

**MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
April 2019**

The Committee meeting held during the month of **April 2019** acted on 44 development requests. The Committee acted upon 2 Releases of performance guarantees, 6 classifications, 18 approvals, 12 conditional approvals, 4 extensions, 1 withdrawal, 1 rejection and no items of old business or such other matters. Figure 1, below, shows the monthly totals of applications reviewed over the past 13 months for comparison.

The 6 **Sketch plat** classifications contained 12 new lots with 6 new dwelling units on a total of 35.29 acres. Of these 6 sketch plats, 2 were determined to require County Planning Board approval and 4 were declared exempt.

Preliminary plats included no new residential applications. The committee reviewed 2 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 5 new lots on a total of 288.09 acres

Final plats included no new residential applications. The committee reviewed 3 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 7 new lots on a total of 106.01 acres

There were 23 **Site Plan** applications reviewed by the Committee. Of which, 4 were found to be exempt from County review and 19 were found to be under County jurisdiction. The combined site plan applications represent 4,494,920 square feet of additional building area, 4,078 new parking spaces and 5 new Dwelling Unit on a total of 910.78 acres.

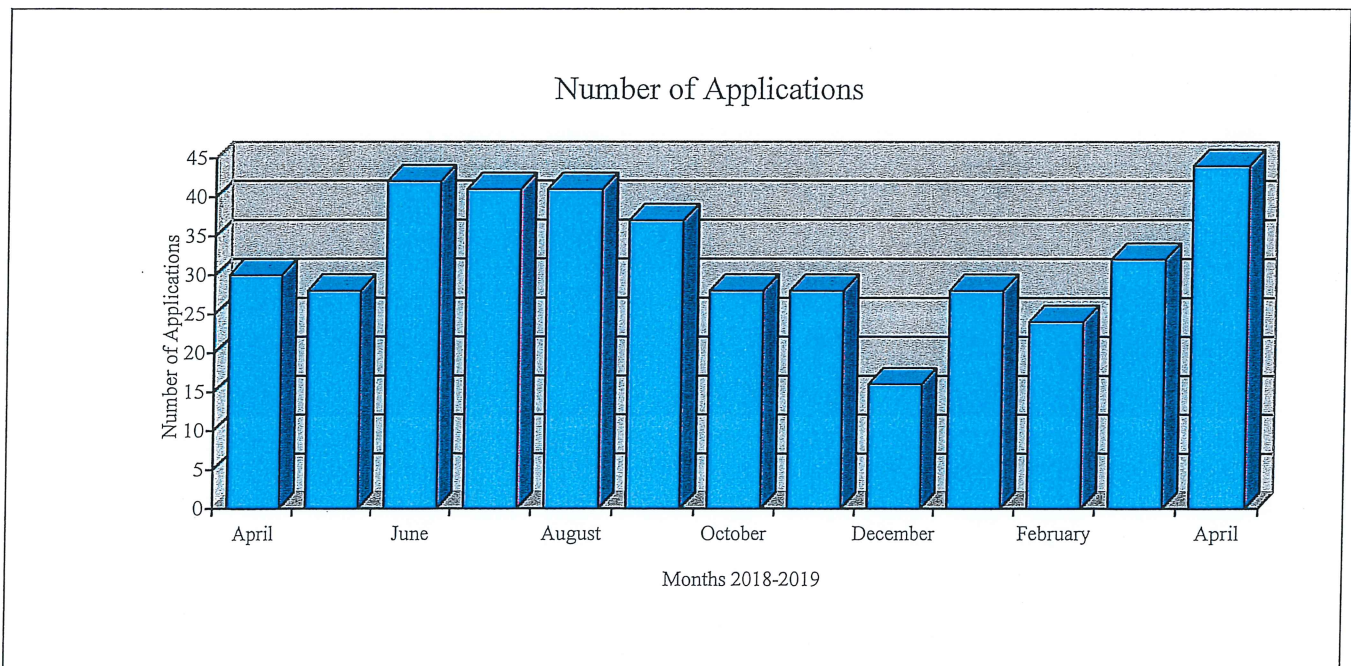


Figure 1

**Development Activity
April 2019**

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	# Prop DU	Sq. Ft. New Bld	Park Sp	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
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Sketch Plats

VA-S-221	82 Post Boulevard	1106	1	A	No	0.29	1	2	2	2,914	4	0.00	A	SF		0	0		
VA-S-222	136 Dorothy Street	1601	2	A	No	0.23	1	2	2	2,720	3	0.00	A	SF		0	0		
VD-SP-1005	Federal Business Centers	390A	1-4	B	No	32.71	1	2	0	0	0	0.00	C	W	Woodbridge Avenue	0	0		
VO-S-1108	341 Thayer Avenue	1008	404	A	No	0.24	1	2	0	1,050	6	0.00	A	SF		0	0		
VO-S-1109	247 East Iselin Parkway	479.03	11	A	No	0.28	1	2	0	3,000	8	0.00	A	SF		0	0		
VO-S-836	Lots 3 & 17 in Block 548	548	3, 17	B	No	1.54	2	2	2	0	0	0.00	A	MF/R	Green Street	0	0		
Subtotal										35.29	7	12	6	9,684	21	0.00	2	0	0

Exempt Site Plans

VB-EX-150	Neilson Street	5	6.01	EX	No	0.50	1	0	0	15,984	0	0.00	A	A		0	0		
VE-EX-357	135 Fleming Street	1810	1.01	EX	No	0.31	1	0	0	2,805	6	0.00	A	S		0	0		
VO-EX-373	1171 ST Georges Ave, LLC	413.16	1	EX	No	0.41	1	0	0	3,004	10	0.00	A	ST		0	0		
Subtotal										1.22	3	0	0	21,793	16	0.00	0	0	0

Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MD) Milltown, (MO) Monroe, (NB) New Brunswick, (NO) North Brunswick, (OB) Old Bridge, (PA) Perth Amboy, (PI) Piscataway, (PL) Plainsboro, (SY) Sayreville, (SA) South Amboy, (SB) South Brunswick, (SP) South Plainfield, (SR) South River, (ST) Spotswood, (WO) Woodbridge

Application Type: (A) Sketch, (B) Sketch, (C) Sketch, (EX) Exempt, (SF) Site Plan, (P) Preliminary, (F) Final

Action Key: (A) Approval, (D) Disapproval, (CO) Conditional, (R) Review, (Y) Void, (PG) Release, (DE) Deed Extension, (W) Withdrawal, (RE) Rejection, (Recon) Reconsideration

Land Use Key: (A) Apartment, (C) Condo, (T) Townhouse, (MF) Multi-Family, (SF) Single Family, (AC) Assisted Care, (R) Retail, (O) Office, (S) Service, (H) Hotel, (ST) Storage, (W) Warehouse, (M) Manufacturing/Research, (HOS) Hospital, (WO) Workshop, (P) Public Safety, (REC) Recreation, (CS) Civic Structure, (SCH) School, (COM) Communications *(AR - suffix) Age Restricted

Development Activity April 2019

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acre	# Lots	# New Lots	# Prop DU	Sq Ft New Bld	Park Sp.	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
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Preliminary Plats

CR-28	Cranbury South Brunswick Park	1, 7	2, 3, 8, 10	P	0	273.00	5	2	0	2,445,600	1,294	0.00	C	W	South River Road	0	0
SP-283	50 Cragwood Road	528.01	45.01	P	No	15.09	1	3	0	58,338	7	0.00	A	S		0	0
Subtotal				2		288.09	6	5	0	2,503,938	1,301	0.00			1	0	0

Final Plats

PA-48	225 Elm Street	127, 113, 114, 40, 40, 01	1-02/1-1-01/1-1/1/2	F	No	90.92	6	4	0	1,420,262	690	9.09	A	M		0	0
SP-283	Starlight Properties, LLC	528.01	45.01	F	No	15.09	1	3	0	58,338	7	0.00	A	S		0	0
Subtotal				3		106.01	7	7	0	1,478,600	697	9.09			0	0	0

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Development Activity April 2019

File #	Title	Block(s)	Lot(s)	Type	Revised	Acres	# Lots	# New	# Prop	Sq Ft.	Prop	Openspace	Action	Land	County Road	New	LF
				Plan			Acres	Acres	Acres	New Bld.	Park Sp	Acres		Use		Drive	New SI

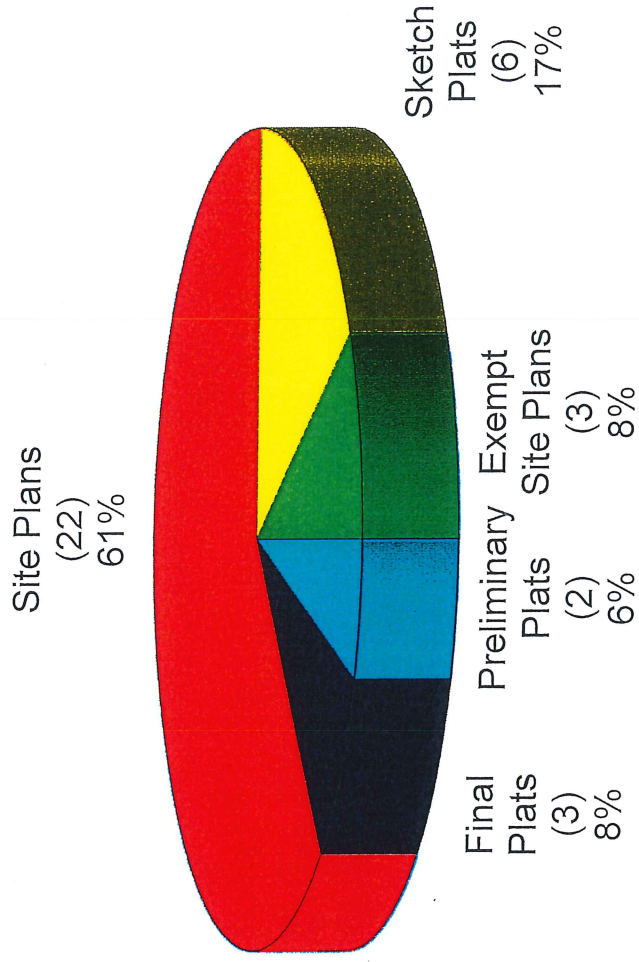
Site Plans

CR-SP-45-1	340 Half Acre Road	7	10	SP	No	87.35	1	0	0	747,241	226	0.00	A	W		0	0
CR-SP-45-2	343 Half Acre Road	5	9	SP	No	116.86	1	0	0	953,393	917	0.00	A	W		0	0
CR-SP-121	Cranbury Mixed Use Development	18.07	44, 45	SP	No	0.70	2	0	2	7,500	31	0.00	C	O/A	South Main Street	1	0
CR-SP-122	Cranbury South Brunswick Park	1.7	2, 3, 8, 10 6.01	SP	No	273.30	5	2	0	2,445,600	1,294	0.00	C	W	South River Road	0	0
CR-SP-98	Prologis Park Cranbury South	10	4.01, 19.01,	SP	No	136.00	3	0	0	0	0	0.00	A	W	Station Road	0	0
ED-SP-379	Costco Wholesale	197	9.02	SP	No	19.56	1	0	0	157,510	4	0.00	A	R		0	0
ED-SP-398	Festival Plaza	96	45 & 46	SP	No	14.28	2	0	0	43,317	85	0.00	A	R		0	0
ED-SP-430	Edison Towne Square Phase 4 LA	198.L	37.01, 37.02,	SP	No	96.46	3	0	0	41,000	250	0.00	A	R		0	0
MO-SP-218	Fitness	49	37.03	SP	Yes	79.10	1	0	0	0	0	0.00	C	OTH	Hoffman Station Road	0	0
MO-SP-229	Monroe Solar Farm, LLC	27.02	18	SP	Yes	2.40	1	0	0	23,480	91	0.00	C	WO	Prospect Plains Road	2	0
MO-SP-241	Chabad of Monroe	41	17.02	SP	No	0.89	1	0	0	0	32	0.00	C	WO	Applegarth Road	0	0
NB-SP-227	Kingdom Hall	242	8	SP	No	4.48	1	0	0	67,200	41	0.00	C	W	Jersey Avenue	2	0
OB-SP-154	520 Jersey Avenue	16002	16.02	SP	No	4.54	3	0	0	13,270	102	0.00	C	O		0	0
OB-SP-202	Amboy Bank	17000	2.11 (2, 3, 14)	SP	No	23.54	4	0	0	8,202	852	0.00	A	HOS		0	0
PA-SP-204	Raritan Bay Medical Center		28.11, 28.12,	SP	No	90.92	1	0	0	0	0	9.09	C	P	Smith Street	0	0
PI-SP-365	Smith Street (CR 656) and Riverview Drive	95	28.11 & 28.113	SP	No	4.36	1	0	0	0	0	0.00	A	M		0	0
PI-SP-368	147 Ethel Road	9301	54.05	SP	No	51.01	1	0	0	0	5	0.00	A	SCH		0	0
SB-SP-372	Middlesex County Vo-tech	734.01	47.03	SP	No	28.18	2	0	0	175,700	151	0.00	C	W		1	0
SP-SP-329	Hermann Services, Inc.	88	18, 19.02	SP	No	15.09	1	3	0	58,338	7	0.00	A	S		0	0
WO-SP-539	Starlight Properties, LLC	528.01	45.01	SP	No	2.87	1	0	0	18,235	183	0.00	A	O		0	0
WO-SP-56	Kirk Street Plaza	786.291	8	SP	No	0.13	1	0	0	0	4		C	ST	King Georges Post Road	1	0
WO-SP-75	721 King Georges Post Road	159	68	SP	No	1.54	2	0	2	2,038	4	0.00	C	MF/R	Green Street	0	0
	Block 548, Lots # 3 & 17	548	3, 17	SP	Yes												
	Subtotal			22		1,053.56	39	8	4	4,762,024	4,279	9.09			10	7	0
	Total			36		1,484.17	62	32	10	8,776,039	6,314	18.18			13	7	0

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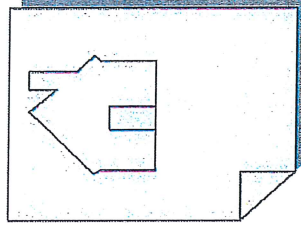
Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)empt, (SP)SitePlan, (P)Preliminary, (F)final
 Action Key: (A)Approval, (D)Disapproval, (C)Conditional, (R)Review, (V)Void, (PC)Release, (DE)Deed Extension, (W)Withdrawal, (RE)Rejection, (Recon)Reconsideration
 Land Use Key: (A)Apartment, (C)Condo, (T)Townhouse, (MF)Multi-Family, (SP)Single Family, (AC)Assisted Care, (R)Retail, (O)Office, (S)Service, (H)Hotel, (ST)Storage, (W)Warehouse, (M)Manufacturing/Research, (HOS)Hospital, (WO)Warehouse, (P)Public Safety, (REC)Recreation, (CS)Civic Structure, (SCH)School, (COM)Commercial *(AR - suffix)Age Restricted

Middlesex County Planning Board April 2019 Applications



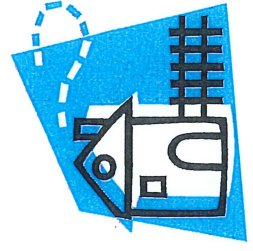
**SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
April 2019**

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
Carteret	82 Post Boulevard			1	2	2	0.29	A		
Carteret	136 Dorothy Street			1	2	2	0.23	A		
Edison	Federal Business Centers	Woodbridge Avenue #514	Riverside Drive 1-C-522	1	2	0	32.71		B	
Woodbridge	247 East Iselin Parkway			1	2	0	0.28	A		
Woodbridge	341 Thayer Avenue			1	2	0	0.24	A		
Woodbridge	Lots 3 & 17 in Block 548	Green Street #604	Pearl Street 1-B-45	2	2	2	1.54		B	
TOTALS										
Current Month	6	2	2	7	12	6	35.29	4	2	0
Year to Date 2019	14	2	7	45	31	16	97.76	9	4	1
Year to Date 2018	0	0	0	0	0	0	0.00	0	0	0



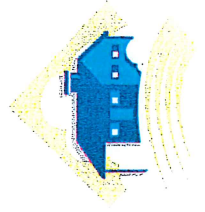
**PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
April 2019**

Use	#Plats	#Acres	#Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	5.39	2	3	78,263	2	117,394	0.37	0.00	0
Year to Date 2018	5	221.31	30	146	66,029	132	73,032	0.60	90.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	3	62.20	4	36	75,262	118	22,961	1.90	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	1	15.09	1	3	219,107	0	0	0.00	0.00	0
Year to Date 2019	3	124.88	5	8	679,972	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	9.27	4	2	201,901	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	1	273.00	5	2	5,945,940	0	0	0.00	0.00	0
Year to Date 2019	2	363.92	11	6	2,642,059	0	0	0.00	9.09	0
Year to Date 2018	1	3.56	5	1	155,074	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	2	288.09	6	5	2,509,840	0	0	0.00	0.00	0
Year to Date 2019	10	565.66	26	55	448,003	120	205,335	0.21	9.09	0
Year to Date 2018	6	224.87	35	147	66,635	132	74,207	0.59	90.00	0



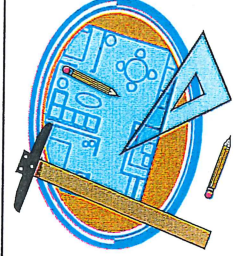
**FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
April 2019**

Use	#Plats	#Acres	#Lots	#New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/Acres	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	0.99	3	3	14,375	3	14,375	3.03	0.00	0
Year to Date 2018	6	19.82	13	45	19,186	43	20,078	2.17	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	3	58.76	3	26	98,446	94	27,230	1.60	0.00	0
Year to Date 2018	3	84.98	8	260	14,237	459	8,065	5.40	0.00	0
COMMERCIAL										
Current Month	1	15.09	1	3	219,107	0	0	0.00	0.00	0
Year to Date 2019	3	28.42	2	5	247,595	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	9.27	4	2	201,901	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	2	90.92	6	4	990,119	0	0	0.00	9.09	0
Year to Date 2019	2	90.92	6	4	990,119	0	0	0.00	9.09	0
Year to Date 2018	4	104.94	8	9	507,910	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	3	106.01	7	7	659,685	0	0	0.00	9.09	0
Year to Date 2019	10	188.36	16	40	205,124	97	84,587	0.51	9.09	0
Year to Date 2018	13	209.74	29	314	29,096	502	18,200	3.69	0.00	0



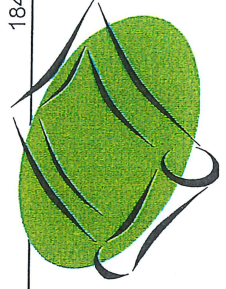
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
April 2019

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2019	0	0.00	0	0	0	0
Year to Date 2018	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	1	0.50	0	15,984	0	0
Year to Date 2019	8	69.47	517	193,101	975	1
Year to Date 2018	7	84.59	492	204,993	1,098	2
COMMERCIAL						
Current Month	2	0.72	0	0	16	0
Year to Date 2019	11	169.91	0	5,809	227	0
Year to Date 2018	11	36.31	26	89,624	273	0
OFFICE						
Current Month	3	8.11	2	39,005	316	0
Year to Date 2019	6	88.45	3	73,947	630	1
Year to Date 2018	2	2.00	0	11,720	21	0
INDUSTRIAL						
Current Month	7	650.53	0	4,389,134	2,629	0
Year to Date 2019	19	786.59	0	5,581,315	3,777	2
Year to Date 2018	10	364.71	2	1,111,391	526	0
QUASI-PUBLIC						
Current Month	6	247.86	0	31,682	980	0
Year to Date 2019	8	308.55	0	31,682	981	0
Year to Date 2018	5	77.93	0	0	0	0
TOTALS						
Current Month	19	907.72	2	4,481,614	3,941	0
Year to Date 2019	52	1,422.97	520	5,920,553	6,590	4
Year to Date 2018	35	565.54	520	1,417,728	1,918	2

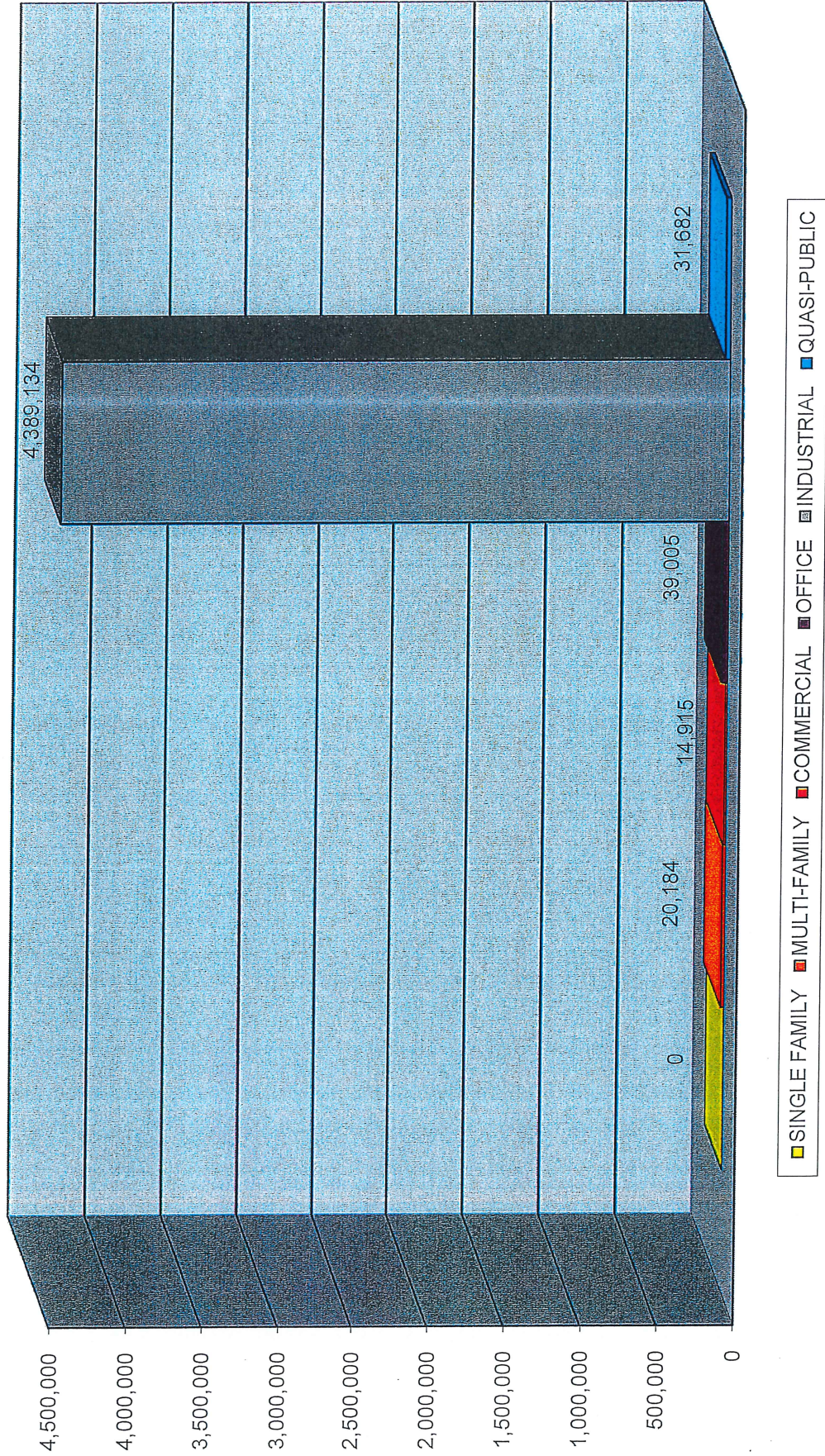


EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
 April 2019

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces
SINGLE FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	2	0.45	3	4,200	15
Year to Date 2019	4	0.90	6	8,400	30
Year to Date 2018	1	2.17	93	46,108	184
COMMERCIAL					
Current Month	1	2.41	0	0	0
Year to Date 2019	2	4.82	0	9,106	122
Year to Date 2018	0	0.00	0	18,212	244
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2019	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
QUASI-PUBLIC					
Current Month	1	0.20	0	0	0
Year to Date 2019	2	0.40	0	0	0
Year to Date 2018	0	0.00	0	0	0
TOTALS					
Current Month	4	3.06	3	13,306	137
Year to Date 2019	8	6.12	6	26,612	274
Year to Date 2018	1	2.17	93	46,108	184



Square Feet of New Building Area by Land Use April 2019

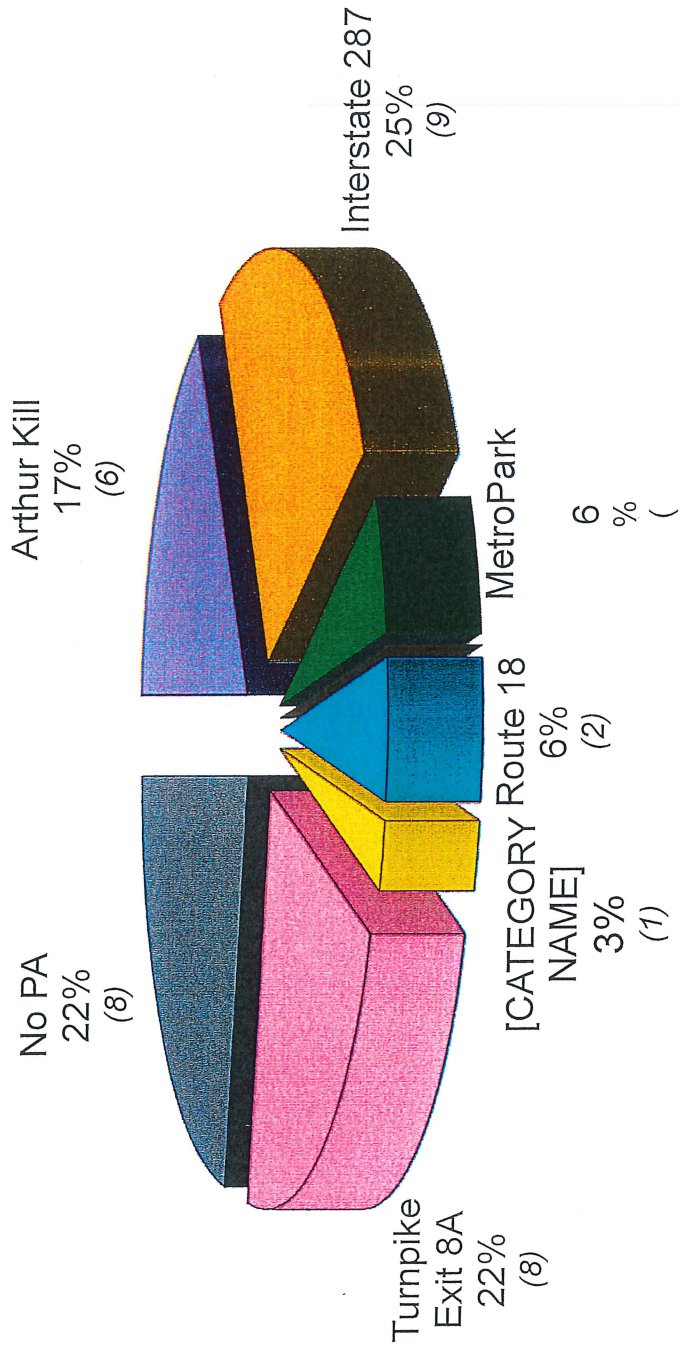


SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
April 2019

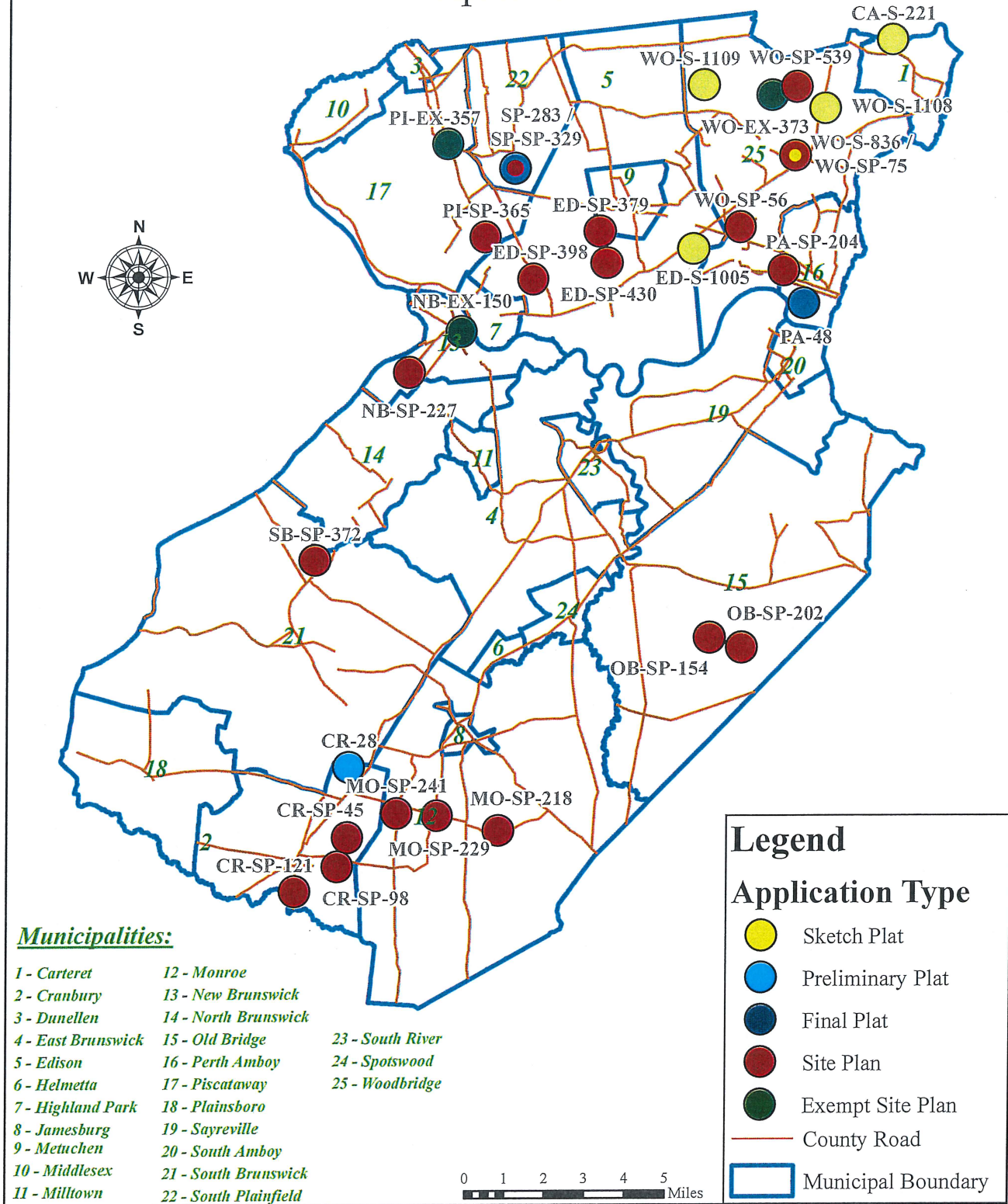
PA	# Plans	Acres	Additional Dwelling Units	Additional Non-Residential Square Feet	Additional Parking Spaces	Acres of Open Space	Acres of New Driveways on County Roads
Arthur Kill							
Current Month	6	305.99	4	2,846,158	1,387	27.27	0
Year to Date 2019	16	519.54	64	5,978,611	3,058	45.45	0
Year to Date 2018	17	330.16	277	1,013,301	682	0.00	0
Interstate 287							
Current Month	9	231.25	0	419,646	371	0.00	0
Year to Date 2019	31	647.93	372	877,609	1,624	0.00	1
Year to Date 2018	8	53.26	370	441,468	1,096	0.00	0
MetroPark							
Current Month	2	3.28	0	21,239	193	0.00	0
Year to Date 2019	3	48.65	0	21,239	193	0.00	0
Year to Date 2018	4	3.64	32	50,077	84	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2019	0	0.00	0	0	0	0.00	0
Year to Date 2018	1	25.95	0	58,632	107	0.00	0
Route 18							
Current Month	2	28.08	0	21,472	954	0.00	0
Year to Date 2019	10	280.58	282	681,794	2,217	0.00	0
Year to Date 2018	8	125.04	554	11,720	614	4.00	0
Route 130							
Current Month	1	28.18	0	175,700	151	0.00	1
Year to Date 2019	4	54.42	6	420,932	369	0.00	1
Year to Date 2018	4	70.10	0	5,585	50	0.00	0
Turnpike Exit 8A							
Current Month	8	890.50	2	6,622,814	3,885	0.00	3
Year to Date 2019	14	986.22	20	6,746,162	4,403	0.00	4
Year to Date 2018	5	202.02	3	37,250	80	18.80	0
No/PA							
Current Month	8	87.81	4	89,272	63	0.00	3
Year to Date 2019	22	140.07	48	429,729	506	0.00	5
Year to Date 2018	27	331.97	472	584,060	642	82.00	2

Key: Arthur Kill (AKill), Interstate 287 (I287), MetroPark (MPK), Plainsboro/Forrestal (PF)
Route 18 (Rt18), Route 130 (Rt130), Turnpike Exit 8A (TP8A)

Planning Areas April 2019 Applications



Development Review Committee Location of Reviewed Applications Middlesex County Planning Board April 2019



Performance Guarantees
 Received During the Month
 April 2019

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
JA-SP-3	QuickChek	Forsgate Drive (#612)	\$ 27,507.00	193	66	8	-	-	-	23	-	1	-	1	8	-	-	134	-	-
Total:	1	1	\$ 27,507.00	193	66	8	-	-	-	23	-	1	-	1	8	-	-	134	-	-
Total:	8	9	\$ 1,149,489.00	3,725	2,189	2,318	143	0	0	1,530	0	14	0	2	24	445	0	9,284	1	0

KEY CODE CATEGORY

- 1 = Linear Feet of Curbing
- 2 = Square Yards of Pavement
- 3 = Square Yards of Sidewalks
- 4 = Linear Feet of Trench Repair
- 5 = Linear Feet of Guide Rail
- 6 = Square Yards of Rip Rap
- 7 = Linear Feet of RCP
- 8 = Headwalls/Culverts
- 9 = Catch Basins
- 10 = Manholes
- 11 = Signs
- 12 = Detectable Warning Surfaces
- 13 = Square Yards of Topsoil & Seeding
- 14 = Linear Feet of Sewer and/or Water Line
- 15 = Linear Feet of Striping
- 16 = New Signalized Intersection
- 17 = Revised Signalized Intersection

**Total Monetary Values Received Through Subdivision and Site Plan Applications
April 2019**

<u>Purpose</u>	<u>Current Month 2019</u>	<u>Year To Date 2019</u>	<u>Year To Date 2018</u>
Physical Improvements (Cash Contribution)	\$ -	-	\$ 121,623.00
*Physical Improvements (Performance Guarantees/Subdivision)	500.00	500.00	-
*Physical Improvements (Performance Guarantees/Site Plans)	27,505.00	1,149,487.00	554,881.00
Downstream Drainage Contributions	-	-	440.00
Subdivision & Site Plan Review Fees	27,233.79	220,424.35	130,524.23
Totals	\$ 55,238.79	\$ 1,370,411.35	\$ 807,468.23