

2016 Union County Land Development Summary Report

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Summary of Land Development Applications for 2016

Application Types and Totals:

Application Totals

The County of Union's Planning Board received 142 **site plan/subdivision applications** for 2016 for review. This number of applications represents about a **29% increase** in the number of applications received compared to 2015 which is attributable to an improved economy and confidence of the lending institutions to the development community. The types of applications received by total are as follows: 79 site plans, 29 subdivisions, 7 combined applications, and 23 revised applications. The number of revised applications increased by 100% compared to the 2015 number of revised applications. The 29 subdivision applications received in 2016 represent an increase of 21% compared to 2015. The subdivision applications received in 2016 would create 95 proposed development lots which equates to a 36% increase over proposed development lots in 2015.

Application Decisions

Of the 142 development applications received in 2016, 141 were reviewed during the year with the following summary of decisions: 107 applications were approved or found exempt from further review, 10 applications received conditional approval, 24 applications were withheld, and no applications were denied or withdrawn. The number of applications that required revision was 29 in 2016 compared to 15 in 2015 which is a 93% increase in applications requiring revision. In 2016, seven development applications received conditions resolved responses as the applicant's provided information identified in the initial conditional approval review response.

The towns with the most applications in 2016, the City of Summit had the most submitted development applications with 19 applications, followed by Scotch Plains with 17 applications, City of Linden with 12 applications and Union Township with 10 applications. These towns represented the top four towns consisting of 58 of applications submitted to the County Planning Board in 2016. These top four towns represent about 41 % of all the development applications submitted to the County Planning Board.

Proposed Development and Land Uses

All but one town was represented in development applications submitted to the County for review during 2016 (not represented was Winfield). The top three towns with the highest percentage of total non-residential square footage based on applications submitted included the City of Elizabeth with 1,246,447 square feet (sf) or 42%, City of Linden with 810,452 sf or

27% and Union Township with 164,836 sf or about 6% when combined represent about 75% of all non-residential square footage in proposed developments submitted for County review.

The totals* in square footage or dwelling units by land use application types are as follows:

- Industrial/Warehouse - 1,578,744 square feet (sf) - represents about 53% of total
- Commercial/Retail – 836,378 sf – represents about 28% of the total proposed
- Offices – 27,767 sf – represents about 1% of the total proposed development
- Residential Units – 1,367 – represents an 8% decrease in units compared to 2015
- Public Utility – 20,455 sf – represents less than 1% of the total proposed development
- Elder/Day Care – 158,941 sf – represents a 5.3% of the total proposed development in 2016 and represents a 126% increase in elder/day care facilities compared to 2014 due to a large adult care facility.

The majority of proposed development occurred in land uses such as, Industrial/Warehousing, Commercial/Retail, and adult car facilities. Industrial/Warehousing represented the highest percent of development type with 53% of the total square feet of proposed developments in 2016. In comparing 2016 totals, retail/commercial saw over almost a 250% increase compared to 2015 due to a few sizable projects in towns such as Linden, Union and Rahway. The **total non-residential development** proposed based on applications submitted in 2016 for all land uses classifications is 2,683,198 **square feet** which represents an increase of 93% compared to the total non-residential land development applications submitted in 2015 again mainly due to several larger development projects submitted in a various land development types in towns such as Elizabeth, Linden, Union.

Total Fees Received

The County Planning Board **received \$56,695.09 in development application fees in 2016** for review of associated applications, plans, documents, and reports submitted throughout the year. This represents a 16% increase in application review fees received compared to 2015. This increase in review fees may be partially due to an improved economy and increase confidence by the development community in investing in the County.

Notes

*- Square footage may part of existing development and may not represent new development.

Appendix Items

Major Developments

Application	Site Street	Town	Development Type	Sq. Ft.	Units
Berkeley Development	372-400 Springfield Avenue	Berkeley Heights	Commercial	113,339	
Pac Urban Renewal North Avenue I	2-90 North Avenue East	Elizabeth	Warehouse	743,564	
TriPort Distribution Center, LLC	Kapkowski Road & North Avenue East	Elizabeth	Warehouse	481,644	
Hartz Mountain	1580 Lower Road	Linden	Warehouse	156,040	
Dredge Management	40-50 Tremley Point Road	Linden	Trucking/Distribution	150,000	
Capitol Seniors Housing	1050 Springfield Ave	Mountainside	Assisted Living	0	79
Meridia On Westfield	200 & 250 Westfield Avenue West	Roselle Park	Mixed Use – Residential & Retail	5000	213
ATA Developers, Inc.	2545 Route 22 West	Scotch Plains	Multi-Family Residential	0	200
Ashbrook Village	1610 & 1620 Raritan Road	Scotch Plains	Healthcare/Assisted Living	150,000	
Fieldstone Properties I, LLC	1255 Magie Avenue	Union Township	Residential	0	154

Data Source: 2016 Union County Planning Records

* Notes:

- 1) Data on table above should be verified with associated municipality for respective proposed development
- 2) Data on table above represents **PROPOSED** development not actual development
- 3) Square footage/residential units noted in table may represent existing development on site, contact associated municipal planning office for exact existing or proposed development to the related development application.
- 4) Applications reviewed by the County Planning Board in accordance with County Land Development Standards and State's County Planning Enabling Act

Land Development Application by Town and Major Land Use Type in 2016

Town	Use Type by Total Square feet (SF)						Totals & Percents Non-Residential	
	Retail/ Comm	Office	Resid./ office/ Retail	Indust/ comm.	Ind/Wareh ous	Utility/ Wireless	Total SF By town	% of total SF
Berkeley Heights	4,044	3,800				300	293,489	9.86%
Clark	15,400				66		15,466	0.52%
Cranford	14,963	6,637					21600	0.73%
Elizabeth				5,265	1,225,208	15,974	1,246,447	41.87%
Fanwood				3,146		455	12,542	0.42%
Garwood	6,390						6,390	0.21%
Hillside	37,646						37,646	1.26%
Kenilworth		2,540	24,542				27,082	0.91%
Linden	471,254				339,198		810,452	27.23%
Mountainside							0	0.0%
New Providence	2,050			1,200		312	3,562	0.12%
Plainfield	4,895		5,762				10,657	0.36%
Rahway	70,358			5,051		70	75,479	2.54%
Roselle	2,221			4,736			15,461	0.52%
Roselle Park	9,130						9,130	0.31%
Scotch Plains	4,740			2,631		3,124	160,495	5.39%
Springfield	14,019						14,019	0.47%
Summit		14,790	2,637	5,583	14,272		37,282	1.25%
Union	164,616					220	164,836	5.54%
Westfield	14,652						14,652	0.49%
Winfield							0	0.00%
Totals	836,378	27,767	32,941	27,612	1,578,744	20,455	2,976,687	100.00%

Data Source: 2016 Union County Planning Board Records

Note: Only major land use types shown in table

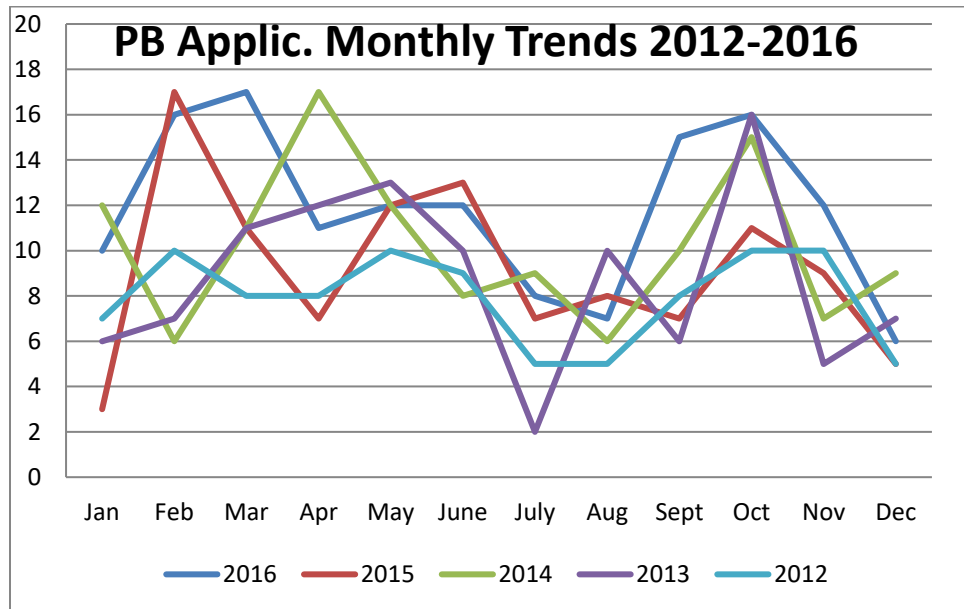
**General Summary of Proposed Development by Type to the Union County
Planning Board from 2012 to 2016**

Proposed Development	Per Year by Square Foot, Dwelling Units, or Lots					Five Year
	2012	2013	2014	2015	2016	Total
Industrial (square feet – Sq.ft.)	894,285	995,486	3,655,822	850,294	1,578,744	7,974,631
Commercial/Retail (Sq.ft.)	276,797	446,981	948,834	341,398	836,378	2,850,388
Offices (sq. ft.)	187,224	172,856	52,856	40,796	27,767	481,499
Public Utility (sq. ft.)	3,684	4,754	15,079	42,207	20,455	86,179
Total Residential (dwelling units)	1,554	1,590	1,913	1,488	1,367	7,912
Total New Lots Proposed	30	34	30	70	95	259

Data Source: 2016 Union County Planning Board Records

Monthly Application Submission Trend Diagram

For Years 2012 through 2016



Data Source: 2016 Union County Planning Board Records