

November 2025
Connection Fee Tracking
FY26
June 1st, 2025 - May 31st, 2026

Anticipated Projects	Address	FTSA Project #	Description	Type	Application / Project Status	Confidence	Predicted Units	This Month	Revised Predicted Units	Units Paid	Anticipated Payment Date	Payment Date
Franklin Storage	297 & 305 Davidson Avenue	2022-05	Self-Storage Facility	Commercial	Application Approved w/ Mandatory Conditions 1/10/2023 - Shop Drawing Review/Construction Phase (Current)	High	16				May 2026	
Duke Realty Corporation	395 Elizabeth Avenue	2022-04	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 4/8/2024 - Construction Phase (Current)	High	70				December 2025	
31 Voorhees, LLC	1 Gurley Street, 59 Berry Street, 31 Voorhees Avenue, 38 Blair Avenue, 240 Fuller Street, and 6 & 8 Davis Avenue	2022-17	Townhouses	Residential	Application Approved w/ Mandatory Conditions 2/23/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since April 2024)	Low	38				May 2026	
50 Atrium	50 Atrium Drive	2022-21	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 2/6/2023 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since February 2023)	Low	11				May 2026	
EWA Somerset 400 Owner	400-600 Atrium Drive	2022-24	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 10/23/2023 - Performance Guarantee, Shop Drawing Review Phase (Current)	Low	57				May 2026	
IDIL Davidson, LLC	195-215 Davidson Avenue	2022-39	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 9/25/2023 - Performance Guarantee, Shop Drawing Review Phase (Current)	Low	34				May 2026	
Hawthorne Management, LLC	2 Hawthorne Drive	2023-19	Apartments	Residential	Application Approved w/ Mandatory Conditions 4/26/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since September 2024)	Low	12				May 2026	
Somerset Properties Realty, LP	91 Cottontail Lane	2023-01	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 6/10/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since August 2025)	Low	9				May 2026	
Hsu Properties, LLC	400 Cottontail Lane	2023-08	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 4/3/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since October 2024)	Low	12				May 2026	
Puleo International	Atrium Drive Extension	2022-09	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 6/14/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since June 2024)	Low	14				May 2026	
The Foundation of the Wilf Campus	350 DeMott Lane	2022-23	Single Family Dwellings	Residential	Application Approved w/ Mandatory Conditions 8/26/2024 - Performance Guarantee, Shop Drawing Review Phase (Current)	Low	10				May 2026	
Onyx 789, LLC	785 Old New Brunswick Road	2015-21-CI	Office/Warehouse	Business	Application Approved w/ Mandatory Conditions 11/5/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since November 2024)	Low	11				May 2026	
789 Hamilton, LLC	789 Hamilton Street	2022-20	Apartments/Retail	Residential/ Commercial	Application Approved w/ Mandatory Conditions 11/11/2024 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since November 2024)	Low	18				May 2026	
BH 31 Schoolhouse Road, LLC	31 Schoolhouse Road	2022-14	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 9/25/2023 - Performance Guarantee, Shop Drawing Review Phase (Current)	Low	13				May 2026	
Davidson Plaza NJ LLC	220 Davidson Avenue	2023-02	Warehouse	Industrial	Application Approved w/ Mandatory Conditions 8/7/2023 - Performance Guarantee, Shop Drawing Review Phase (No Activity Since September 2023)	Low	25				May 2026	
2 G Birch Glen (Sycamore Developers)	1865 Amwell Road	2017-23-RES	Single Family Dwellings	Residential	Application Approved 10/6/2021 - Construction, Shop Drawing Review Phase (Current)	Low	32				May 2026	
Tabatchnick Fine Foods	1230 Hamilton Street	2022-36	Food Production Facility	Industrial	Application Approved w/ Mandatory Conditions 2/21/2023 - Construction, Shop Drawing Review Phase (Current)	Low	5.8				May 2026	
Muslim Foundation	49 Cedar Grove Lane	Not Assigned	School	Public Buildings and Schools	Project Completed with Final Inspection Complete - Applicant Will Be Paying Connection Fee at 20% Per Year Over a Span of 5 Years Per Revised Developers Agreement	High	2.8				March 2026	
Miscellaneous	Throughout the Township		Septic to Sewer, Single Family Homes, etc.	Residential		High	5			3	May 2026	October 2025
TOTAL							395.6					
TOTAL with High Confidence Value							93.8					
								Current Month = 0 Units		To Date = 3 Unit		

Predicted Units
Total Residential Units 115
Total Commercial Units 16
Total Industrial Units 261.8
Total Public Building/School Units 2.8
Total Intergovernmental Units 0
Total (EDU) 395.6
High Confidence Value (EDU)** 93.8
Connection Fee Rate (FY2025) \$3,636.00
Connection Fee Rate (FY2026) \$3,915.00
Predicted Connection Fees \$355,763.40
**Note: High Confidence Value (EDU) Revised From 106.8 to 93.8 Due To Construction Delays As Of August 2025