

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



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

Khalid Anjum
Interim Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Matthew Vaughn
Chairperson

DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board
Development Review Committee

Development Review Committee Meeting
Middlesex County Planning Board
December 13, 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. Rani Goomer

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
Mr. Michael Dannemiller, PE, Supervising Engineer, Transportation and Mobility
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency

OTHER STAFF PRESENT

Mr. Arthur Cooper, IT Support
Mr. Nathaniel Rodriguez, IT Support

PUBLIC PRESENT

Mr. Shawn Haussermann

- I. Chairman Vaughn called the meeting to order at 3:02 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 call the roll, and it was determined a quorum was present.

II. Minutes

Ms. Goomer noted she was abstaining as she was not present. Mr. Freidman moved, seconded by Mr. Greenfeld to approve the Minutes of October 11, 2022. Motion passed unanimously. The Minutes of the November 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.

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. Freidman motioned to close the public portion, seconded by Mr. Sender. Motion passed.

VII. Old Business

A. Subdivisions- None

B. Release of Performance Guarantees-

1. 611 Bordentown Avenue, LLC, 611 Bordentown Avenue, LLC, South Amboy, SA-SP-3 – In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld, for the return of the performance guarantee.
2. Cambridge Crossing, K. Hovnanian at South Brunswick II, LLC, South Brunswick, SB-SP-306 - In accordance with the staff’s recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld, for the return of the performance guarantee.
3. 411 Whitehead Avenue, Daniel Andre, South River, SR-SP-112 – 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. McDaid, Robert McDaid, Monroe, MO-SUB-1140- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Approval.
- b. Monroe Veteran's Housing, Conifer Realty LLC, Monroe, MO-SUB-1181- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Approval.

2. Preliminary Applications (Major Subdivisions)

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

3. Final Subdivision Applications

- a. Cozzens Lane, K- LAND No. 65, LLC, North Brunswick, NO-SUB-1153- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Conditional Approval.

B. Site Plans-

1. Cranbury Station Road Flex Warehouses Site Plan, Cranbury, CP-SP-1121- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: 30-day extension.
2. WuXi 7 Clarke Drive, Eastern Properties, Cranbury, CR-SP-1151- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Approval.



3. Preliminary & Final Major Site Plan- Sitex Group, CRP/SG Industrial Owner, LLC, ED-SP-226- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: 30-day extension.
4. Trailer Parking Addition, Prologis Nixon Park, LLC, Edison, ED-SP-1129- In accordance with the staff's recommendation., Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Conditional Approval.
5. Starbucks Metuchen, Starbucks, Metuchen, ME-SP-1007- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Conditional Approval.
6. MBI Industries LLC- Lackland Drive, MBI Industries LLC, Middlesex, MX-SP-1166 – In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Exempt Site Plan.
7. Ryders Lane Apartments, Arisa URBAN Renewal Co., LLC, Old Bridge, MI-SP-1023 – In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: 30- day extension.
8. 32 Union Street, 32 Union Realty, LLC, New Brunswick, NB-SP-1164- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Exempt Site Plan.
9. The Green at Od Bridge (formerly OB-SP-317), Alfieri- Old Bridge Associates, LLC, Old Bridge, OB-SP-1185 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: 30- day extension.
10. 212, 214, 216 Ernston Road, Shameer Properties, LLC, Sayreville, SY-SP-228 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.



Development Review Committee
Minutes of December 13, 2022

Motion passed.
Decision: 30-day extension.

11. 111 Main Street, JGH Properties LLC, Sayreville, SY-SP-1115- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Conditional Approval.
12. Proposed Self Storage Facility, Insite Development Partners, LLC, Sayreville, SY-SP-1130 - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: 30-day extension.
13. Ria Mar-Mixed Use Additions, Ria Mar LLC, South River, SR-SP-1117- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
Motion passed.
Decision: Conditional Approval.
14. New Mausoleum at Beth Israel Cemetery, Beth Israel Cemetery Association, Woodbridge, SP-206 – In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Greenfeld.
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 Mr. Freidman to close the public portion. Motion carried unanimously.

XII. Adjournment- Mr. Freidman moved to adjourn the meeting, seconded by Mr. Greenfeld. Motion Passed. The meeting adjourned at 3:14 pm.

Respectfully submitted,
Michele Norris, Analyst Trainee



MEMORANDUM

TO: Development Review Committee

FROM: Planning Board Staff

DATE: January 10, 2023

RE: Return Performance Guarantee in the amount of \$57,709.00 retaining \$750.00 in application (inspection) fees from the 10% cash portion of \$5,770.00 and return the cash balance of \$5,020.00. Return the bond for \$51,939.00 to the applicant for the site application entitled “Preliminary and Final Major Subdivision Plan for Vintage Park Lots 12.01, 13.02, 14.01 and 15.05, Block 322.10 Township of East Brunswick, Middlesex County, New Jersey” and dated June 8, 2015, and revised through March 4, 2016, on Cranbury Road, on County Road #535.

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 #535. 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

Planning Board File # EB-195

**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 Subdivision Plan for Vintage Park Lots 12.01, 13.02, 14.01 and 15.05, Block 322.10 Township of East Brunswick, Middlesex County, New Jersey” and dated June 8, 2015 and revised through March 4, 2016; 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 \$51,939.00 and the cash portion of \$5,770.00 minus \$750.00 for application (inspection) fees leaving \$5,020.00 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 East Brunswick, LLC
110 Fieldcrest Avenue, 5TH Floor
Edison, NJ 08837
Attn: Michael Weisslitz

Chairman, Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD



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

DRC STAFF REPORT – 1/5/2023

Project Name: 50 Jersey Avenue
Municipality: City of New Brunswick
MCOP File #: NB-SUB-1194
Type of Application: Minor Subdivision
Proposed Use: Public / Quasi-public
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 2
Prepared by: Julio Mora, Senior Planner

Plan Title: "Minor Subdivision Plan, 50 Jersey Avenue, Block 205.01, Lot 1.05 (Proposed Block 205.01, Lot 1.06) & (Proposed Block 225, Lot 1.07), City of New Brunswick, Middlesex County, New Jersey." Prepared by Langan Engineering and Environmental Services, Inc., Dated November 16, 2022. Revised December 5, 2022.

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

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

Department		Reviewer Comments
1	Surveyor	This office reviewed the prior application, NB-SP-235, and the survey provided at that time was found acceptable. This subdivision plan appears to be an updated version of the former survey, this time being prepared for subdivision purposes. Information that was not available at the time of the original survey due to COVID closing of the County offices has been added to the new drawing. As the evidence provided on the former drawing was suitable for any parcel dedications that may have been needed at that time, and since this same evidence is also included on the new subdivision drawing submitted, this drawing is acceptable for use with the current application.

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

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 50 Jersey Avenue
Plan Title: "Minor Subdivision Plan, 50 Jersey Avenue, Block 205.01, Lot 1.05 (Proposed Block 205.01, Lot 1.06) & (Proposed Block 225, Lot 1.07), City of New Brunswick, Middlesex County, New Jersey." Prepared by Langan Engineering and Environmental Services, Inc., Dated November 16, 2022. Revised December 5, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Mavis Tire Supply, LLC Minor Subdivision
Municipality: City of New Brunswick
MCOP File #: NB-SUB-119
Type of Application: Minor Subdivision
Proposed Use: Commercial
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 2
Prepared by: Julio Mora, Senior Planner

Plan Title: "Minor Subdivision Plan, Toto, LLC, 1120 & 1122 Somerset Street, City of New Brunswick, Middlesex County, New Jersey." Prepared by BL Companies. Dated April 2, 2021. Revised January 17, 2022.

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: Mavis Tire Supply, LLC Minor Subdivision
Plan Title: "Minor Subdivision Plan, Toto, LLC, 1120 & 1122 Somerset Street, City of New Brunswick, Middlesex County, New Jersey." Prepared by BL Companies. Dated April 2, 2021. Revised January 17, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 01/05/2023

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 February 14, 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: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Serenity Walk Final Subdivision
Municipality: Plainsboro Township
MCOP File #: PL-SUB-1079
Type of Application: Final Subdivision
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 54
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Subdivision Plat of Existing Lots 1.02 & 1.03 in Block 1304, Prepared for K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Situated in Plainsboro Township, Middlesex Co. NJ". Prepared by Van Note-Harvey Associates, Inc. Dated March 28, 2022. Revised October 24, 2022. Consisting of two sheets marked CE-1 and CE-1A.

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

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.

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Serenity Walk Final Subdivision
Plan Title: "Preliminary and Final Subdivision Plat of Existing Lots 1.02 & 1.03 in Block 1304, Prepared for K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Situated in Plainsboro Township, Middlesex Co. NJ". Prepared by Van Note-Harvey Associates, Inc. Dated March 28, 2022. Revised October 24, 2022. Consisting of two sheets marked CE-1 and CE-1A.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Madison Estates
Municipality: Township of Woodbridge
MCOP File #: WO-SUB-1206
Type of Application: Final Subdivision
Proposed Use: Residential
Proposed Square Footage: N/A
Total Housing Units: N/A
Proposed New Lots: 8
Prepared by: Linda Weber, AICP, PP, Supervising Planner

Plan Title: Major Subdivision, Final Plat, Lots 90 & 91, Block 501, Township of Woodbridge, County of Middlesex, dated November 23, 2021, revised through December 5, 2022, prepared by Morgan engineering & surveying

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

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

Department		Reviewer Comments
1	Planners	All conditions of the county’s preliminary subdivision approval shall be satisfied.
2	Planners	The final plat shall be drawn in conformance with the provisions of the NJ Title Recordation Act. The county’s review of the submitted plat is forthcoming.
3	Planners	In accordance with the NJ Recordation Act, the applicant is advised to obtain the necessary signatures on the final subdivision plat and record the signed mylars and paper copies with the Office of the County Clerk.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Madison Estates
Plan Title: Major Subdivision, Final Plat, Lots 90 & 91, Block 501, Township of Woodbridge, County of Middlesex, dated November 23, 2021, revised through December 5, 2022, prepared by Morgan engineering & surveying
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: WuXi 1 Cedarbrook
Municipality: Township of Cranbury
MCOP File #: CR-SP-1152
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 - Cedarbrook Drive [B2], Preliminary / Final Land Development." Prepared by Integrated Project Services. Dated September 3, 2021. Revised September 19, 2022.

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

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

Department		Reviewer Comments
1	Traffic Engineering	A review of the document titled, “List of Waiver Requests from Middlesex County Planning Board for WuXi Biologics MFG18 – Phase 13 – 1 Cedarbrook [B2]”, prepared by Mainstay Engineering Group, Inc., was found to be acceptable, and as such a waiver from providing a traffic impact statement can be granted for this application. No additional traffic information is required.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: WuXi 1 Cedarbrook
Plan Title: "Civil Index Sheet, WuXi Biologics MFG18 - Phase 3 - Cedarbrook Drive [B2], Preliminary / Final Land Development." Prepared by Integrated Project Services. Dated September 3, 2021. Revised September 19, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

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 February 14, 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: 1/10/2023

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 1/5/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 1/10/2023
Date Executed: 1/10/2023



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

DRC STAFF REPO RT – 1/05/2023

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: **Grant an Extension until the February 14, 2023, Development Review Committee meeting.**

**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: 1/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 1/10/2023
Date Executed: 1/10/2023



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

DRC STAFF REPORT – 1/5/2023

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 February 14, 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: 1/10/2023

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 1/5/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 1/10/2023
Date Executed: 1/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Target Milltown Drive Up Expansion
Municipality: Township of Milltown
MCOP File #: MI-SP-1163
Type of Application: Site Plan
Proposed Use: Commercial
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: "Minor Site Plan Application, for Target, Drive Up Expansion, T-1152 Milltown, 400 Ryders Lane, Tax Map Sheet #44, Block: 84.02, Lot: 1.11, Milltown, NJ 08850." Prepared by Kimley Horn Associates, Inc., Dated February 16, 2021. Revised January 3, 2023.

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

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

Department		Reviewer Comments
1	General Engineering	No additional ROW or improvements are required as part of this application.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Target Milltown Drive Up Expansion
Plan Title: "Minor Site Plan Application, for Target, Drive Up Expansion, T-1152 Milltown, 400 Ryders Lane, Tax Map Sheet #44, Block: 84.02, Lot: 1.11, Milltown, NJ 08850." Prepared by Kimley Horn Associates, Inc., Dated February 16, 2021. Revised January 3, 2023.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: The Lincoln Block 314, Lot 11
Municipality: Borough of Middlesex
MCOP File #: MX-SP-1182
Type of Application: Site Plan
Proposed Use: Mixed-Use
Proposed Square Footage: 1,917 square feet (retail)
Total Housing Units: 6 total units
Four (4) 1-bedroom units
Two (2) 2-bedroom units
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Site Plans - The Lincoln - Block 314, Lot 11, Lincoln Boulevard (a.k.a. Middlesex County Road CR-607), Borough of Middlesex, Middlesex County, New Jersey." Prepared by Man | Terra Design, LLC, Dated November 18, 2022, and Revised through December 1, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the February 14, 2023 Development Review Committee Meeting.**

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: The Lincoln Block 314, Lot 11
Plan Title: "Preliminary and Final Site Plans - The Lincoln - Block 314, Lot 11, Lincoln Boulevard (a.k.a. Middlesex County Road CR-607), Borough of Middlesex, Middlesex County, New Jersey." Prepared by Man | Terra Design, LLC, Dated November 18, 2022, and Revised through December 1, 2022.
DRC Meeting Date: 1/10/2023

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 1/5/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are

Date Adopted: 1/10/2023
Date Executed: 1/10/2023



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

DRC STAFF REPORT – 1/6/2023

Project Name: 1200 Somerset Carwash - Mendoza
 Municipality: City of New Brunswick
 MCOP File #: NB-SP-1145
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 3,850 square feet
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Amended Preliminary & Final Site Plan, Tax Lot 1.02, Block 597.01, 1200 Somerset Street, City of New Brunswick, Middlesex County, New Jersey." Prepared by EKA Associates, P.A. Dated January 4, 2021. Revised October 6, 2022.

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

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

	Department	Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	Provide drainage certification.
3	General Engineering	Additional ROW is required at the intersection of How Lane and Somerset Street. All existing sidewalk and signal equipment must be within the public ROW.
4	General Engineering	The existing sidewalk is in poor condition. Replace the existing sidewalk with a new one and provide a 5' wide reinforced concrete path along the entire property frontage on How Lane (CR 680).
5	General Engineering	Reconstruct the existing driveway apron as per the current County standard detail.
6	General Engineering	Any deteriorated curbing must be replaced with a new one as per the current County standard detail.

7	General Engineering	Provide necessary signage to restrict left in and left out at the driveway located nearby the How Lane and Somerset Street intersection.
8	General Engineering	The Traffic Impact Statement (TIS) indicates that (2) two driveways are to be used for the proposed car wash under the Build condition, where the driveway nearest to the intersection would be for ingress/ egress (right in/ right out) and the cross access driveway would be egress only (right out). However, the site plan shows only one driveway being used for the proposed car wash. The TIS should be revised for consistency with the site plan to reflect only one right in/right out access on the How lane. Also, it needs to include left-in and left-out restrictions.
9	General Engineering	Provide sight distance for the driveway located on How lane as per AASHTO.
10	General Engineering	The entire property frontage (sidewalk, driveway, existing ADA curb ramp at the intersection of How Lane/Somerset Street) must meet current ADA standards. Provide ADA certification after construction.
11	Traffic Engineering	Add proper signage to prohibit turn movements at the How Lane driveway.
12	Planners	Subject to review and approval by the Middlesex County Mosquito Extermination Commission.
13	Planners	All existing and required County improvements must be situated within the County right-of-way with a 2-5-foot buffer. The approved property survey will indicate the extent that right-of-way dedication will be needed, if at all. If right-of-way dedication is necessary, a deed of dedication, legal description and exhibit must be submitted for approval and recorded with the County clerk. The right-of-way dedication must be indicated on revised plans.
14	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.
15	Planners	Plans shall be revised to clearly indicate all Intersection Sight Triangles, which 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.
16	Planners	<p>A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p>

17	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.
18	Planners	A performance guarantee will be required to cover the construction of required improvements along the County road. The amount of the guarantee will be based upon the approved cost estimate and determined after the above items have been satisfactorily addressed and/or shown on revised plans.
19	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 1200 Somerset Carwash - Mendoza
Plan Title: "Amended Preliminary & Final Site Plan, Tax Lot 1.02, Block 597.01, 1200 Somerset Street, City of New Brunswick, Middlesex County, New Jersey."
Prepared by EKA Associates, P.A. Dated January 4, 2021. Revised October 6, 2022.
DRC Meeting Date: 01/10/2023

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 01/06/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 01/05/2023

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 February 14, 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: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPO RT – 1/05/2023

Project Name:	Scholes Electric
Municipality:	Piscataway Township
MCOP File #:	PI-SP-1159
Type of Application:	Site Plan
Proposed Use:	Industrial
Proposed Square Footage:	5,985 square feet
Total Housing Units:	N/A
Proposed New Lots:	N/A
Prepared by:	Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary/Final Site Plan for Scholes Electric Addition Township of Piscataway Middlesex County New Jersey Block 4601, Lot 4 Tax Map Sheet #46 5.0014 Acres" dated April 4, 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: Scholes Electric
Plan Title: "Preliminary/Final Site Plan for Scholes Electric Addition Township of Piscataway Middlesex County New Jersey Block 4601, Lot 4 Tax Map Sheet #46 5.0014 Acres" dated April 4, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: YesPac, Inc.
Municipality: Township of Piscataway
MCOP File #: PI-SP-1189
Type of Application: Site Plan
Proposed Use: Industrial
Proposed Square Footage: 3,000 square feet
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Julio Mora, Senior Planner

Plan Title: "Minor Site Plan, Yes Pac Inc., Township of Piscataway, Middlesex County, New Jersey, Block 6703, Lot 4, Tax Map Sheet No 67, 5.02+ Acres." Prepared by Menlo Engineering Associates, Inc. Dated September 27, 2022.

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

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

Department		Reviewer Comments
1	Traffic Engineering	A review of the document titled, “Request for a Waiver for a Traffic Impact Statement”, prepared by Menlo Engineering Associates, Inc., was found acceptable, and as such a waiver from providing a traffic impact statement can be granted for this application. No additional traffic information is required.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: YesPac, Inc.
Plan Title: "Minor Site Plan, Yes Pac Inc., Township of Piscataway, Middlesex County, New Jersey, Block 6703, Lot 4, Tax Map Sheet No 67, 5.02+ Acres." Prepared by Menlo Engineering Associates, Inc. Dated September 27, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/05/2023

Project Name: Wicoff Elementary School Additions Phase 2
Municipality: Plainsboro Township
MCOP File #: PL-SP-1122
Type of Application: Site Plan
Proposed Use: Public / Quasi-public
Proposed Square Footage: 47,470 square feet
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Addition and Alterations to J.V.B. Wicoff Elementary School - Phase 2". Prepared by Frayak Veisz Hopkins Duthie, P.C.. Dated September 13, 2022. Revised October 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: Wicoff Elementary School Additions Phase 2
Plan Title: "Addition and Alterations to J.V.B. Wicoff Elementary School - Phase 2" dated September 13, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPO RT – 1/05/2023

Project Name: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Municipality: Borough of Sayreville
MCOP File #: SY-SP-228
Type of Application: Site Plan
Proposed Use: Religious Institution
Proposed Square Footage: 24,113.62 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" dated February 4, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an Extension until the February 14, 2023, Development Review Committee meeting.**

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Plan Title: "Tax Lots 23, 24, 25 & 28 Block 444.04 212, 214 & 216 Ernston Road Borough of Sayreville Middlesex County, New Jersey" dated February 4, 2022.
DRC Meeting Date: 1/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 1/10/2023
Date Executed: 1/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Herman Services Inc. Parking Lot Expansion
Municipality: South Brunswick Township
MCOP File #: SB-SP-1118
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: Julio Mora, Senior Planner

Plan Title: "Preliminary / Final Major Site Plan For Hermann Services, Inc., Parking Lot Expansion, Block 88, Lot 18, Township of South Brunswick, Middlesex County, New Jersey." Prepared by Colliers Engineering & Design. Dated September 27, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an Extension until the February 14, 2023, Development Review Committee meeting.**

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Herman Services Inc. Parking Lot Expansion
Plan Title: "Preliminary / Final Major Site Plan For Hermann Services, Inc., Parking Lot Expansion, Block 88, Lot 18, Township of South Brunswick, Middlesex County, New Jersey." Prepared by Colliers Engineering & Design. Dated September 27, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Touch Dynamic
 Municipality: Township of South Plainfield
 MCOP File #: SP-SP-1105
 Type of Application: Site Plan
 Proposed Use: Industrial
 Proposed Square Footage: 16,644 square feet
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary / Final Site Plan for Touch Dynamic Borough of South Plainfield Middlesex County, New Jersey Block 528, Lot 46.19" Prepared By Menlo Engineering Associates and dated August 24, 2022.

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

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

	Department	Reviewer Comments
1	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	As part of the County's intersection improvements project at New Durham Road & Corporate Blvd, the County is installing sidewalk along the applicant's property parcel along New Durham Road. See the attached Construction plans, Signing & Striping and GPPM plans prepared by T & M. The applicant should provide temporary construction easements to the County as shown on the construction and GPPM plan.
3	General Engineering	The required temporary construction easement, in accordance with the GPPM/Construction plan prepared by T & M, shall be shown and labeled on the site plan drawing as "proposed temporary construction easement to Middlesex County for the sidewalk and ROW improvement".
4	General Engineering	Provide fair share contribution for the proposed sidewalk which will be installed by the County. The applicant has 507 LF of frontage on New Durham Road. Considering the unit cost of \$105/SY (as per the cost estimate provided by T & M), the fair share contribution amount is \$29,575.

5	General Engineering	The applicant's engineer shall confirm that the applicant is not proposing any utility or drainage connections within the County's ROW.
6	Mosquito Commission	A review of the proposed stormwater management plan indicates no potential mosquito control problems.
7	Traffic Engineering	The Traffic Impact Analysis dated 11/28/22 and prepared by Dean and Dolan, which concludes minimal trip generation resulting from the expanded facility and therefore no adverse traffic impact to county roadways, is acceptable. No additional traffic information is required at this time.
8	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.
9	Planners	<p>A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p>
10	Planners	In accordance with General Engineering review comment #4, A Fair Share Contribution shall be submitted for acceptance by the Board of Commissioners. This Contribution is to cover the construction of required improvements along the County Road. The amount of the contribution is determined based on the submitted construction plans for the County's improvement project prepared by T&M (attached to this letter).
11	Planners	In accordance with General Engineering review comment #2, A Temporary Construction Easement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, required as part of the County's improvement project. Said easement is to be prepared by the Applicant's attorney and is subject to review and approval by appropriate Counsel for Middlesex County.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Touch Dynamic
Plan Title: "Preliminary / Final Site Plan for Touch Dynamic Borough of South Plainfield Middlesex County, New Jersey Block 528, Lot 46.19" Prepared By Menlo Engineering Associates and dated August 24, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Target South Plainfield
Municipality: Township of South Plainfield
MCOP File #: SP-SP-1061
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: N/A (Parking Lot Reconfiguration)
Total Housing Units: N/A
Proposed New Lots: N/A
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: Preliminary & Final Site Plan Application for Target Drive Up Expansion T-1929 South Plainfield 5000 Hadley Center Dr. Tax Sheet #: 544, Block: 528, Lot: 46.27 South Plainfield, NJ 07080" prepared By Kimley Horn and Associates, Inc. and dated March 08, 2022, and revised January 03, 2023

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: Target South Plainfield
Plan Title: Preliminary & Final Site Plan Application for Target Drive Up Expansion T-1929 South Plainfield 5000 Hadley Center Dr. Tax Sheet #: 544, Block: 528, Lot: 46.27 South Plainfield, NJ 07080" prepared By Kimley Horn and Associates, Inc. and dated March 08, 2022 and revised January 03, 2023
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Standard Waste Services - South River
Municipality: Borough of South River
MCOP File #: SR-SP-1154
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: Alex Zakrewsky, Principal Planner

Plan Title: "Minor Site Plan 330 William Street Block 82 Lot 1.01 South River Borough, Middlesex County, New Jersey" dated June 16, 2022, and revised through September 27, 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: Standard Waste Services - South River
Plan Title: "Minor Site Plan 330 William Street Block 82 Lot 1.01 South River Borough, Middlesex County, New Jersey" dated June 16th 2022, and revised through September 27, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: 1 Woodbridge Center Self Storage
Municipality: Township of Woodbridge
MCOP File #: WO-SP-1156
Type of Application: Site Plan
Proposed Use: Commercial
Proposed Square Footage: 124,930 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 1 Woodbridge Center Proposed Self Storage Building Block 280.01, Lot 11 C0003 Tax Map Sheet 52, Dated December 31, 2012, Township Of Woodbridge Middlesex County, New Jersey" Prepared By Bowman Consulting Group, LLC. and dated August 17, 2022.

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

The following was determined during technical review of the application:

Department		Reviewer Comments
1	Traffic Engineering	The Traffic Statement dated 8/30/22 prepared by McDonough Rea Associates, which concludes minimal trip generation resulting from the storage facility and therefore no adverse traffic impact to county roadways, is acceptable. No additional traffic information is required at this time.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 1 Woodbridge Center Self Storage
Plan Title: "Preliminary And Final Major Site Plan 1 Woodbridge Center Proposed Self Storage Building Block 280.01, Lot 11 C0003 Tax Map Sheet 52, Dated December 31, 2012 Township Of Woodbridge Middlesex County, New Jersey" Prepared By Bowman Consulting Group, LLC. and dated August 17, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; 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.

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STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/5/2023

Project Name: Mocci-Sancillardi
 Municipality: Township of Woodbridge
 MCOP File #: SP-235
 Type of Application: Site Plan
 Proposed Use: Commercial
 Proposed Square Footage: 10,185 square feet
 Total Housing Units: N/A
 Proposed New Lots: N/A
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Amended Site Plan Lot 21, Block 590 75 Port Reading Avenue Woodbridge Township Middlesex County, New Jersey" dated August 28, 2017, and revised through November 7, 2022.

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

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

	Department	Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	The site plan indicates the replacement of the existing sidewalk and curbing which is acceptable.
3	General Engineering	The entire sidewalk and driveway must meet current ADA standards. Provide 5' wide reinforced concrete path across the driveway.
4	General Engineering	The proposed modular retaining wall shall be located outside of the County's ROW. Please confirm. The applicant is responsible to maintain the modular block wall.
5	General Engineering	Provide intersection sight distance for the proposed driveway located on Port Reading Avenue as per AASHTO.
6	General Engineering	Provide drainage certification.
7	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.

8	Mosquito Commission	Our review of the proposed stormwater management plan indicates no potential mosquito control problems.
9	Planners	All existing and required County improvements must be situated within the County right-of-way with a 2-5-foot buffer. The approved property survey will indicate the extent that right-of-way dedication will be needed, if at all. If right-of-way dedication is necessary, a deed of dedication, legal description and exhibit must be submitted for approval and recorded with the County clerk. The right-of-way dedication must be indicated on revised plans.
10	Planners	<p>A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p>
11	Planners	Submission of a maintenance plan as required in the NJDEP's "Stormwater Best Management Practices" manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance.
12	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.
13	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: Mocchi-Sancillardi
Plan Title: "Amended Site Plan Lot 21, Block 590 75 Port Reading Avenue Woodbridge Township Middlesex County, New Jersey" dated August 28, 2017, and revised through June 15, 2022.
DRC Meeting Date: 01/10/2023

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 01/05/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023



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

DRC STAFF REPORT – 1/6/2023

Project Name: 440 Smith Street LLC
 Municipality: Township of Woodbridge
 MCOP File #: WO-SP-1040
 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: Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary/Final Major Site Plan for 440 Smith Street LLC Block 57, Lots 1.021, 2 & 3 Woodbridge Township Middlesex County, New Jersey" dated July 18, 2022, and "Truck Turn Plan for 440 Smith St LLC Block 57 Lots 1.021, 2 & 3 Woodbridge Township Middlesex County New Jersey" dated December 22, 2022

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

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

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	The applicant shall provide any additional ROW required for future intersection improvements once the plan gets finalized by SCI's engineer.
3	General Engineering	The provided truck turning plan for left-in movements from EB Smith Street demonstrates that trucks would be required to turn left from the EB right-through lane, which is unacceptable. Therefore, direct left-in movements from EB Smith Street must be restricted. Provide signage restricting left turns and also provide signage directing truckers to use the U-turn east of the intersection. All traffic entering the Prologis site will be directed to use the existing local Smith Street access until such time that the intersection of Smith Street and Crows Mill Road is fully upgraded.
4	General Engineering	Provide WB-67 truck turning radius plan for Left out movements. Review comments (if there are any) will be provided in the future once the County receives the submission.

5	General Engineering	The existing intersection geometry does not accommodate right out/left in/right in movements from the signalized intersection located at Smith Street/Crows Mill Road. Proper signage must be provided to enforce the restrictions and removed once the intersection is upgraded.
6	General Engineering	All inbound movements will be required to use local Smith Street until the intersection improvements are made at Smith Street and Crows Mill Road.
7	General Engineering	The adjacent site developer (SCI) is required to improve and upgrade the existing intersection located at Smith Street/Crows Mill Road. Prologis shall coordinate with SCI to ensure the NE corner radius is improved and able to accommodate right turn-in movements prior to vacating access via local Smith Street. The design plan/WB-67 truck turning radius plan must be submitted to the County for review.
8	General Engineering	In any case, the northeast corner of Smith Street and Crows Mill Road must be adequately widened to accommodate WB-67 vehicles turning right prior to the local Smith Street access being vacated and no longer accessible. This is the interim fix until the entire signal gets upgraded. The applicant's engineer needs to ensure that the change in radius at the NE corner will not cause an operational change at this intersection.
9	General Engineering	At the December 21st, 2022, meeting, Prologis has represented to the county that both Prologis and SCI will be entering into an agreement which identifies the improvements and timeline concerns as mentioned above. A copy of the executed agreement between both developers shall be submitted to the county.
10	General Engineering	The applicant shall enter into a developer's agreement with the County to include all the above terms for the site access to the Prologis property.
11	General Engineering	If the SCI project does not advance, Prologis will be responsible for geometry modifications to accommodate WB-67 and associated traffic signal upgrades at the Smith Street/Crows Mill intersection. Any modifications to the traffic signal will require Prologis to enter into a multi-party traffic signal agreement and provide necessary traffic signal design plans, ROW dedication and cost estimate to the County.
12	General Engineering	The applicant is connecting to the County's stormwater system. Only reinforced concrete pipes are allowed within the County's ROW. Replace HDPE with RCP.
13	General Engineering	Provide drainage certification.
14	General Engineering	The utility plan shows a water line connection within the County's ROW. Any utility connections within the limits of the intersection area must be coordinated and completed before the signal modification begins.
15	General Engineering	Provide truck turning radius plan for WB-67 for all the movements at Crows Mill Road and Smith Street intersection.
16	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.
17	Planners	A performance guarantee will be required to cover the construction of required improvements along the County Road. The amount of the guarantee will be based upon the approved cost estimate and determined after the above items have been satisfactorily addressed and/or shown on revised plans.
18	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.
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c: File

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 440 Smith Street LLC
Plan Title: "Preliminary/Final Major Site Plan for 440 Smith Street LLC Block 57, Lots 1.021, 2 & 3 Woodbridge Township Middlesex County, New Jersey" dated July 18, 2022, and "Truck Turn Plan for 440 Smith St LLC Block 57 Lots 1.021, 2 & 3 Woodbridge Township Middlesex County New Jersey" dated December 22, 2022
DRC Meeting Date: 01/10/2023

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 01/06/2023; and,

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Matthew Vaughn, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 01/10/2023
Date Executed: 01/10/2023