 Lawrence Street, (Block 275, Lot 17.01), Mamatha Realty, LLC, New Brunswick, NB-SP-1107 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Exempt Site Plan.
13. Taco Bell-North Brunswick, Yum & Chill TB Holdings, LLC, North Brunswick, NO-SP-1024- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Exempt Site Plan.
14. The Green at Old Bridge, Alfieri- Old Bridge Associates, LLC, Old Bridge, OB-SP-317 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: 30-day extension.
15. Tanglewood Terrace Apartment, East Coast Tanglewood Terrace LLC, Piscataway, PI-SP-1093- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Approval.
16. DCH Investments Inc., DCH Investments Inc., Sayreville, SY-SP-1098- In accordance with



Development Review Committee  
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the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Approval.

17. 212, 214, & 216 Ernston Road, Shameer Properties, LLC, Sayreville, SY-SP-228- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: 30-day extension.
18. Acme Nissan, 2050 US 130, South Brunswick, Redcom Design & Construction, South Brunswick, SB-SP-1078- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Approval.
19. Rt. 130 Warehouse Expansion, Kenneth Y and Rebecca C Yeung, LLC, South Brunswick, SB-SP-1111- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
20. Komatsu America Corp, Komatsu America Corp., South Plainfield, SP-SP-1083- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Approval.
21. Franklin On Main, Main Street, LLC, South River, SP-217- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
22. Lagrutta – Russo, LLC, Lagrutta – Russo, LLC, Woodbridge, WO-SP-1087- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.
23. Sansone Hyundai Service Area Expansion, dba Route 1 Realty, LLC, Woodbridge, WO-SP-1056- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.



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24. Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC (Residential) and Woodmont Senior Living, LLC (Senior/Assisted Living), Woodbridge, WO-SP-1047- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla.  
Motion passed.  
Decision: Conditional Approval.

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 Ms. Lala to close the public portion. Motion carried unanimously.

XII. Adjournment- Mr. Freidman made a motion to adjourn the meeting, seconded by Ms. Lala. Motion Passed. The meeting adjourned at 3:18 pm.

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**  
**November 10, 2022, 3:00 p.m.**  
**Minutes**

**COMMITTEE PRESENT**

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

**MCOP STAFF PRESENT**

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

**OTHER STAFF PRESENT**

Ms. Jennifer Harrison, Division Head Real Estate County Administration  
Mr. Arthur Cooper, IT Support  
Mr. Nathaniel Rodriguez, IT Support

**PUBLIC PRESENT**

Mr. Shawn Haussermann

- I. Chairman Vaughn called the meeting to order at 3:01 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.





Development Review Committee

Minutes of November 09, 2022

Salute to the Flag

Moment of Silence

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

II. Minutes

Mr. Sender moved, seconded by Mr. Greenfeld to approve the Minutes of September 13, 2022, meeting. Motion passed unanimously. The Minutes of the October 11, 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.

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

Chairman Vaughn 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. There were no public comments. Mr. Sender motioned to close the public portion, seconded by Mr. Greenfeld. Motion passed.

VII. Old Business

A. Subdivisions-None

B. Release of Performance Guarantees-

1. Mascia Enterprises, Mascia Enterprises, Carteret, CA-SP-152- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender, for the return of the performance guarantee.
2. Brandon Estates, KimMar Developers, LLC, Edison, ED-539- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender, for the return of the performance guarantee.
3. 302 Main Street, Hilario Rodriguez, Woodbridge, WO-SP-652- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender, for the return of the performance guarantee.



Development Review Committee

Minutes of November 09, 2022

VIII. New Business-

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions)

- a. O’Rahilly & Kasziba, Estate of Catherine Kasziba, South Brunswick, SUB-131- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Approval.

2. Preliminary Applications (Major Subdivisions)

- a. Cranbury Station Road Flex Warehouses, Cranbury Station Road, LLC, Cranbury, CR-SUB-1119- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Approval.
- b. Gordon-Brower Avenue-Preliminary, 51 Holly Road Associates, LLC, Edison, ED-SUB- 1141- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Approval.
- c. KimMar Developers LLC, KimMar Developers LLC, Edison, ED-SUB-1146- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.
- d. The Green at Old Bridge, Alfieri-Old Bridge Associates, LLC, Cranbury, OB-303- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: 30- day extension.



3. Final Subdivision Applications-

- a. Cranbury Station Road Flex Warehouses, Cranbury Station Road LLC, Cranbury, CR-SUB-1120- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.
- b. Gordon-Brower Avenue-Final, 51 Holly Road Associates, LLC, Edison, ED-SUB-1139- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.
- c. MCMC, Muslim Center of Middlesex County, Piscataway, PI-SUB-1125- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.
- d. Princeton Orchards, Orchard 2021, LLC & Princeton 2021, LLC, SB-SUB-1132- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.

B. Site Plans-

1. Cranbury Station Road Flex Warehouses, Cranbury Station Road LLC, Cranbury, CR-SP-1121- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: 30-day extension.
2. Sadhu Vaswani, Sadhu Vaswani Center, East Brunswick, EB-SP-1072- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.



3. QuickChek-Edison (SP), QuickChek Corporation, Edison, ED-SP-223- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.
4. Tived Lane, LLC, Tived Lane, LLC, Edison, ED-SP-230- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion Passed.  
Decision: Conditional Approval.
5. Plainfield Country Club, Plainfield Country Club, Edison, ED-SP-1126- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Conditional Approval.
6. Trailer Parking Addition at 100-400 Nixon Lane, Prologis Nixon Park, LLC, Edison, ED-SP-1129- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: 30-day extension.
7. Gordon Brower Avenue-Site Plan, 51 Holly Road Associates, LLC, Edison, ED-SP-1144 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: Approval.
8. Starbucks, Metuchen III, LLC, Metuchen, ME-SP-1007- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: 30-day extension.
9. Ryder's Lane Apt., Arisa Urban Renewal Co., LLC, Milltown, MI-SP-1023- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender.  
Motion passed.  
Decision: 30-day extension.



10. Chick-fil-A Old Bridge, Chick-fil-A, Inc., Old Bridge, OB-SP-219- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender. Motion passed.  
Decision: Approval.
  11. The Green at Old Bridge, Alfieri-Old Bridge Associates, Old Bridge, OB-SP-317- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender. Motion passed.  
Decision: 30-day extension.
  12. 212, 214 & 216 Ernston Road, Shameer Properties, LLC, Sayreville, SY-SP-228- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender. Motion passed.  
Decision: 30-day extension.
  13. Proposed Warehouse Redevelopment, SEI Keasby Urban Renewal, LLC, Woodbridge, SP-162- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender. Motion passed.  
Decision: Conditional Approval.
  14. JAP Hospitality, JAP Hospitality, LLC & JAP Real Estate, Woodbridge, WO-SP-1116- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender. Motion passed.  
Decision: Approval.
  15. Preliminary & Final Major Site Plan-Sitex Group, CRP/SG Industrial Owner, LLC, Edison, ED-SP-226- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sender. Motion passed.  
Decision: 30-day extension.
- IX. Communication-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. Greenfeld moved, seconded by Mr. Sender to close the public portion. Motion carried unanimously.



Development Review Committee  
Minutes of November 09, 2022

XII. Adjournment- Mr. Greenfeld moved to adjourn the meeting, seconded by Mr. Sender.  
Motion passed. The meeting adjourned at 3:15 pm.

Respectfully submitted,  
Michele Norris, Analyst Trainee



MEMORANDUM

TO: Development Review Committee

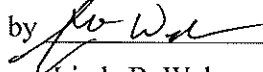
FROM: Planning Board Staff

DATE: December 13, 2022

RE: Return Performance Guarantee in the amount of \$ 48,828.00 retaining \$1,500.00 in application (inspection) fees from the 10% cash portion of \$4,883.00 and return the cash balance of \$3,383.00. Return the bond for \$43,945.00 to the applicant for the site plan application entitled "Application for Preliminary and Final Site Plan, 611 Bordentown Avenue, LLC Residential Development Block 10, Lot 1 and 10.01, City of South Amboy, Middlesex County, New Jersey" and dated October 4, 2018, and revised through May 8, 2019, on Bordentown Avenue, on County Road #615.

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The above-referenced performance guarantee was required of the applicant to ensure the installation of specific required physical improvements in the County Right-of-Way on County Road #615. 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 application entitled “ Application for Preliminary and Final Site Plan, 611 Bordentown Avenue, LLC Residential Development Block 10, Lot 1 and 10.01, City of South Amboy, Middlesex County, New Jersey” and dated October 4, 2018, and revised through May 8, 2019; 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 \$1,500.00 for application (inspection) fees; and,

**WHEREAS**, the Performance Guarantee to be returned is the bond for \$43,945.00 and 10% cash portion of \$4,883.00.00 minus \$1,500.00 for application (inspection) fees leaving \$3,383.00 to be returned to the applicant, and,

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

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

611 Bordentown Avenue, LLC

79 Route 520, Suite 200

Englishtown, NJ 07726

Attn: Felix Bruselovsky

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Chairman, Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD



MEMORANDUM

TO: Development Review Committee

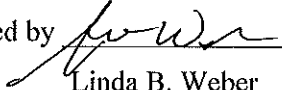
FROM: Planning Board Staff

DATE: December 13, 2022

RE: Return Performance Guarantee in the amount of \$510,261.00 retaining \$3,000.00 in application (inspection) fees from the 10% cash portion of \$51,026.00 and return the cash balance of \$48,026.00. Return the bond for \$459,235.00 to the applicant for the site plan application entitled, "Preliminary and Final Site Plan Cambridge Crossing Block 84, Lots 4.01, 6 & 24 & Block 84.04, Lot 4.03 Tax Map Sheets 86 & 90 Township of South Brunswick, Middlesex County, New Jersey" and dated August 22, 2013, and revised through July 22, 2014, on County Route #522.

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The above-referenced performance guarantee was required of the applicant to ensure the installation of specific required physical improvements in the County Right-of-Way on County Road #522. 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 "Preliminary and Final Site Plan Cambridge Crossing Block 84, Lots 4.01, 6 & 24 & Block 84.04, Lot 4.03 Tax Map Sheets 86 & 90 Township South Brunswick, Middlesex County, New Jersey" and dated August 22, 2013, and revised through July 22, 2014; and, 24, 2014, and revised through May 22, 2015; 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 \$3,000.00 for application (inspection) fees; and,

**WHEREAS**, the Performance Guarantee to be returned is the bond for \$459,235.00 and 10% cash portion of \$51,026.00 minus \$3,000.00 for application (inspection) fees leaving \$48,026.00 to be returned to the applicant, and,

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

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

K. Hovnanian at South Brunswick II, LLC  
110 Fieldcrest Avenue  
Edison, NJ 08837

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Chairman, Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD

MEMORANDUM

TO: Development Review Committee

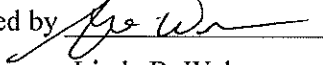
FROM: Planning Board Staff

DATE: December 13, 2022

RE: Return Performance Guarantee in the amount of \$65,568.00 retaining \$750.00 in application (inspection) fees from the 10% cash portion of \$6,556.00 and return the cash balance of \$5,806.00. Return the bond for \$59,012.00 to the applicant for the site plan application entitled “ Preliminary and Final Major Site Plan Whitehead Industrial Block 369, Lot 1.01 Tax Map Sheet #47, Borough of South River, Middlesex County, NJ” dated November 9, 2018, and revised through October 2, 2020, on Whitehead Avenue, on County Road #677.

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The above-referenced performance guarantee was required of the applicant to ensure the installation of specific required physical improvements in the County Right-of-Way on County Road #677. 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 application entitled “ Preliminary and Final Major Site Plan Whitehead Industrial Block 369, Lot 1.01 Tax Map Sheet #47, Borough of South River, Middlesex County, NJ” dated November 9, 2018, and revised through October 2, 2020; 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 \$750.00 for application (inspection) fees; and,

**WHEREAS**, the Performance Guarantee to be returned is the bond for \$59,012.00 and the cash portion of \$6,556.00 minus \$750.00 for application (inspection) fees leaving \$5,806.00 to be returned to the applicant, and,

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

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

Daniel Andre

41 Hollander Street

South River, NJ 08882

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Chairman, Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD



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

## DRC STAFF REPORT – 12/7/2022

Project Name: McDaid  
Municipality: Monroe Township  
MCOP File #: MO-SUB-1140  
Type of Application: Minor Subdivision  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: 3  
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Minor Subdivision Lot 21.15 - Block 60 Tax Map Sheet No. 67 Situated in Township of Monroe, Middlesex County, New Jersey", dated April 18, 2022, and revised through August 22, 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: McDaid  
Plan Title: "Minor Subdivision Lot 21.15 - Block 60 Tax Map Sheet No. 67 Situated in Township of Monroe, Middlesex County, New Jersey", dated April 18, 2022, and revised through August 22, 2022.  
DRC Meeting Date: 12/13/2022

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 12/07/2022; and,

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

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

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

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/2/2022

Project Name: Monroe Veterans Housing  
Municipality: Monroe Township  
MCOP File #: MO-SUB-1181  
Type of Application: Minor Subdivision  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: 2  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Final Subdivision Plan, Block 41, Lot 14, Tax Plate 36, Cranbury Half Acre Road, Situated in Monroe Township, Middlesex County, New Jersey." Prepared by MidAtlantic Engineering Partners, LLC. Dated September 30, 2022. Revised November 29, 2022. Consisting of 1 sheet.

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

The Applicant is advised to file the minor subdivision plan by deed 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: Monroe Veterans Housing  
Plan Title: "Final Subdivision Plan, Block 41, Lot 14, Tax Plate 36, Cranbury Half Acre Road, Situated in Monroe Township, Middlesex County, New Jersey." Prepared by MidAtlantic Engineering Partners, LLC. Dated September 30, 2022. Revised November 29, 2022. Consisting of 1 sheet.  
DRC Meeting Date: 12/13/2022

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 12/2/2022; 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.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022





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

## DRC STAFF REPORT – 12/08/2022

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 January 10, 2023 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: 12/13/2022

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 12/08/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 11/16/2022

Project Name: Cozzens Lane  
Municipality: North Brunswick Township  
MCOP File #: NO-SUB-1153  
Type of Application: Final Subdivision  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: 6  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Final Plat, Major Subdivision Plan Prepared for Cozzens Lane, Situated in Block 4.41, Lots 3.01, 3.02, 3.03, 3.04, 3.05, & 3.06, Township of North Brunswick, Middlesex County, New Jersey." Prepared by Abington Engineering. Dated October 28, 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 municipal engineer and land surveyor 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 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.)"

In accordance with the NJ Recordation Act, the applicant is advised to obtain the necessary signatures on the final subdivision plats and record the signed mylars and paper copies with the County Clerk.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Cozzens Lane  
Plan Title: "Final Plat, Major Subdivision Plan Prepared for Cozzens Lane, Situated in Block 4.41, Lots 3.01, 3.02, 3.03, 3.04, 3.05, & 3.06, Township of North Brunswick, Middlesex County, New Jersey." Prepared by Abbington Engineering. Dated October 28, 2022.  
DRC Meeting Date: 12/13/2022

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 11/16/2022; 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

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/8/2022

Project Name: Cranbury Station Road Flex Warehouses Site Plan  
(formerly CR-SP-123)

Municipality: Cranbury Township

MCOP File #: CR-SP-1121

Type of Application: Site Plan

Proposed Use: Industrial

Proposed Square Footage: 313,980 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 For Cranbury Station Road Flex Warehouses, Block 13, Lots 13, 15, 16, & 21, Tax Map Sheet 3, Proposed Lots 13.01, 15.01, & 16.01, Township of Cranbury, Middlesex County, New Jersey." Prepared by Hammer Land Engineering. Dated October 16, 2019. Revised August 24, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the January 10, 2023 Development Review Committee Meeting.**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Cranbury Station Road Flex Warehouses Site Plan  
Plan Title: "Preliminary & Final Major Site Plan For Cranbury Station Road Flex Warehouses, Block 13, Lots 13, 15, 16, & 21, Tax Map Sheet 3, Proposed Lots 13.01, 15.01, & 16.01, Township of Cranbury, Middlesex County, New Jersey." Prepared by Hammer Land Engineering. Dated October 16, 2019. Revised August 24, 2022.  
DRC Meeting Date: 12/13/2022

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 12/08/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/5/2022

Project Name: WuXi 7 Clarke Drive  
Municipality: Cranbury Township  
MCOP File #: CR-SP-1151  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: N/A (Parking Lot Reconfiguration)  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Civil Index Sheet, WuXi Biologics MFG18 - Phase 3 - 7 Clarke Drive [B1 - DP], Preliminary/ Final Land Development." Prepared by Integrated Project Services. Dated December 9, 2021. Revised September 14, 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: WuXi 7 Clarke Drive  
Plan Title: "Civil Index Sheet, WuXi Biologics MFG18 - Phase 3 - 7 Clarke Drive [B1 - DP], Preliminary/ Final Land Development." Prepared by Integrated Project Services. Dated December 9, 2021. Revised September 14, 2022.  
DRC Meeting Date: 12/13/2022

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 12/05/2022; 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

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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: 12/13/2022  
Date Executed: 12/13/2022





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

## DRC STAFF REPORT – 12/7/2022

Project Name: Preliminary & Final Major Site Plan - Sitex Group  
Municipality: Edison Township  
MCOP File #: ED-SP-226  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: N/A (Parking Lot Expansion)  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary and Final Major Site Plan for CRP/SG Edison Industrial Owner, LLC Proposed Development Map: 11 | BLK: 55 | LOTS: 7, 8 & 10.01 980 & 1000 New Durham Road (CR 501), 4 & 5 Gladys Court Township of Edison Middlesex County, New Jersey" dated August 17, 2022.

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

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Preliminary & Final Major Site Plan - Sitex Group  
Plan Title: "Preliminary and Final Major Site Plan for CRP/SG Edison Industrial Owner, LLC Proposed Development Map: 11 | BLK: 55 | LOTS: 7, 8 & 10.01 980 & 1000 New Durham Road (CR 501), 4 & 5 Gladys Court Township of Edison Middlesex County, New Jersey" dated August 17, 2022  
DRC Meeting Date: 12/13/2022

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 12/07/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/8/2022

Project Name: Trailer Parking Addition at 100-400 Nixon Lane  
 Municipality: Edison Township  
 MCOP File #: ED-SP-1129  
 Type of Application: Site Plan  
 Proposed Use: Industrial  
 Proposed Square Footage: N/A (Parking Lot Expansion)  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Trailer Parking Addition Preliminary And Final Site Plan Application Block 398, Lots 22 & 15A-1 Township Of Edison, Middlesex County, New Jersey" and dated 03/18/2022 and revised through 09/30/2022

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

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

Department		Reviewer Comments
1	General Engineering	A review of the traffic statement, titled "Truck Generation Additional Information for 100-400 Nixon Lane", prepared by Langan Engineering & Environmental Services, Inc, and dated November 16, 2022, demonstrates there would be minimal additional truck traffic. No other traffic information is required.
2	Mosquito Commission	A review of the proposed stormwater management plan indicates no potential mosquito control problems.
3	Planners	<p>A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County.</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: <b>"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."</b></p>

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Trailer Parking Addition at 100-400 Nixon Lane  
Plan Title: "Trailer Parking Addition Preliminary And Final Site Plan Application Block 398, Lots 22 & 15A-1 Township Of Edison, Middlesex County, New Jersey" and dated 03/18/2022 and revised through 09/30/2022  
DRC Meeting Date: 12/13/2022

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 12/08/2022; and,

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

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

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

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/9/2022

Project Name: Starbucks Metuchen  
 Municipality: Metuchen Borough  
 MCOP File #: ME-SP-1007  
 Type of Application: Site Plan  
 Proposed Use: Commercial  
 Proposed Square Footage: 2,250 square feet  
 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 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: **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	Revise the Traffic Signal Warrant Analysis dated November 3, 2022 to include the Peak Hour Warrant.
3	General Engineering	Provide a signing and striping plan to include a dedicated turn lane on Middlesex Avenue for Greenway. Show lane widths, pavement markings and signs. It appears that the left turn lane can be accommodated within the existing pavement width of Middlesex Avenue.
4	General Engineering	Provide an updated site plan with all the changes mentioned at the pre-application meeting which was held on October 13th, 2022. See the circulated meeting minutes.
5	General Engineering	Provide intersection sight distance for the Greenway Avenue access on Middlesex Avenue.
6	General Engineering	The overall layout plan includes lots 37.01 and 37.02. The submitted application is only for lot 37.01. The applicant may show lot 37.02

		existing/proposed improvements for information purposes. However, provide a note on the cover page and on the site plan regarding all the other development (shown on lot 37.02) which are not part of this application and remove lot 37.02 from the title block.
7	General Engineering	The existing sidewalk must meet current ADA standards. If not replace the same with the current County standard detail.
8	General Engineering	Any deteriorated curbing must be replaced with the new one as per the County standard detail.
9	General Engineering	The existing ramps at Factory Street and Middlesex Avenue intersection must meet current ADA standards. If not replace the same.
10	General Engineering	The applicant is proposing to construct a roadway extension (proposed Greenway Avenue) as part of this application. Once Greenway Avenue becomes a public roadway, provide ADA curb ramps at the proposed Greenway Avenue and Middlesex Avenue intersection for pedestrians to cross Middlesex Avenue. Additional ramps will be required if the intersection is signalized.
11	General Engineering	Restripe existing pavement along Middlesex Avenue to incorporate a dedicated left-turning lane for the Starbucks proposed roadway (Greenway Avenue). Design and provide a striping plan (20 scale drawing) based on queue length analysis. Lane dimensions must be included in the striping plan.
12	General Engineering	The existing pavement width is only 42'. Parking would not work with 3 active travel lanes. Therefore, provide "No stopping or standing sign" from the proposed driveway to Factory Street. Provide an ordinance to support No stopping or standing sign from the Borough of Metuchen.
13	General Engineering	All the striping must be installed as per the current MUTCD. Provide striping certification.
14	General Engineering	Provide signing and striping to restrict left turn movements out of Greenway Avenue until such time a traffic signal is installed at the intersection. The developer needs to coordinate with the Borough and provide supporting ordinance/resolution and signage to support the left-out restriction.
15	General Engineering	The proposed Greenway width must be designed to accommodate future widening associated with the traffic signal. Provide revised driveway design if needed.
16	General Engineering	Provide drainage certification.
17	General Engineering	Execute a developer's agreement with the County which shall include the following responsibilities of the developer.  Conduct a follow-up traffic study six months to a year after the proposed development included in this application is fully constructed and operational. The traffic study shall include a Warrant Analysis to determine if a traffic signal is warranted at the intersection of Middlesex Avenue and Greenway Avenue.  Conduct a traffic study and warrant analysis for any additional or modified development on existing Block 71, Lots 37.01, 37.02 identified as Oakite Site Redevelopment as shown on the submitted overall site plan dated July 26th, 2022 and revised through August 29th, 2022. If a traffic signal is warranted, it needs to be installed as mentioned in the developer's agreement.

		<p>Design and install a traffic signal at the intersection of Middlesex Avenue and Greenway Avenue if it is determined to be warranted. The design shall incorporate a fourth leg of the intersection to accommodate future access to Greenway Park across the street. Provide a new driveway apron and depressed curb design which would align with the proposed Greenway Avenue. The plan shall also include the elimination of two existing driveways along the County park facility on Middlesex Avenue.</p> <p>Provide any ROW/easement associated with the traffic signal improvements to make sure all the improvements are being installed within the County's ROW.</p> <p>Enter into a multi-party traffic signal agreement between the developer, County, and borough of Metuchen as part of the proposed signal. A separate Performance Guarantee shall be issued upon the acceptance of the design plan which will be provided by the developer as per the current County traffic signal, PROWAG, ADA, and MUTCD standards. The County standard traffic signal checklist must be followed for the signal submission.</p> <p>No stopping or standing sign will be required by the County on Middlesex Avenue in the limits of the proposed signal striping. An ordinance/resolution shall be required from the Borough of Metuchen to support the signage.</p>
18	General Engineering	Any proposed utility connections within the County's ROW must be shown on the utility plan and included in the cost estimate.
19	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
20	Planners	All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Land Management webpage on the Middlesex County website for links to the current details.
21	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.
22	Planners	The Applicant's Engineer shall submit a cost estimate of the required improvements within the County Right-of-Way. The County will use the accepted estimate to determine the amount of the performance guarantee.
23	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: 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: 12/13/2022

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 12/09/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022





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

## DRC STAFF REPORT – 12/7/2022

Project Name: MBI Industries LLC - Lackland Drive  
Municipality: Middlesex Borough  
MCOP File #: MX-SP-1166  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: 9,900 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary & Final Site Plan 262 Lackland Drive East Block 293: Lot 8 (Tax Map Sheet 20) Borough of Middlesex Middlesex County, New Jersey", dated November 10, 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: MBI Industries LLC - Lackland Drive  
Plan Title: "Preliminary & Final Site Plan 262 Lackland Drive East Block 293: Lot 8 (Tax Map Sheet 20) Borough of Middlesex Middlesex County, New Jersey", dated November 10, 2022  
DRC Meeting Date: 12/13/2022

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 12/07/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/2/2022

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 January 10, 2023 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: 12/13/2022

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 12/2/2022; 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

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/2/2022

Project Name: 32 Union Street  
Municipality: City of New Brunswick  
MCOP File #: NB-SP-1164  
Type of Application: Site Plan  
Proposed Use: Residential

Housing Units: Existing: 34  
Proposed: 11  
Total: 45

Proposed New Lots N/A

Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Site Plan For 32 Union Street". Prepared by Grotto Engineering Associates, LLC,. Dated September 15, 2022. Revised September 18, 2022. Consisting of 4 sheets.

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: 32 Union Street  
Plan Title: "Preliminary and Final Site Plan For 32 Union Street". Prepared by Grotto Engineering Associates, LLC,. Dated September 15, 2022. Revised September 18, 2022. Consisting of 4 sheets.  
DRC Meeting Date: 12/13/2022

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 12/02/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/08/2022

Project Name: The Green @ Old Bridge (formerly OB-SP-317)  
Municipality: Township of Old Bridge  
MCOP File #: OB-SP-1185  
Type of Application: Site Plan  
Proposed Use: Mixed Use  
Proposed Square Footage: 199,547 square feet  
Total Housing Units: 529 units  
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 January 10, 2023 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: 12/13/2022

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 12/08/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022





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

## DRC STAFF REPORT – 12/7/2022

Project Name: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE  
Municipality: Sayreville Borough  
MCOP File #: SY-SP-228  
Type of Application: Site Plan  
Proposed Use: Other  
Proposed Square Footage: 24,113 square feet  
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: **30-Day Extension**

**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: 12/13/2022

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 12/07/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/8/2022

Project Name: 111 Main St. Sayreville  
 Municipality: SAYREVILLE  
 MCOP File #: SY-SP-1115  
 Type of Application: Site Plan  
 Proposed Use: Commercial  
 Proposed Square Footage: 990.00  
 Total Housing Units: 1  
 Proposed New Lots: N/A  
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Sunnyside Diner Minor Site Plan Block 168.13, Tax Lots 61, 62.01, 62.02, 63 & 63.04 Sayreville Borough Middlesex County, New Jersey' Prepared by Geller Sive & Company and dated 12/02/2019

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	Traffic Engineering	The waiver request for submission of a Traffic Impact Study (TIS), dated 11/28/22 and prepared by Joseph M. Hyland, R.A., is acceptable. No additional traffic information is required at this time.
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 existing sidewalk, ramp and driveway must meet current ADA standards. Provide ADA certification after the applicant is done with the site construction. Any damaged sidewalk/ramps must be replaced with new ones as per the County/PROWAG standard detail.
4	Planners	In accordance with General Engineering Review Comment #3 should any of the existing sidewalk, curb ramps, and curbing be found to be substandard and in need of replacement during ADA certification, 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.

		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.
5	Planners	Provide existing easement document for use of the existing driveway on lot 62. Should the frontage of the existing driveway become damaged during construction, the applicant shall be responsible for replacing same.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: 111 Main St. Sayreville  
Plan Title: "Sunnyside Diner Minor Site Plan Block 168.13, Tax Lots 61, 62.01, 62.02, 63 & 63.04 Sayreville Borough Middlesex County, New Jersey' Prepared by Geller Sive & Company and dated 12/02/2019  
DRC Meeting Date: 12/13/2022

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 12/08/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/8/2022

Project Name: Proposed Self-Storage Facility 10/12/2022  
Municipality: Sayreville Borough  
MCOP File #: SY-SP-1130  
Type of Application: Site Plan  
Proposed Use: Commercial  
Proposed Square Footage: 135,470 square feet  
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 Insite Development Partners, LLC Proposed Self-Storage Facility Block 333.02, Lots 1, 2, & 3; Tax Map Sheet #99 - Latest Rev. Dated 02-1991 Main Street (CR 670) & Garden State Parkway Borough Of Sayreville, Middlesex County, New Jersey" prepared by Dynamic Engineering and dated 9/29/2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the January 10, 2023 Development Review Committee Meeting.**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Proposed Self-Storage Facility 10/12/2022  
Plan Title: "Preliminary and Final Major Site Plan For Insite Development Partners, LLC Proposed Self-Storage Facility Block 333.02, Lots 1, 2, & 3; Tax Map Sheet #99 - Latest Rev. Dated 02-1991 Main Street (CR 670) & Garden State Parkway Borough Of Sayreville, Middlesex County, New Jersey" prepared by Dynamic Engineering and dated 9/29/2022  
DRC Meeting Date: 12/13/2022

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 12/08/2022; and,

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

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

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

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/9/2022

Project Name: Ria Mar - Mixed Use Additions  
 Municipality: South River Borough  
 MCOP File #: SR-SP-1117  
 Type of Application: Site Plan  
 Proposed Use: Mixed Use  
 Proposed Square Footage: 15,900 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Site Plan Ria Mar - Mixed Use Addition 25 & 27 Whitehead Avenue Block 299, Lots 9, 8.01, 6, 7 & 16 Borough of South River Middlesex County, New Jersey Tax Map Sheet No. 48", dated October 20, 2021.

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

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

Department		Reviewer Comments
1	General Engineering	County's consultant will review and provide comments regarding the provided survey. The entire sidewalk along the property frontage and at the intersection of Whitehead Avenue/Augusta Street must be within the County's ROW along Whitehead Avenue. Provide ROW dedication/easement accordingly.
2	General Engineering	Provide intersection sight distance at Whitehead Avenue and Augusta Street as per AASHTO.
3	General Engineering	The site plan shows the replacement of the existing sidewalk along lot 8.01. The sidewalk along lot 9 frontage on Whitehead Avenue must meet current ADA standards. If not, replace the same as per the current County standard detail.
4	General Engineering	Provide a No Pedestrian Crossing Sign (R9-3) and use a Crosswalk Sign (R9-3bP) at the intersection of Whitehead Avenue/Augusta Street Northwest corner.
5	General Engineering	The existing ramp at the intersection of Whitehead Avenue/Augusta Street must meet current ADA standards. If not, replace the same.
6	General Engineering	Provide drainage certification.



7	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
8	General Engineering	Provide maintenance agreement for the trees located within the County's ROW.
9	General Engineering	Whitehead Avenue is known as CR 677. Clearly indicate the same on the revised plan.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Ria Mar - Mixed Use Additions  
Plan Title: "Site Plan Ria Mar - Mixed Use Addition 25 & 27 Whitehead Avenue Block 299, Lots 9, 8.01, 6, 7 & 16 Borough of South River Middlesex County, New Jersey Tax Map Sheet No. 48", dated October 20, 2021.  
DRC Meeting Date: 12/13/2022

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 12/09/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022



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

## DRC STAFF REPORT – 12/2/2022

Project Name: New Mausoleum at Beth Israel Cemetery  
 Municipality: Woodbridge Township  
 MCOP File #: SP-206  
 Type of Application: Site Plan  
 Proposed Use: Other  
 Proposed Square Footage: 10,149 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Minor Site Plan For New Mausoleum At Beth Israel Cemetery, Block 317, Lot 1, Township of Woodbridge, New Jersey." Prepared by Colliers Engineering & Design. Dated December 1, 2021. Revised May 20, 2022. Consisting of 12 sheets.

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	Surveyor	Since the improvements are to be entirely within the existing lot, and since there are no improvements required along the County Road, a land survey along the County Road might be acceptable, provided enough ROW information was found (to establish the rights-of-way) and that there are no major encroachments of existing public improvements. The land survey provided appears to be adequate for this application and is acceptable.
2	Traffic Engineering	The Traffic Overview Statement prepared by Colliers Engineering and submitted on November 23, 2022 is acceptable. No further information is required.
3	General Engineering	The entire frontage (which includes the existing sidewalk, ADA curb ramps at the driveway etc.) must meet current ADA standards. Provide ADA certification. Any non-ADA-compliant sidewalk must be replaced with the new one as per the County standard detail.
4	General Engineering	Any deteriorated curbing must be replaced with the new one as per the County standard detail.
5	Planners	In accordance with General Engineering Review Comments #3 and #4, should any of the existing sidewalk, curb ramps, and curbing be found to be

		<p>substandard and in need of replacement during ADA certification, 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>
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c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: New Mausoleum at Beth Israel Cemetery  
Plan Title: "Minor Site Plan For New Mausoleum At Beth Israel Cemetery, Block 317, Lot 1, Township of Woodbridge, New Jersey." Prepared by Colliers Engineering & Design. Dated December 1, 2021. Revised May 20, 2022. Consisting of 12 sheets.  
DRC Meeting Date: 12/13/2022

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 12/02/2022; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the 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.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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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: 12/13/2022  
Date Executed: 12/13/2022