

County Growth 1990 -2000

Middlesex County, New Jersey is the third most populous county in the state behind only Essex and Bergen. According to the 2000 Census, Middlesex County's population is 750,162. This is an 11.7% increase from the 1990 census which totaled 671,780 residents. Middlesex County's growth of 11.7% is not the highest rate of growth in the state, it is only fifth highest, but with the addition of 78,382 new residents Middlesex County saw the largest aggregate growth from 1990 through 2000 slightly edging out Ocean County which had an increase of 77,713.

Middlesex County is moderately dense compared to other Counties in the State. According to the 2000 Census Middlesex County has 2,420 residents per square mile (which is 3.78 per acre). Compare this to the State average of 1,134. The increase in density from 1990 was 253 residents per square mile. This was the third largest increase in the state over those 10 years behind Hudson and Union. The density of Middlesex County is only expected to increase as the more open Southern Region is developed over the next decade. While overall population will increase the density will most likely not increase to the same extent. This is due to the type of development much of the Southern County is experiencing in single family developments and age restricted communities.

Every municipality within the County of Middlesex experienced growth from 1990-2000, except for Spotswood (which saw a decline of 103 residents). The largest growth by an individual municipality was South Brunswick. 11,942 new residents represented a 46.3% increase over the 1990 Census. South Brunswick also had the third largest population growth in the State behind Lakewood (15,304) and Dover (13,335) Townships in Monmouth County. The second largest increase within Middlesex County was in Edison with an increase of 10.2% represented by 9,007 new residents, 16th largest in the State.

As of 2000 Middlesex County has eight municipalities in the top 50 largest in New Jersey. Edison and Woodbridge are fifth and sixth respectively, and by the 2010 Census both should be well over 100,000, possibly swapping fifth and sixth place between them.

If the county were divided into three regions; North, Central, and South, the surprising result is that each region experienced a similar growth of 26,000 residents (+/- 500). Even though each region has their own unique characteristics, each region grew at exactly the same amount for the past decade. As for growth within the regions; the South Region experienced 36.1% growth, followed by the Central Region with 11.0% and the North Region with 7.5% growth. The mostly developed North Region, encompassing all the municipalities North of the Raritan River, still found enough land to welcome 26,000 new residents. The 1990 population of the northern region was 356,000 and the impact of 26,000 new residents will not be felt as much as in the other two regions. The Central Region is unique because it contains some older urban areas such as New Brunswick and South River but also has more open space than the north allowing the development to be less compact than the older North Region. The Central Region had a population of 236,500 in 1990. The increase of 26,000 new residents was just over 10% growth which is the point where population increase tends to be noticed more. As for the Southern Region, which in 1990 had 71,200 residents (as a comparison in 1990 Edison and

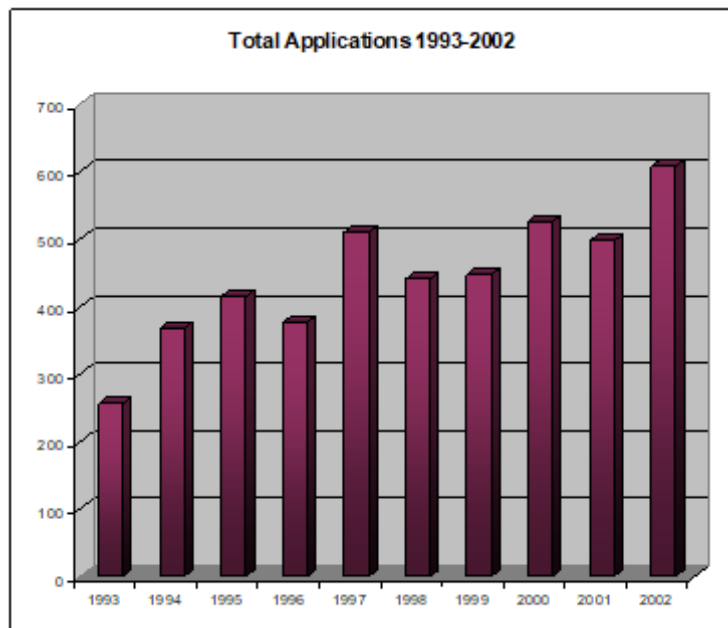
Woodbridge had more population individually), the 26,000 new residents also represented a similar growth of 36.1%.

Development Activity

The Middlesex County Planning Board in conformance with the New Jersey County and Regional Planning Enabling Act (NJSA 40:27-1 et. seq.), has the authority to review and approve those subdivisions and site plans which affect County Routes and/or County drainage facilities. The Middlesex County Planning Board has in turn directed the Subdivision and Site Plan Review Committee to act on its behalf as provided by the appropriate State statutes in taking action on all development applications.

The Land Development Review Committee of the Middlesex County Planning Department, in carrying out its directive, received 689 applications for review and approval in the year 2002. Of these 689 applications; 608 were deemed acceptable for review and approval, 62 were rejected, and 29 were revised.

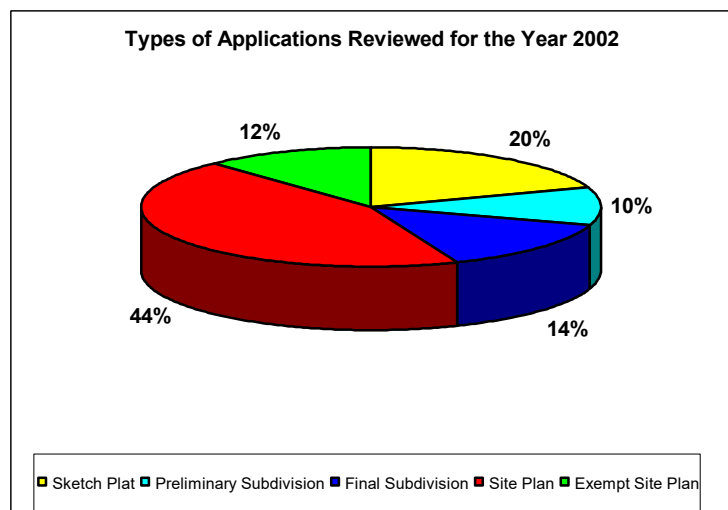
Figure 1 Shows the upward trend in reviewed applications over the past 10 years. The amount of reviewed applications is up over 2001 and matches the largest year to date of 2000. The current numbers even exceed the amount of reviewed applications during the mid 1980s. After decline in the late 1980s and early 1990s (coinciding with the housing market fallout in the late 1980s) the amount of reviewed applications has more than doubled (155%) over the past 10 years and is up 16% over the past 5 years. This trend is not expected to slow down in the immediate future as



Middlesex County anchors itself as a center of development for the state.

Figure 1

The 580 acceptable plans are represented by 110 sketch plat classifications, 62 preliminary subdivision applications, 85 final subdivision applications, 268 site plan applications, which fall under Middlesex County Planning Board jurisdiction, and 73 exempted site plan applications which do not fall under Middlesex County Planning Board jurisdiction. Figure 2 shows the breakdown of the types of



applications reviewed by the Board this year.

Figure 2

As seen in Figure 3, the site plans are at a 10 year high and exempt plans have dropped. This is due to the Committee's stepped up review process which has yielded more site plans within our jurisdiction. This trend is expected to continue into the future as more and more of the land that is available to develop in the County lies within areas which drain to County maintained facilities. Exempted site plans are usually limited to those areas of Carteret, Edison, New Brunswick, Old Bridge, Perth Amboy, South Amboy, and Woodbridge which lie along the Raritan and discharge directly into it.

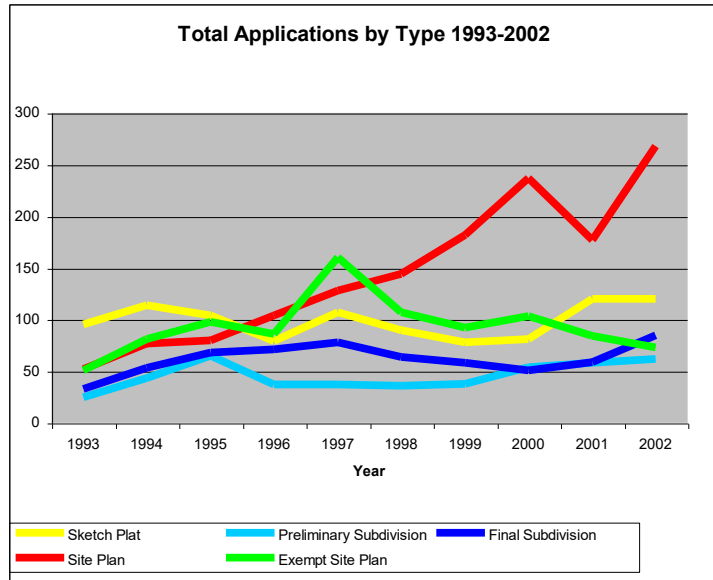


Figure 3

Each municipality within Middlesex County has its own unique characteristics which can be seen by the types of applications that are submitted. Granted, land area plays a large part in determining how many applications are received within each municipality, but this is not always the case. The breakdown of applications by municipality is shown in figure 4.

Municipal Activity 2002

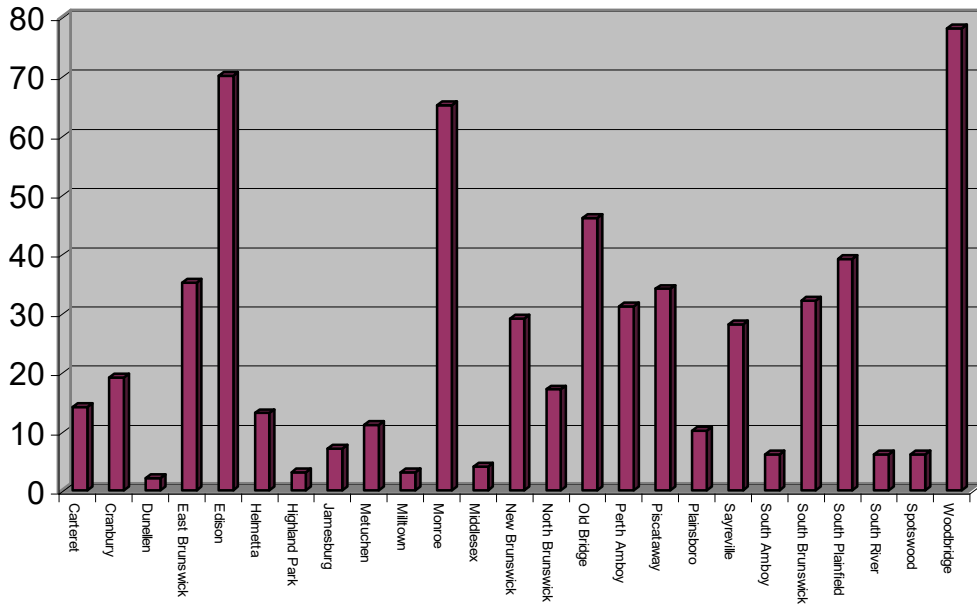


Figure 4