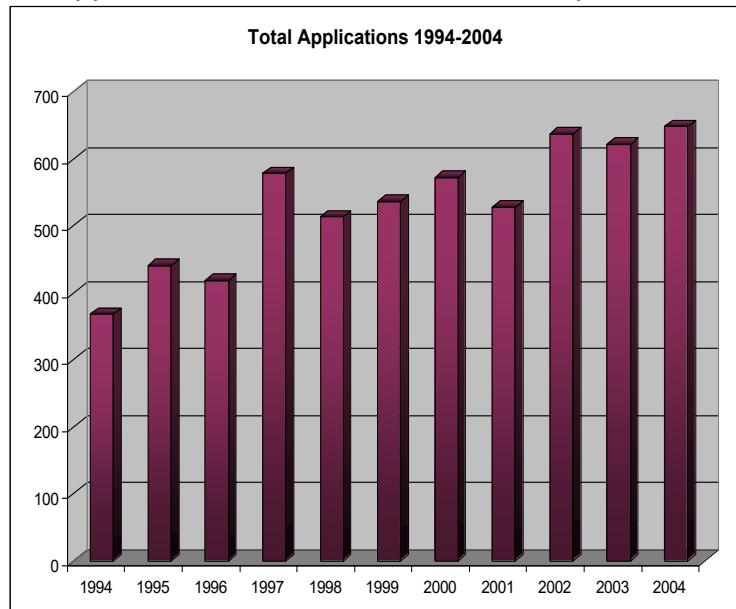


Middlesex County Planning Board Development Activity For The Year 2004

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 706 applications for review and approval in the year 2004. Of these 706 applications; 648 were deemed acceptable for review and approval, 58 were rejected, and 35 were revised.

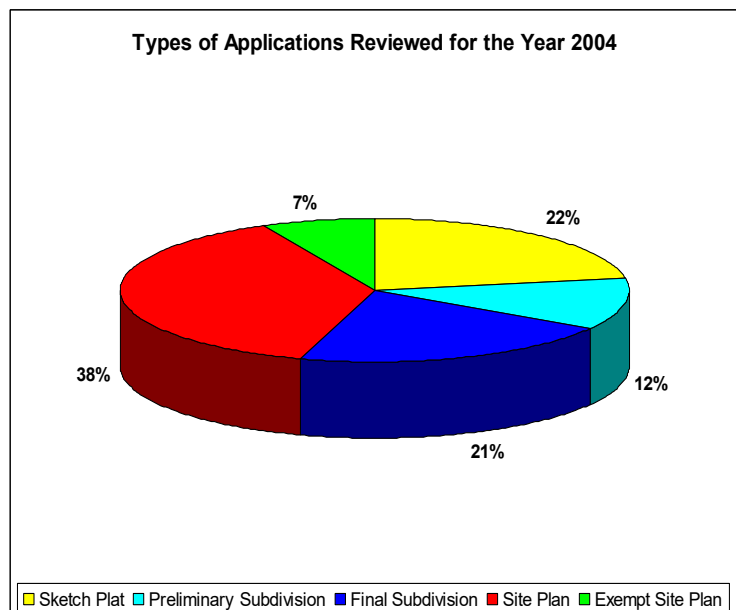
Figure 1 shows the upward trend in reviewed applications over the past 10 years. The amount of reviewed applications has constantly gone up every year. This year's numbers exceed the amount of reviewed applications during the mid 1980s. After a slight decline in the late 1980s and early 1990s (coinciding with the housing market fallout in the late 1980s) the amount of reviewed applications are up 76% over the past 10 years and 13% over the past 5 years. This trend is not



expected to slow down in the immediate future as Middlesex County continues to expand in the south and redevelopment picks up in the north.

Figure 1

There are five categories of plans the County Planning Board receives. They are; Sketch Plat (Minor Subdivisions, Preliminary Major Subdivision, Final Major Subdivision, Site Plans, and Exempt Site Plans. The 648 plans received in 2004 are broken down into; 137 sketch plat classifications, 71 preliminary subdivision applications, 128 final subdivision applications, and 233 site plan applications which fall under Middlesex County Planning Board jurisdiction, and 44 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, Site Plans have dipped slightly for the second straight year from a 10 year high two years ago. Exempt Site Plans continue to decline as well due to the Committee's stepped up review process. 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 which lie along the Raritan and discharge directly into it. Subdivisions of all types have been on the rise the past few years and this is expected to continue due to current housing shortages and the availability of low interest rate home loans.

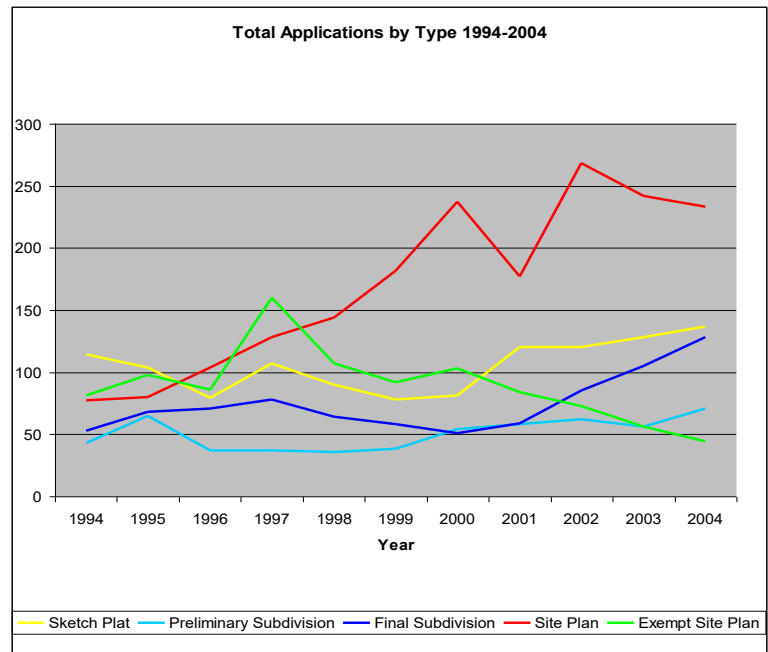


Figure 3

Each municipality within Middlesex County has its own unique characteristics which can be seen by the types of applications that are submitted. Granted, available 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. Monroe and South Brunswick lead the way with many single family housing subdivisions, whereas Edison and Woodbridge's numbers were comprised with a mix of all types of development.

Municipal Activity 2004

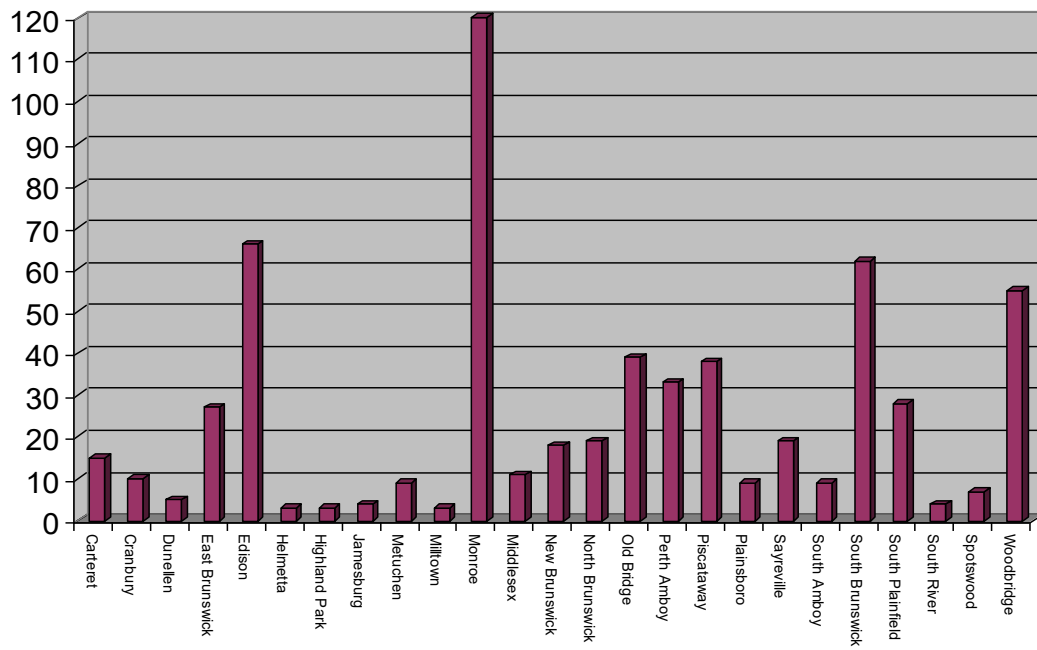


Figure 4