

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

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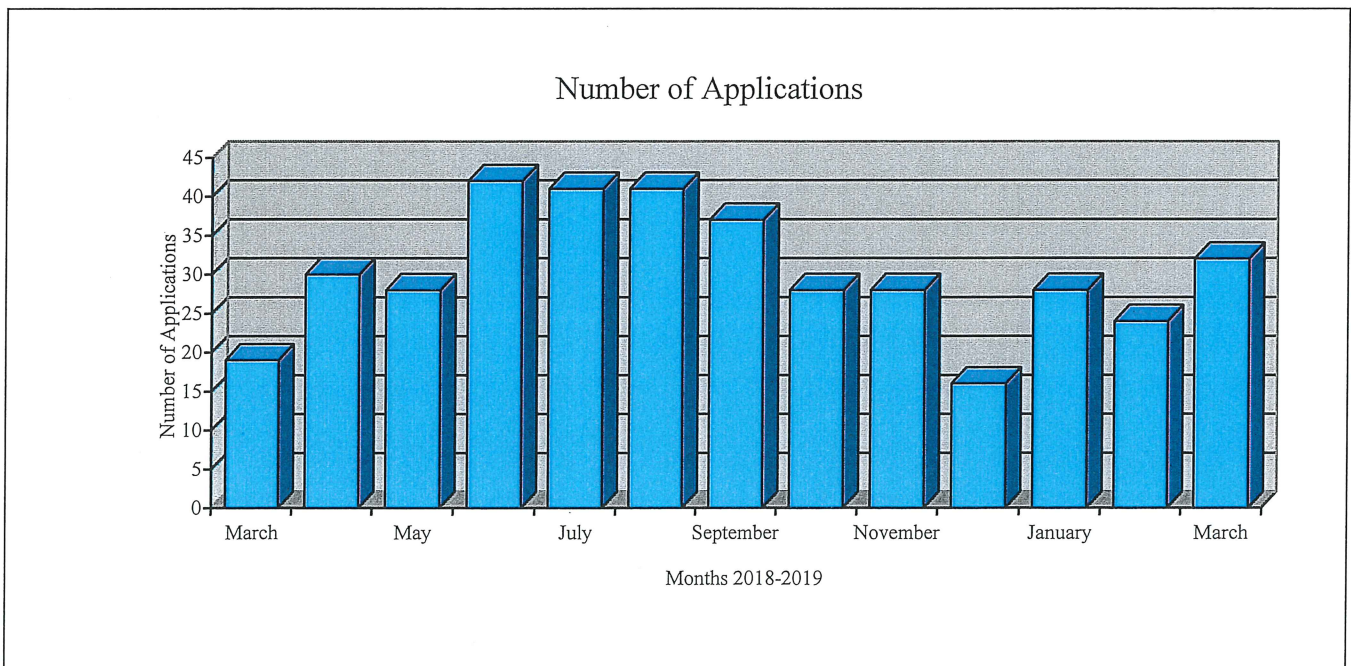
The Committee meeting held during the month of **March 2019** acted on 32 development requests. The Committee acted upon 2 classifications, 16 approvals, 7 conditional approvals, 6 extensions, 1 rejection and no items of old business or such other matters. Figure 1, below, shows the monthly totals of applications reviewed over the past 13 months for comparison.

The 2 **Sketch plat** classifications contained 4 new lots with no new dwelling units on a total of 3.25 acres. Of these 2 sketch plats, 1 was determined to require County Planning Board approval and 1 was declared exempt.

**Preliminary plats** included 4 new residential applications with 39 new lots and 120 new dwelling units on a total of 67.59 acres. The committee reviewed 1 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 3 new lots on a total of 96.46 acres

**Final plats** included 3 new residential application with 26 new lots and 94 new dwelling units on a total of 58.76 acres

There were 16 **Site Plan** applications reviewed by the Committee. Of which, 4 were found to be exempt from County review and 12 were found to be under County jurisdiction. The combined site plan applications represent 558,357 square feet of additional building area, 1,229 new parking spaces and 483 new Dwelling Unit on a total of 259.16 acres.



**Figure 1**

**Development Activity  
March 2019**

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

HP-S-83	405 South Fifth Avenue	43	1, 2	A	No	0.30	1	2	0	3,664	4	0.00	A	SF		0	0
PA-S-198	Pautential Property Management, LLC	393 / 399.06	3 / 1-3, 24-44	B	No	2.95	25	2	0	2,975	20	0.00	A	R		0	0
<b>Subtotal</b>							<b>2</b>	<b>4</b>	<b>0</b>	<b>6,639</b>	<b>24</b>	<b>0.00</b>			<b>0</b>	<b>0</b>	<b>0</b>

**Exempt Site Plans**

NB-EX-149	938 Somerset Street	554	6, 01, 9, 10	EX	No	0.29	3	0	3	4,200	15	0.00	A	A/R		0	0
OB-NA-119	Outback Steakhouse	10257	1	EX	No	2.41	1	0	0	9,106	122	0.00	A	R		0	0
PA-EX-138	190 Madison Avenue	33	31	EX	No	0.16	1	0	0	0	0	0.00	A	A		0	0
<b>Subtotal</b>							<b>3</b>	<b>5</b>	<b>0</b>	<b>13,306</b>	<b>137</b>	<b>0.00</b>			<b>0</b>	<b>0</b>	<b>0</b>

**Municipalities:** (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) 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) Empty, (SP) Site Plan, (P) Preliminary, (F) Final

**Action Key:** (A) Approval, (D) Disapproval, (C) Conditional, (R) Review, (V) 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 \*(A/R - suffix) Age Restricted

**Development Activity  
March 2019**

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

ED-525	Edison Towne Square Phase 4 lfy	198L	37.03	P	No	96.46	3	3	0	12,313	48	0.00	A	R		0	0
HP-25	Skyview Terrace	75	15.02, 15.06	P	No	5.39	2	3	2	0	0	0.00	A	SF		0	0
OB-279	Woodhaven Village Sect.2 Ph. 3	22001	2.13	P	No	49.46	1	24	94	0	312	0.00	A	MF	Texas Road	0	0
PI-376	37 Old Brunswick Road	2101	9.04	P	No	9.30	1	2	0	0	0	0.00	A	A		0	0
PI-377	15 Stelton Road	1401	15.01, 4.01	P	No	3.44	2	10	24	14,640	33	0.00	C	A/O	Stelton Road	0	0
<b>Subtotal</b>						<b>164.05</b>	<b>9</b>	<b>42</b>	<b>120</b>	<b>26,953</b>	<b>393</b>	<b>0.00</b>			<b>2</b>	<b>0</b>	<b>0</b>

**Final Plats**

OB-279	Woodhaven Village - Section 2 (Phase 3) (Sheets 1 and 2 of 2)	22001	2.13	F	No	49.46	1	24	94	0	312	0.00	A	MF	Texas Road	0	0
PI-376	37 Old New Brunswick Road	2101	9.04	F	No	9.30	1	2	0	0	0	0.00	A	MF	Texas Road	0	0
<b>Subtotal</b>						<b>58.76</b>	<b>3</b>	<b>26</b>	<b>94</b>	<b>0</b>	<b>312</b>	<b>0.00</b>			<b>2</b>	<b>0</b>	<b>0</b>

Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dumellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) 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

**Development Activity  
March 2019**

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	# Prop DU	Sq. Ft. New Bid.	Prop Park Sp	Open Space Acres	Action	Land Use	County Road	New Drive	LF New St
ED-SP-138	Ashley Furniture Loading Expansion	795-D	22.13	SP	No	22.13	1	0	0	253,815	130	0.00	A	W	Woodbridge Avenue	0	0
ED-SP-15	Mentlo Park Mall; Carport Photovoltaic System	690	35.01	SP	No	45.37	1	0	0	0	0	0.00	C	OTH	Lafayette Ave/Parsonage Rd.	0	0
ED-SP-430	Edison Towne Square Phase 4 Ifly	198.L	37.01, 37.02, 37.03	SP	No	96.46	3	3	0	12,313	48	0.00	A	R		0	0
ED-SP-525	Horizon Drive	375-FF	13-T, 13-S-1, 13-W	SP	No	2.80	3	0	40	19,963	81	0.00	C	A		0	0
MO-SP-240	16 Abeel Road	55	4	SP	No	5.49	1	0	0	90,000	49	0.00	A	W		0	0
NB-SP-226	750 Jersey Avenue, LLC	598	3.04	SP	No	5.78	1	0	0	51,180	31	0.00	C	W		0	0
OB-SP-216	Wawa, Inc.	22100	1	SP	No	6.04	1	0	0	508	0	0.00	C	R	Texas Road	0	0
OB-SP-302	Woodhaven Village Sect. 2 Ph. 3	22001	2.13	SP	No	49.46	1	24	94	0	312	0.00	A	IMF	Texas Road	0	0
PA-SP-143	Pautilential Property Management, LLC	393/399.06	3/1-3, 24-44	SP	No	2.95	25	2	0	2,975	20	0.00	A	R		0	0
PI-SP-364	Fresh Air Ventures Residential	2101	9.04	SP	No	9.30	1	2	322	99,657	368	0.00	C	A		0	0
PI-SP-366	15 Stelton Road	1401	15.01, 4.01	SP	No	3.44	2	10	24	14,640	33	0.00	C	A/O	Stelton Road	1	0
PI-SP-367	National Manufacturing	4503	1.03	SP	No	6.88	1	0	0	0	20	0.00	A	M		0	0
<b>Subtotal</b>				<b>12</b>		<b>256.10</b>	<b>41</b>	<b>41</b>	<b>480</b>	<b>545,051</b>	<b>1,092</b>	<b>0.00</b>			<b>6</b>	<b>1</b>	<b>0</b>
<b>Total</b>				<b>25</b>		<b>485.02</b>	<b>84</b>	<b>113</b>	<b>697</b>	<b>591,949</b>	<b>1,958</b>	<b>0.00</b>			<b>10</b>	<b>1</b>	<b>0</b>

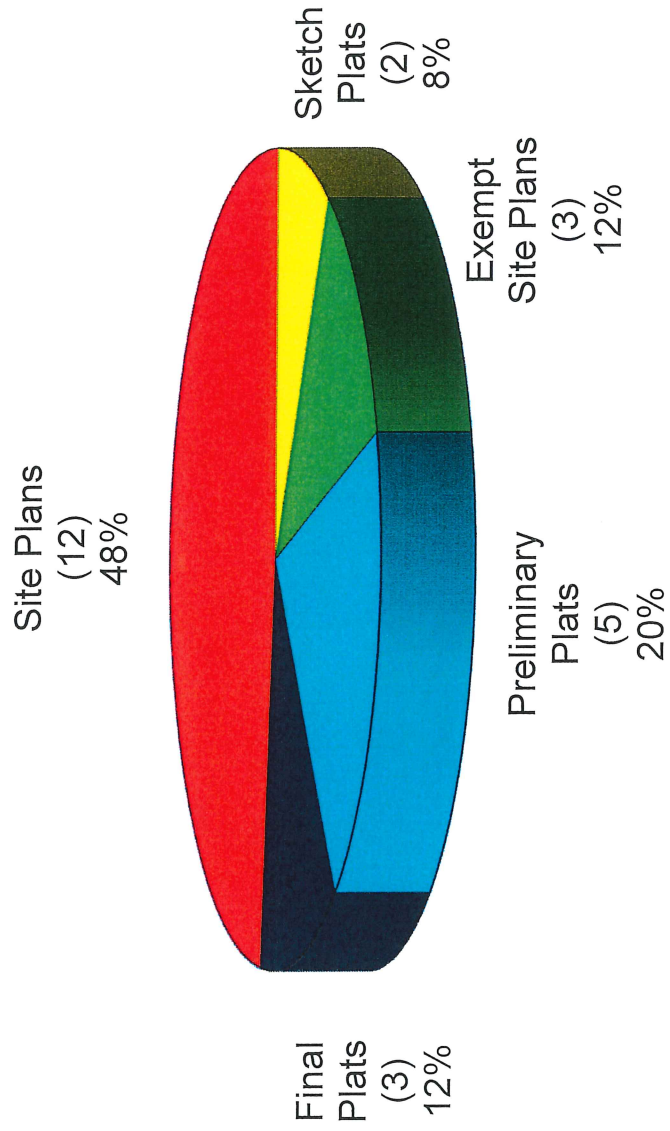
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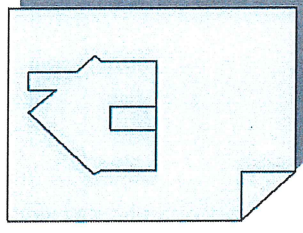
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# Middlesex County Planning Board March 2019 Applications



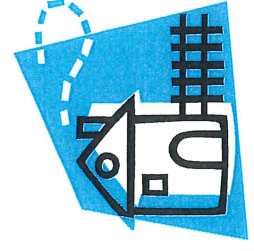
**SKETCH PLAT APPLICATIONS  
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY  
March 2019**

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
Highland Park	405 South Fifth Avenue			1	2	0	0.30	A		
Perth Amboy	Pautential Property Management, LLC		Amboy Avenue 1-B-55	25	2	0	2.95		B	
<b>TOTALS</b>										
Current Month	2	0	1	26	4	0	3.25	1	1	0
Year to Date 2019	8	0	5	38	19	10	62.47	5	2	1
Year to Date 2018	12	4	6	23	28	19	28.74	10	2	0



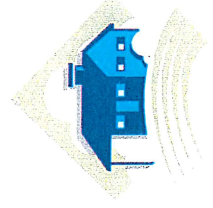
**PRELIMINARY APPLICATIONS  
SUMMARY OF NEW SUBDIVISION ACTIVITY  
March 2019**

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
<b>SINGLE FAMILY</b>										
Current Month	1	5.39	2	3	78,263	2	117,394	0.37	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	4	19.52	13	50	17,006	47	18,091	2.41	8.00	0
<b>MULTI-FAMILY</b>										
Current Month	3	62.20	4	36	75,262	118	22,961	1.90	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
<b>COMMERCIAL</b>										
Current Month	1	96.46	3	3	0	0	0	0.00	0.00	0
Year to Date 2019	2	109.79	4	5	956,490	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
<b>OFFICE</b>										
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
<b>INDUSTRIAL</b>										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	90.92	6	4	990,119	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
<b>QUASI-PUBLIC</b>										
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
<b>TOTALS</b>										
Current Month	5	164.05	9	42	170,143	120	59,550	0.73	0.00	0
Year to Date 2019	8	277.57	20	50	241,819	120	100,758	0.43	9.09	0
Year to Date 2018	5	23.08	18	51	19,713	47	21,391	2.04	8.00	0



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

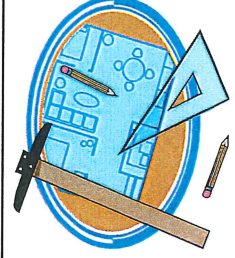
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/Acre	Acres of Open Space	Linear Ft. New Street
<b>SINGLE FAMILY</b>										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	1	0.99	3	3	14,375	3	14,375	3.03	0.00	0
Year to Date 2018	6	19.82	13	45	19,186	43	20,078	2.17	0.00	0
<b>MULTI-FAMILY</b>										
Current Month	3	58.76	3	26	98,446	94	27,230	1.60	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
<b>COMMERCIAL</b>										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2019	2	13.33	1	2	290,327	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
<b>OFFICE</b>										
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
<b>INDUSTRIAL</b>										
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	3	31.26	7	6	226,948	0	0	0.00	0.00	0
<b>QUASI-PUBLIC</b>										
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
<b>TOTALS</b>										
Current Month	3	58.76	3	26	98,446	94	27,230	1.60	0.00	0
Year to Date 2019	7	82.35	9	33	108,702	97	36,981	1.18	0.00	0
Year to Date 2018	12	136.06	28	311	19,057	502	11,806	3.69	0.00	0





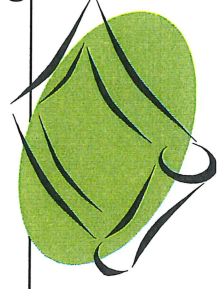
**SITE PLAN APPLICATIONS**  
**SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY**  
**March 2019**

<b>Use</b>	<b># Plans</b>	<b># Acres</b>	<b>Additional Dwelling Units</b>	<b>Additional Sq. Ft. Of Bldg. Area</b>	<b>Additional Parking Spaces</b>	<b>Additional Driveways On County Roads</b>
<b>SINGLE FAMILY</b>						
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
<b>MULTI-FAMILY</b>						
Current Month	4	65.00	480	134,260	794	1
Year to Date 2019	7	68.97	517	177,117	975	1
Year to Date 2018	4	71.24	295	68,269	718	0
<b>COMMERCIAL</b>						
Current Month	3	105.45	0	15,796	68	0
Year to Date 2019	9	169.19	0	34,699	211	0
Year to Date 2018	8	32.70	26	81,519	182	0
<b>OFFICE</b>						
Current Month	0	0.00	0	0	0	0
Year to Date 2019	3	80.34	1	34,942	314	1
Year to Date 2018	1	1.87	0	11,616	17	0
<b>INDUSTRIAL</b>						
Current Month	4	40.28	0	394,995	230	0
Year to Date 2019	12	136.06	0	1,192,181	1,148	2
Year to Date 2018	7	323.77	2	966,838	186	0
<b>QUASI-PUBLIC</b>						
Current Month	1	45.37	0	0	0	0
Year to Date 2019	2	60.69	0	0	1	0
Year to Date 2018	5	77.93	0	0	0	0
<b>TOTALS</b>						
Current Month	12	256.10	480	545,051	1,092	1
Year to Date 2019	33	515.25	518	1,438,939	2,649	4
Year to Date 2018	25	507.51	323	1,128,242	1,103	0

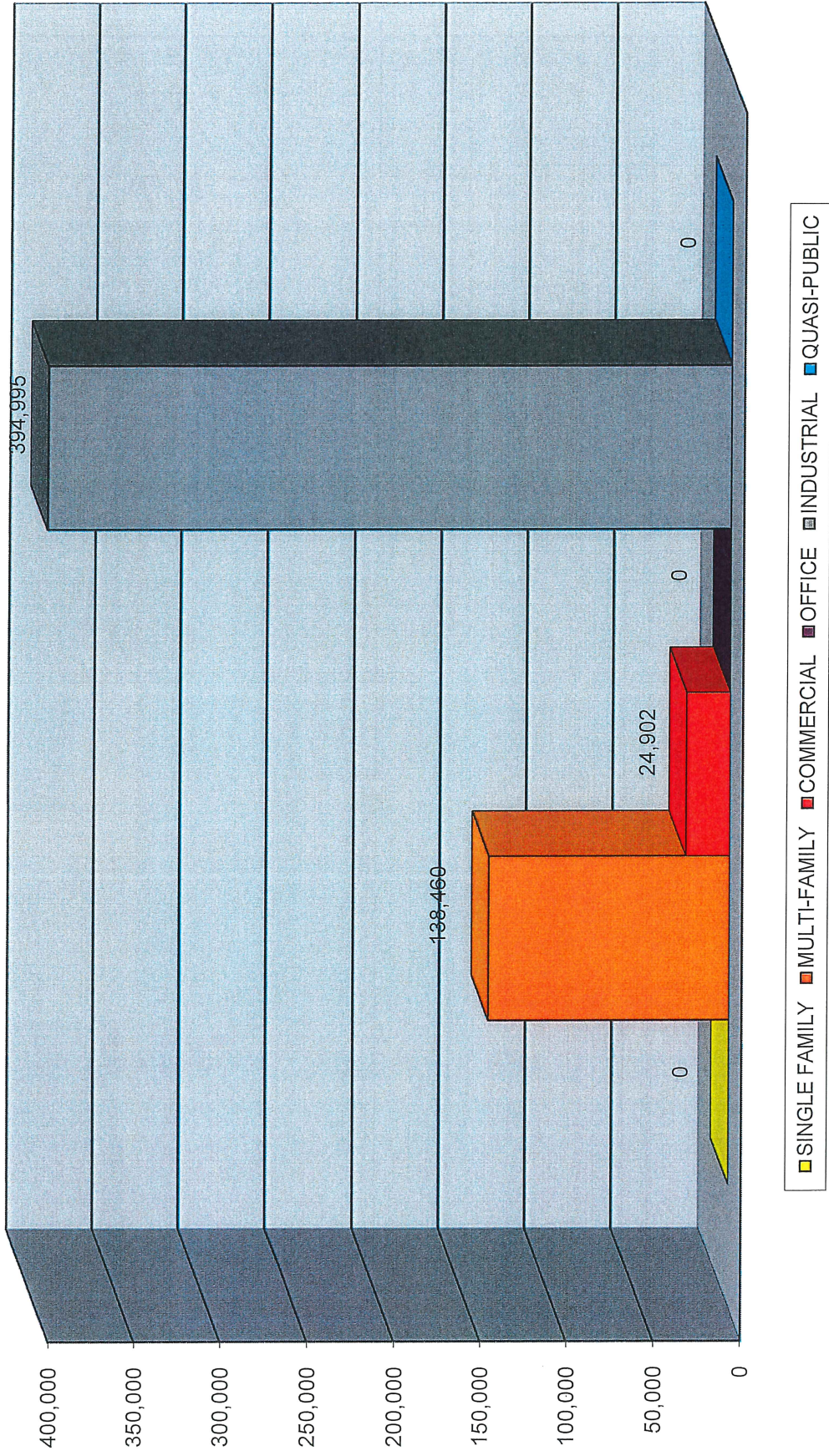


**EXEMPT SITE PLAN APPLICATIONS**  
**SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY**  
 March 2019

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces
<b>SINGLE FAMILY</b>					
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
<b>MULTI-FAMILY</b>					
Current Month	2	0.45	3	4,200	15
Year to Date 2019	2	0.45	3	4,200	15
Year to Date 2018	0	0.00	0	0	0
<b>COMMERCIAL</b>					
Current Month	1	2.41	0	9,106	122
Year to Date 2019	1	2.41	0	9,106	122
Year to Date 2018	0	0.00	0	0	0
<b>OFFICE</b>					
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
<b>INDUSTRIAL</b>					
Current Month	0	0.00	0	0	0
Year to Date 2019	1	45.00	0	513,240	281
Year to Date 2018	0	0.00	0	0	0
<b>QUASI-PUBLIC</b>					
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
<b>TOTALS</b>					
Current Month	4	3.06	3	13,306	137
Year to Date 2019	6	48.26	3	526,546	418
Year to Date 2018	0	0.00	0	0	0



# Square Feet of New Building Area by Land Use March 2019

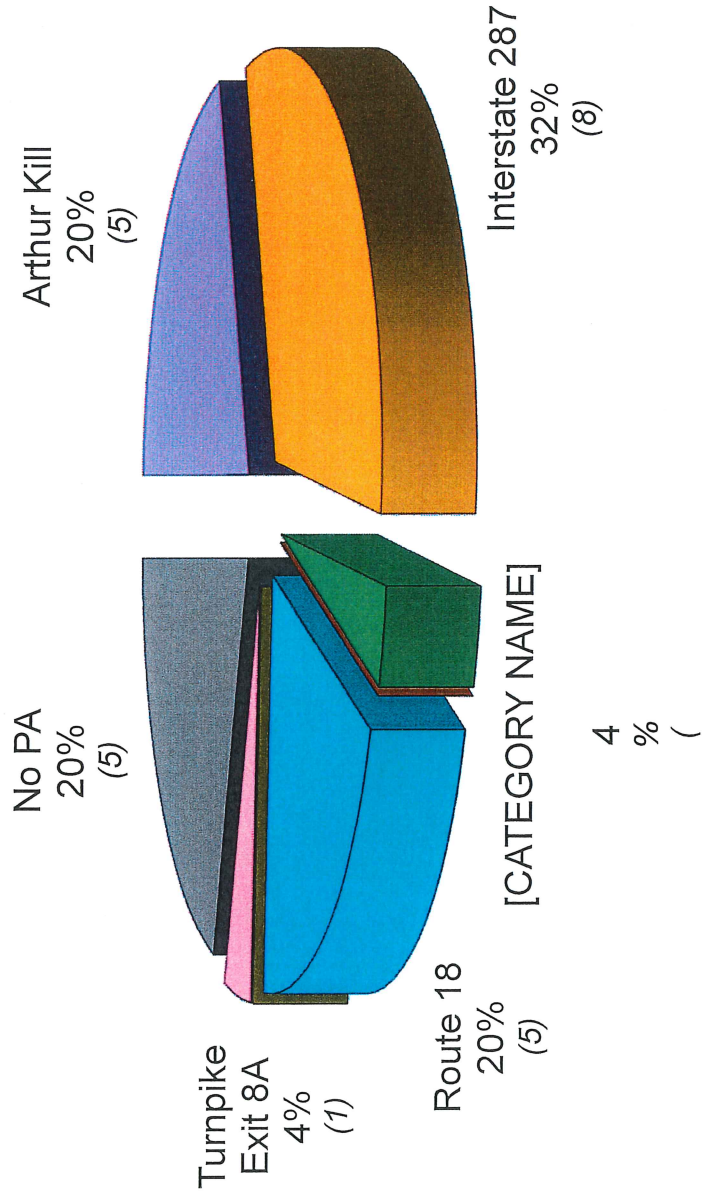


**SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS**  
**March 2019**

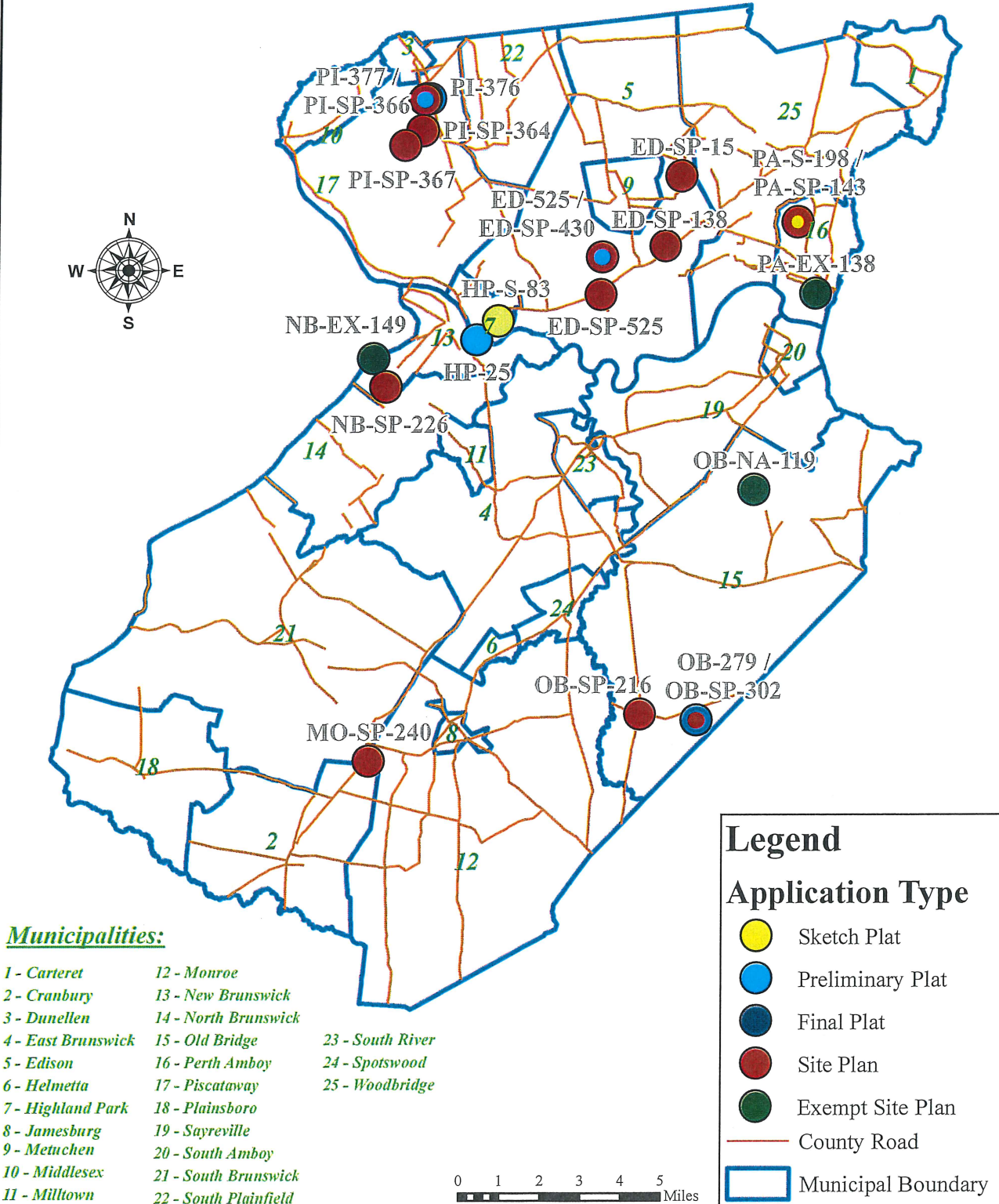
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
<b>Arthur Kill</b>							
Current Month	5	30.99	40	279,728	251	0.00	0
Year to Date 2019	10	213.55	60	3,132,453	1,671	18.18	0
Year to Date 2018	10	215.57	58	831,921	96	0.00	0
<b>Interstate 287</b>							
Current Month	8	234.58	370	153,563	550	0.00	1
Year to Date 2019	22	416.68	372	457,963	1,253	0.00	1
Year to Date 2018	6	26.41	8	130,708	283	0.00	0
<b>MetroPark</b>							
Current Month	1	45.37	0	0	0	0.00	0
Year to Date 2019	1	45.37	0	0	0	0.00	0
Year to Date 2018	2	2.66	2	7,195	26	0.00	0
<b>Plainsboro/Forrestal</b>							
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
<b>Route 18</b>							
Current Month	5	154.42	282	508	936	0.00	0
Year to Date 2019	8	252.50	282	660,322	1,263	0.00	0
Year to Date 2018	7	124.91	554	11,616	610	4.00	0
<b>Route 130</b>							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2019	3	26.24	6	245,232	218	0.00	0
Year to Date 2018	3	68.21	0	0	0	0.00	0
<b>Turnpike Exit 8A</b>							
Current Month	1	5.49	0	90,000	49	0.00	0
Year to Date 2019	6	95.72	18	123,348	518	0.00	1
Year to Date 2018	3	178.00	0	37,250	80	18.80	0
<b>No PA</b>							
Current Month	5	14.17	5	68,150	172	0.00	0
Year to Date 2019	14	52.26	44	340,457	443	0.00	2
Year to Date 2018	23	118.12	267	521,332	310	0.00	0

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

# Planning Areas March 2019 Applications



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



Performance Guarantees  
 Received During the Month  
 March 2019

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WO-SP-675	280 Woodbridge Avenue	Woodbridge Avenue (#652)	\$ 22,878.00	295	98	1,055	-	-	-	-	-	-	-	-	5	-	-	-	-	-
Total:	1	1	\$ 22,878.00	295	98	1,055	-	-	-	-	-	-	-	-	5	-	-	-	-	-
Total:	7	8	\$ 1,121,982.00	3,532	2,123	2,310	143	0	0	1,507	0	13	0	1	16	445	0	9,150	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**  
**March 2019**

<b>Purpose</b>	<b>Current Month 2019</b>	<b>Year To Date 2019</b>	<b>Year To Date 2018</b>
Physical Improvements (Cash Contribution)	\$ -	-	\$ 124,623.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	-	-
*Physical Improvements (Performance Guarantees/Site Plans)	22,878.00	1,121,982.00	362,957.00
Downstream Drainage Contributions	-	-	-
Subdivision & Site Plan Review Fees	58,085.00	193,190.56	89,500.51
<b>Totals</b>	<b>\$ 80,963.00</b>	<b>\$ 1,315,172.56</b>	<b>\$ 577,080.51</b>