

Development Activity For The Year Ending 2003

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 695 applications for review and approval in the year 2003. Of these 695 applications; 587 were deemed acceptable for review and approval, 73 were rejected, and 35 were revised.

Figure 1 Shows the upward trend in reviewed applications over the past 10 years. The amount of reviewed applications is up every year except last. The current numbers 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 (151%) 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.

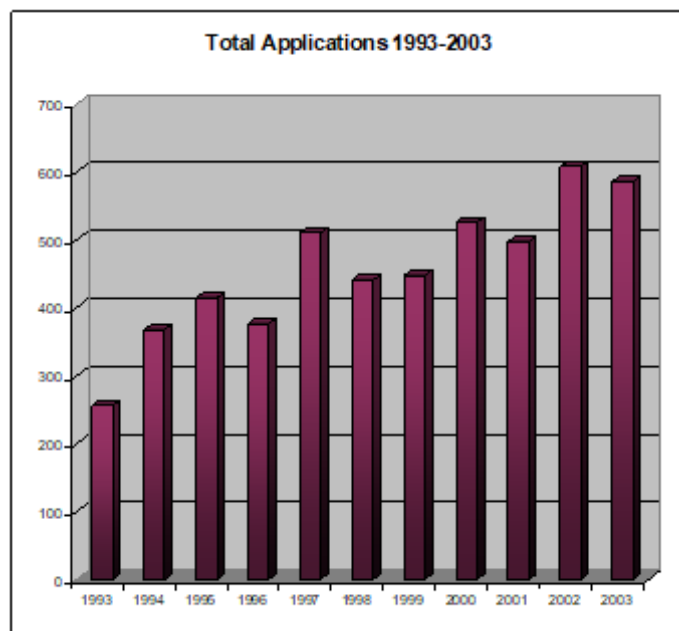


Figure 1

The 5 acceptable plans are represented by 128 sketch plat classifications, 56 preliminary subdivision applications, 105 final subdivision applications, and 242 site plan applications, which fall under Middlesex County Planning Board jurisdiction, and 56 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. Site Plan applications comprised the bulk of the work in 2003.

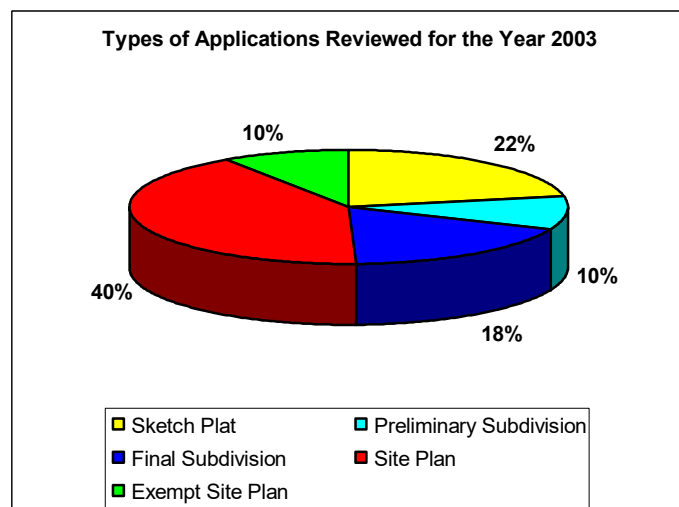


Figure 2

As seen in Figure 3, the site plans are dipped slightly from a 10 year high last year, 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.

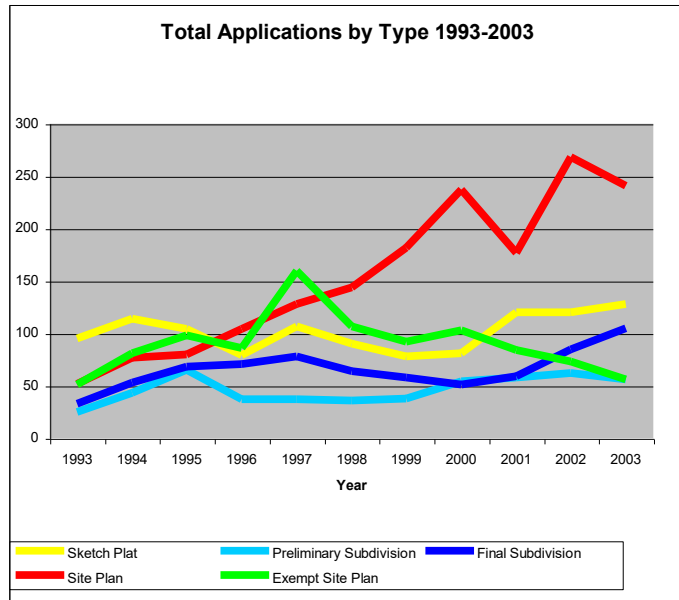


Figure 3

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.

Accepted Applications by Municipality 2003

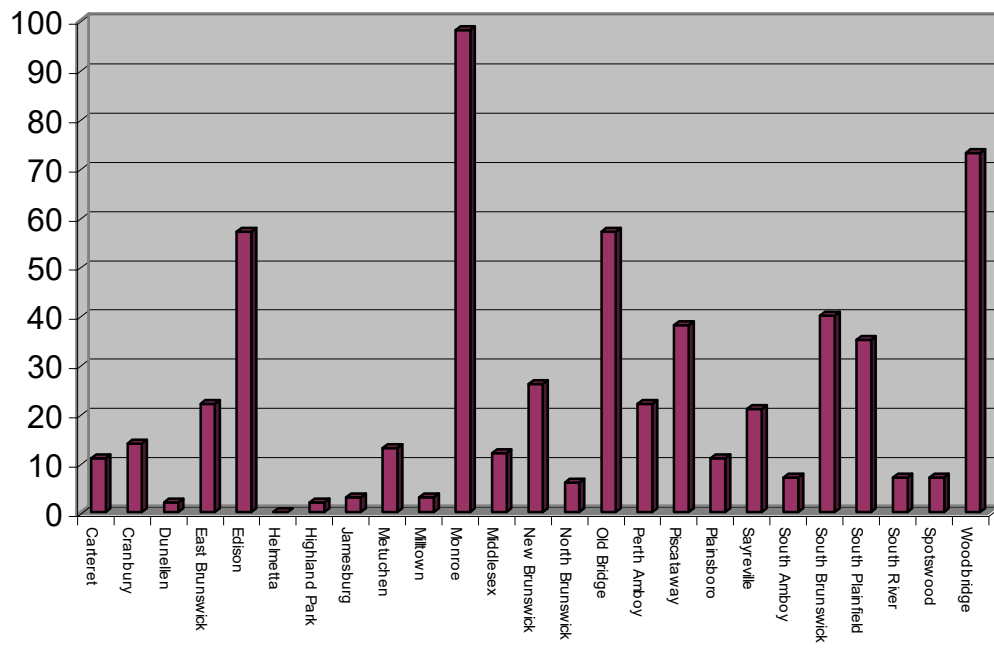


Figure 4