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County Commissioner Director

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County Commissioners



Charles Kenny
Chairperson,
Transportation

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Department Head

Vijayant Rajvanshi AICP
Planning Director

DEPARTMENT OF TRANSPORTATION
Office of Planning

Middlesex County Office of Planning
Year in Review 2025

1. Development Review

New and Revised Site Plan Applications: 101
New and Revised Subdivision Applications: 38

Application Fees: \$746,664.40

Application approved/conditionally approved: 139
Single-family lots: 70
Multi-family units: 1106
Industrial (sq ft): 2,072,490
Commercial (sq ft): 389,382
Mixed-use Commercial (sq ft): 44,772
Mixed-use Residential Units: 461
Public/Quasi- Public (sq ft): 11403

Performance Guarantees Accepted: 49
Bonds: \$3,725,513.99
Cash: \$788,177.44
Total: \$4,513,691.43

Performance guarantee inspection fees: \$23,000.00

Exempt site plans: 37

Policies: No changes were made to the existing policies in 2025.

Endorsements:

Transmittal of the Middlesex County Cross-Acceptance Response to the State Planning Commission
Endorsed by Planning Board: June 10, 2025



Adoption and Implementation of the Minimum Standards to Prohibit the Illicit Connections to all Municipal Separate Storm Sewer System (MS4) and County Throughfares and Property Owned and Operated by Middlesex County

Endorsed by Planning Board: November 12, 2025

Accepted by Board of County Commissioners: December 4, 2025

Authorizing the Establishment and Adoption of the Minimum Standards for the Proper Disposal of Pet Solid Waste Deposited in Areas Owned and Operated by Middlesex County

Endorsed by Planning Board: November 12, 2025

Accepted by Board of County Commissioners: December 4, 2025

Authorizing the Establishment and Adoption of the Minimum Standards to Prohibit the Feeding of any Wildlife on any Property Owned or Operated by Middlesex County

Endorsed by Planning Board: November 12, 2025

Accepted by Board of County Commissioners: December 4, 2025

Adoption and Implementation of the Minimum Standards to Control Littering in Areas Owned and Operated by Middlesex County

Endorsed by Planning Board: November 12, 2025

Accepted by Board of County Commissioners: December 4, 2025

Adoption and Implementation of the Minimum Standards to Prohibit the Improper Disposal of Waste Deposited into Storm Sewers in Areas Owned and Operated by Middlesex County

Endorsed by Planning Board: November 12, 2025

Accepted by Board of County Commissioners: December 4, 2025

Middlesex County Public Complexes to Develop and Implement a Vegetative Waste Collection and Disposal Program

Endorsed by Planning Board: November 12, 2025

Accepted by Board of County Commissioners: December 4, 2025

Adoption and Implementation of Chapter 400, Drainage & Stormwater Management Standards of the Middlesex County's Land Development Standards (LDS)

Endorsed by Planning Board: December 9, 2025

Accepted by Board of County Commissioners: Tentatively February 5, 2026

2. Farm Preservation

The Middlesex County Agriculture Development Board (MCADB) approved the County's first "Application to Hold Special Occasion Events (SOEs) on Preserved Farmland" at its April 23, 2025 MCADB meeting for a preserved farm in Cranbury Township. The SOE Application requested approval to hold up to five (5) SOEs for the year 2025, which includes weddings, lifetime milestone events, and other cultural or social events.



Middlesex County contracted with the Freehold Soil Conservation District to conduct the 2025 onsite farmland preservation monitoring inspections, State reporting, and landowner follow-up for all preserved farms with County-held easements. Staff continues to work with the District and other relevant agencies and stakeholders to advance matters related to the 2025 farmland preservation monitoring season.

Staff completed and submitted the Fiscal Year 2027 County Planning Incentive Grant (P.I.G.) Application and GIS database submission to the New Jersey State Agriculture Development Committee (SADC) on December 9, 2025. The County P.I.G. Application is an annual requirement for Counties to remain eligible for program participation and State cost-sharing in the NJ Farmland Preservation Program.

Preserved Farms as of 12/31/2025

Total Acres: 5,526.5 acres (3,781 acres under County Easements)

Total Farms: 68 (50 farms under County Easements)

3. Sewer Service Area Amendments

Two (2) new Sewer Service Area Site-Specific Amendment (SSA) Applications were submitted to the Office in 2025 (Application Fees Collected: \$4,800). These two applications are on hold by the Applicants/not yet endorsed by the Middlesex County Planning Board.

Staff continued advancing previously submitted/pending SSA applications in 2025, held various pre-application meetings with forthcoming SSA Applicants, and conducted one (1) Middlesex County Board of County Commissioners Public Hearing on an SSA Application in 2025.

4. Transportation and Mobility Planning

NJTPA Sub-regional Transportation Funding:

Sub-regional Studies Program (SSP) FY 2026-FY 2027 (Middlesex County Transportation and Mobility Plan): \$400,000

Sub-regional Transportation Program (STP) FY 2026: \$243,213.75

Vision Zero Implementation:

Road Safety Audits – Five RSAs, funded by a \$400,000 NJTPA grant and additional County matching funds, were completed in July 2025. A result of these RSA's is a \$1.5 million Transportation Alternatives Set-Aside (TASA) grant award for a 1-mile section of Oak Tree Road (CR604) in Edison and Woodbridge Townships.

Bike Lanes – Planning staff coordinated with the Office of Engineering on repaving, striping, and signage on 3 miles of bike lanes on Old Trenton Road, Cranbury, from Rt. 130 to the Mercer County border.



Middlesex County Transportation and Mobility Plan – A Request for Proposals (RFP) for the Middlesex County Transportation and Mobility Plan project was released on December 24, 2025 for consultant response. This effort is funded through an NJTPA grant for \$400,000 in federal funds, covering the period from July 1, 2025, through June 30, 2027.

Oak Tree Road Pedestrian Safety Improvements – The County has been awarded \$1.5 million Transportation Alternatives Set-Aside (TASA) grant award for a 1-mile section of Oak Tree Road (CR604) in Edison and Woodbridge Townships. The project would significantly enhance the pedestrian realm and safety with new sidewalks, curb ramps, pavement markings, bus stop amenities, corridor landscaping, and pedestrian lighting.

NJTPA Support:

North-South Truck Corridor Project – Staff is supporting this project funded through the FY2025 NJTPA Freight Concept Development Program. The project seeks to identify a North-South freight truck corridor parallel to the I-95 New Jersey Turnpike and includes the municipalities of Cranbury, Monroe, and South Brunswick. This project originated from a recommendation in the Southern Middlesex County Freight Movement Study, completed by the Office of Planning in 2023.

Safety Assessments and Pedestrian Counts Project – Staff is supporting NJTPA on a new effort that includes three components: Pilot pedestrian lighting analysis, Pilot Intersection Control Evaluations (ICE) and an update to a prior pedestrian counts effort.

2024 LSEAP Projects – Staff is continuing to support NJTPA in improving safety and overall operations along Smith Street in Perth Amboy and Stelton Road in Piscataway.

Public Outreach:

In addition to project-based outreach efforts, the Office of Planning has an ongoing public outreach effort tabling at local events to meet people where they are in lieu of the Transportation Coordination Committee (TCC). In 2025, a total of ten local events were tabled.

5. Sustainability and Resiliency

The “Resilient NJ – Raritan River and Bay Communities” project concluded on May 23, 2025. This was an NJDEP-led, consultant-supported multi-year project focused on developing an implementable resilience and adaptation action plan with identified actions towards addressing current and future flooding for the Raritan River and Bay Region, including the seven municipalities of Carteret, Old Bridge, Perth Amboy, Sayreville, South Amboy, South River and Woodbridge Township.

Staff finalized the “Southern Middlesex County Flood Mitigation and Resilience Study” Scope of Work, which was released through procurement on December 22, 2025. This is a FEMA grant-funded project that will develop a regional flood mitigation plan to address flooding issues in the Southern portion of



the County and is anticipated to involve participation from the ten southernmost municipalities of Cranbury, Plainsboro, Monroe, Jamesburg, Helmetta, South Brunswick, Spotswood, East Brunswick, Milltown and North Brunswick.

The Office of Planning granted Final Approval to the Borough of Helmetta's updated municipal Stormwater Control Ordinance on January 21, 2025, following the Lower Raritan-Middlesex County Water Resources Association (WRA)'s concurrence determination at the January 13, 2025 WRA meeting.

The Office of Planning granted Final Approval to the Township of Plainsboro's updated municipal Stormwater Management Plan on May 22, 2025, following the WRA's concurrence determination at the May 12, 2025 meeting.

6. Destination 2040 Plans

The Office of Planning continued to work on various plans, including Invest Smart, The Greenways Plan, The Bicycle and Pedestrian Plan, and the Right of Way Plan. The Office of Planning anticipates completion and adoption of these plans in 2026.

Previously adopted plans include the Open Space and Recreation Plan, the Farmland Preservation Plan, Vision Zero, and Forward Together.

7. Regional Planning

State Development and Redevelopment Plan:

The Office of Planning served as the negotiating entity representing Middlesex County in the State Plan Cross-Acceptance process. This included soliciting input from the county's 25 municipalities, synthesizing their comments into a report aligned with new state planning policies and submitting the report to the State Planning Commission. The County also provided detailed comments on the Draft Final State Plan, the Draft Infrastructure Assessment, and the Draft Impact Assessment. The plan was formally adopted on December 17, 2025.

8. Municipal Development Ordinances

Catalogued 91 municipal development ordinances received per Municipal Land Use (MLUL) requirements.

