



2025 Union County Land Development Summary Report

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Introduction:

The purpose of this report is to provide the Planning Board members an overview of development activity by the County Planning Board comparing data from 2025 to 2024. This report compiles planning board development application data for 2025 and compares it with associated data from 2024 to consider related trends in development in Union County. This report provides a variety of data recorded for associated to site plan and subdivision development applications over these two past years. This report identifies various land use types, application totals, development review decisions, development totals by land use, and associated development fees in this time period.

Summary of Development Applications Types and Totals:

Application Totals

The County of Union's Planning Board received **121** site plan and subdivision applications for 2025 for review compared to 97 total development applications in 2024. The 2025 total number of applications by type received is as follows: 76 site plans, 17 subdivisions, 3 combined applications, and 25 revised applications or about 21% of the applications in 2025. This number of applications represents about a 25% **increase** over 2024, attributable to an improved economy and lending institutions' greater confidence in the development community. The number of revised applications in 2024 was 25 which is the same number of applications received in 2025. Subdivision applications received and reviewed in 2025 decreased with 17 applications or 14% compared to 21 subdivision applications in 2024 which represents about 22% of the applications received in 2024. The subdivision applications received in 2025 would create 68 proposed development lots, which equates to about an 84% increase in lots proposed compared to subdivision applications received and reviewed in 2024.

Application Decisions

As noted above, in 2025 there were 121 development applications reviewed by the County Planning Board compared to 97 development applications reviewed by the County Planning Board in 2024. In 2024, there was a reduction of development applications likely due to the state and national economy and as slight rebound to higher development applications in 2022 with 158 applications and in 2023 with 132 applications.

The 121 development applications reviewed during the year related to the following actions:

- 76 - applications were approved in 2025 compared to 60 in 2024.
- 36 – development applications were withheld in 2025 compared to 27 withheld in 2024

- 9 – development application received conditional approval in 2025 and 10 applications received conditional approval in 2024.
- 25 – development applications requiring revision in 2025 and 2024 which represents no change in applications requiring revision.
- No applications were denied or withdrawn in 2025 or 2024
- 1 – Applicant requested multiple postponements of the development review due to site access issues
- 3 Development applications in 2025 shared a border with an adjacent town

The top three municipalities with the most development applications submitted for County Planning Board review in 2025 were Union Township and Elizabeth tied for first with 21 applications, and Roselle was second with 15 development applications. The top three towns had a total of 57 applications or 47% of all the development applications submitted to the County Planning Board in 2025. In comparison to 2024, Union Township was also first with 14 applications, Summit was second with 12 applications, and Plainfield was third with 10 applications accounting for 37% of all applications submitted to the County Planning Board in 2024.

Proposed Development and Land Uses

In 2025 and 2024 only four towns, Fanwood, Garwood, Roselle Park, and Winfield were not represented in development applications submitted to the County Planning Board for review. In both years we had 17 of the 21 towns represented with development applications submitted and reviewed by the County Planning Board. In 2025, the development applications received relates to a total of 2,648,954 square feet (sf) of proposed development compared to 3,789,616 sf in 2024 which represents a 31% reduction in total square footage year-over-year. This is due to larger developments proposed in 2024.

The top three towns with the highest percentage of total non-residential square footage based on applications submitted included the City of Linden with 403,417 sf or 21.19%, City of Rahway with 374,153 sf or 19.65%, and Union Township with 255,948 sf or about 13.44% when combined represent about 54.28% of all non-residential square footage in proposed developments submitted for County review.

Below is a list of development totals by associated land use types and related square footage, as follows:

- **Industrial/Warehouse** - 1,075,837 square feet (sf) - Representing about 56.5% of total development area square footage submitted to the County Planning Board for review

- **Industrial/Commercial** - 39,750 sf - Representing 2.09% of total development square footage
- **Church** – 41,560 sf – Representing 2.18% of total development square footage
- **Commercial/Retail** - 229,854 sf - Representing about 12.07% of total development square footage submitted to the County Planning Board for review
- **Offices** - 18, 040 sf - Representing about 0.95 % of the total proposed development
- **Residential Units** - 2,905 units - Representing a 1,431 increase in units compared to 2024.
- **Solar** - 90,797 sf - Representing 4.77% of total development square footage submitted to the County Planning Board for review
- **Government/School** - 60,850 sf - Representing 3.20% of total development square footage
- **Community Center** - 11,776 sf - Representing 0.62% of total development square footage
- **Mixed Use - Residential/office/retail** - 70,998 sf - Representing 3.73% of total development square footage submitted to the County Planning Board for review
- **Utility/Wireless** - 247,000 sf - Representing less than 12.7% of total development square footage submitted to the County Planning Board for review
- **Elder/Day Care** - 17,207 sf - Representing less than one percent (0.90%) of the total proposed square footage of development in 2025

Notes

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

The majority of proposed development occurred in Industrial/Warehousing, Commercial/Retail, and Utility/Wireless land uses. Industrial/Warehouse accounted for the highest percentage of development type, with 56.50% of the total square feet of proposed developments in 2025. In comparing 2025 totals, retail/commercial saw a roughly 6% increase over 2024, driven by a few sizable projects in towns such as Berkeley Heights, Elizabeth, and Springfield. The total non-residential development proposed in 2025 is 1,904,049 sf based on received and reviewed development applications by the County Planning Board, which represents a decrease of 15% compared to the total non-residential land development applications submitted in 2024, primarily due to a few larger development projects submitted in Elizabeth, Linden, and Union.

Total Development Application Fees Received

The County Planning Board received **\$66,557** in development application fees in 2025 for review of associated applications, plans, documents, and reports submitted throughout the year. This represents a 15% increase in application review fees received compared to 2024 (\$57,790). The 2025 and 2024 total development application fees received represent a downward trend of development application fees compared to 2023 and 2022. The development review fees received in 2025 are 15% less than 2023 and 30% less than 2022 which correlates to a 9% reduction compared to 2023 and 31% reduction when compared to 2022 in number of applications received in 2025 compared to those years.

The increase in review fees and number of applications received/reviewed in 2025 compared to 2024 may be partially due to a rebound to a correction in the economy and increased confidence, as the impacts of Covid-19 have lessened over the past several years and have given the development community confidence to invest in the County and State. However, the changes to the general economy experienced in the later stages of 2025 may indicate a downward pressure to the local development community which may result in the reduction of development in 2026.

Summary of Associated Planning Board Information Requests, OPRA Requests, Environmental and Municipal Development Notices:

The County Planning Board through the County Planning Office reviews various notices and responds to requests by the development public and County residents associated to, but not limited to, general planning, development, economic development, application status, zoning, development standards/requirements, and environment. The County Planning Board through the County Planning Office is mandated by regulations to be the repository of municipal master plans, plan amendments, housing elements, zoning, and zoning ordinances amendments. Information related to these items is compiled and provided as a correspondence and notice summary at each Planning Board meeting by the Planning Board Secretary in a dedicated item on the meeting agenda. Below is the 2025 annual summary of these items.

General Planning Board and Planning Data Requests

In 2025, the County Planning Office addressed 414 total data requests, averaging 35-41 requests per month related to about eight County municipalities. This represents about a 6.7% increase compared to 2024. The month of May had the most requests with 39.

OPRA Requests

Open Public Records Act (OPRA) requires public information to be provided to a requestor within seven days. The County Planning Office along with other related County offices receive a request from the County OPRA officer. The OPRA requests received by the County Planning Office can be related to planning, development, environmental, economic development, and transportation. The OPRA requests require County Planning staff to review the requestors comments and research planning records to see if there is a match. If data is found, a copy of the associated documents are sent to the OPRA officer to provide to the data requestor.

In 2025, the County Planning Office responded to 472 OPRA total data requests, averaging about 40 requests per month related to about ten County municipalities. This represents about a 7% increase compared to 2024. The month of June had the most requests with 55 requests. When combining the general planning requests with the OPRA requests that totals 886 requests for 2025 which equates to about 74 requests per month and represents a 7% increase over 2024.

Municipal Notices/Ordinances/Plans and Environmental Information

As a repository of municipal notices, plans, ordinances, and environmental information the County Planning Office compiles this information and data. This data is used to check for developments that require County Planning Board review, compare municipal zoning changes, and to compare areas with environmental issues. In 2025, the County Planning Board through the County Planning Office received a total of 259 municipal development notices which relates to about 22 notices per month associated to 10 municipalities and represents an increase of about 14% compared to 2024. In terms of municipal ordinances and plans received, the County Planning Office received 69 land use ordinances, zoning amendments, and master plan elements/amendment in 2025 which relates to a 30% increase over 2024.

The County Planning Office also received a total of 111 environmental information items in 2025 which represents less than 1% difference compared to 2024. The environment information usually received relates to site contamination by chemicals or liquids from existing or previous land uses. The Department of Environmental Protection (DEP) through associated regulations require cleanup/mediation or monitoring through various permits, such as, classification area, well restriction area, groundwater remediation, soil remediation, flood hazard area permits, waterfront permits, coastal permits, and others. This information is generally used for OPRA requests and considered when reviewing development applications for site conditions. Applicant's consultants request such information in the due diligence stage of the development process of site development.

Conclusion:

In 2025, the County Planning Board received and reviewed 121 development applications which represents a 25% increase over 2024, while the associated decisions found that approvals were up by 21% and withheld applications were up by 25% but that correlates to the 20% increase in applications received in 2025 compared to 2024. In the last two years, the County Planning Board has received development applications for 17 of the 21 municipalities. In 2025, the total square footage of all development applications totaled 2,648,854 sf compared to 3,789,616 sf in 2024 which represents a decrease of about 31% in total square footage proposed. The reason for such a difference in square footage totals is likely due to developments in 2025 having more proposed development applications that produced smaller sized structures compared to 2024 which had larger sized warehouse/industrial facilities that account for this difference.

The development application fees received in 2025 represents, as previously noted, a 15% increase over 2024. The County Planning Office, as previously noted, has also seen in 2025 a 7% increase in data/OPRA requests, and a 14% increase of municipal development information compared to 2024. The majority of municipalities, 17 out of 21 towns, in the County continue to participate with new developments mainly in the form of redevelopment. This information helps identify the stability and continued improvement in development in Union County after the impacts from the Pandemic and associated economic fluctuations.

Appendix Items

Major Developments

Applicant	Site Address	Town	Development Type	Sq. Ft.	Units
TODD West Urban Renewal, LLC	Central Ave., Madison Ave., West Front	Plainfield	Mixed-use	379,212	253
PRII/GAR Tremley Point Three, Urban Renewal	Linden Logistics Way	Linden	Industrial/Warehouse	275,790	N/A
Core Weave, Inc.	2000 Galloping Hill Rd.	Kenilworth	Data Center	247,000	N/A
LE Development at Plainfield, LLC	117-127 East Seventh St. & Cleveland Ave.	Plainfield	Multi-family Housing	210,683	N/A
EWA Rahway 329 Owner, LLC	329 New Brunswick Ave.	Rahway	Warehouse	201,616	N/A
Kalustyan Corporation	700 Liberty Ave.	Union Township	Industrial	181,692	N/A
Merck Sharp & Dohme, LLC	East Scott Ave.	Rahway	Office/Lab/ Manufacturing	168,000	N/A
Merck Sharp & Dohme, LLC	1800 West Edgar Rd.	Linden	Research/ Manufacturing	124,243	N/A
Solar Landscape, LLC	22 Rt. 22 West	Springfield	Solar Panels	90,797	N/A
Extra Space Storage, Inc.	300-340 & 1880 Allen St.	Elizabeth - Linden	Storage	70,738	N/A

Data Source: 2025 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 2025

Town	Use Type by Total Square feet (SF)						Totals & Percentages Non-Residential	
	Retail/ Comm.	Office	Resid. /Office /Retail	Indust. / comm.	Ind/ Warehouse	Utility/ Wireless	Total SF By town	% of total SF
Berkeley Heights	45,477	-	7,012	-	-	-	52,489	2.76%
Clark	1,770	-	-	-	-	-	8,730	0.46%
Cranford	-	-	-	36,950	-	-	36,950	1.94%
Elizabeth	49,266	6,200	6,532	2,800	70,738	-	175,697	9.23%
Fanwood	-	-	-	-	-	-	-	0.00%
Garwood	-	-	-	-	-	-	-	0.00%
Hillside	4,750	-	-	-	3,500	-	8,250	0.43%
Kenilworth	-	-	-	-	-	247,000	247,000	12.97%
Linden	-	-	-	-	403,417	-	403,417	21.19%
Mountainside	-	-	-	-	-	-	-	0.00%
New Providence	30,477	-	-	-	-	-	30,477	1.60%
Plainfield	17,111	382	33,654	-	-	-	122,244	6.42%
Rahway	2,033	-	-	-	371,740	-	374,153	19.65%
Roselle	10,254	-	-	-	16,523	-	26,777	1.41%
Roselle Park	-	-	-	-	-	-	-	0.00%
Scotch Plains	-	-	-	-	-	-	-	0.00%
Springfield	52,394	-	-	-	-	-	156,366	8.21%
Summit	3,251	-	-	-	-	-	3,251	0.17%
Union	13,071	11,458	21,500	-	209,919	-	255,948	13.44%
Westfield	-	-	2,300	-	-	-	2,300	0.12%
Winfield	-	-	-	-	-	-	-	0.00%
Totals	229,854	18,040	70,998	39,750	1,075,837	247,000	1,904,049	100.00%

Data Source: 2025 Union County Planning Board Records

Note: Only major land use types shown in table

Land Development Application by Town and Major Land Use Type in 2024

Town	Use Type by Total Square feet (SF)						Totals & Percentages Non-Residential	
	Retail/ Comm.	Office	Resid. /Office/ Retail	Indust/ comm.	Ind/ Warehouse	Day Care/ Eldercare	Total SF By town	% of total SF
Berkeley Heights	28,923	-	7,012	-	-	-	36,792	1.63%
Clark	3,368	-	3,000	-	-	-	6,368	0.28%
Cranford	-	-	-	-	-	30,182	30,182	1.34%
Elizabeth	-	640	20,614	-	-	-	21,254	0.94%
Fanwood	-	-	-	-	-	-	-	0.00%
Garwood	-	-	-	-	-	-	-	0.00%
Hillside	17,064	-	-	-	-	-	17,064	0.76%
Kenilworth	-	-	1,500	-	171,599	-	173,099	7.66%
Linden	3,437	-	-	64,068	4,275	-	71,780	3.18%
Mountainside	-	-	-	-	-	-	-	0.00%
New Providence	-	-	277,533	-	-	938,826	1,216,359	53.84%
Plainfield	14,567	-	262,278	-	114,454	-	391,299	17.32%
Rahway	2,672	1,273	-	-	900	-	4,845	0.21%
Roselle	3,000	-	-	2,125	-	-	5,125	0.23%
Roselle Park	-	-	-	-	-	-	-	0.00%
Scotch Plains	38,542	-	-	-	-	-	38,542	1.71%
Springfield	25,776	-	-	1,278	-	-	27,054	1.20%
Summit	-	6,030	2,282	-	-	-	146,800	6.50%
Union	7,807	-	25,964	-	9,904	-	43,675	1.93%
Westfield	-	21,506	7,496	-	-	-	29,002	1.28%
Winfield	-	-	-	-	-	-	-	0.00%
Totals	145,156	29,499	607,679	67,471	301,132	969,008	2,259,240	100.00 %

Data Source: 2024 Union County Planning Board Records

Note: Only major land use types shown in table

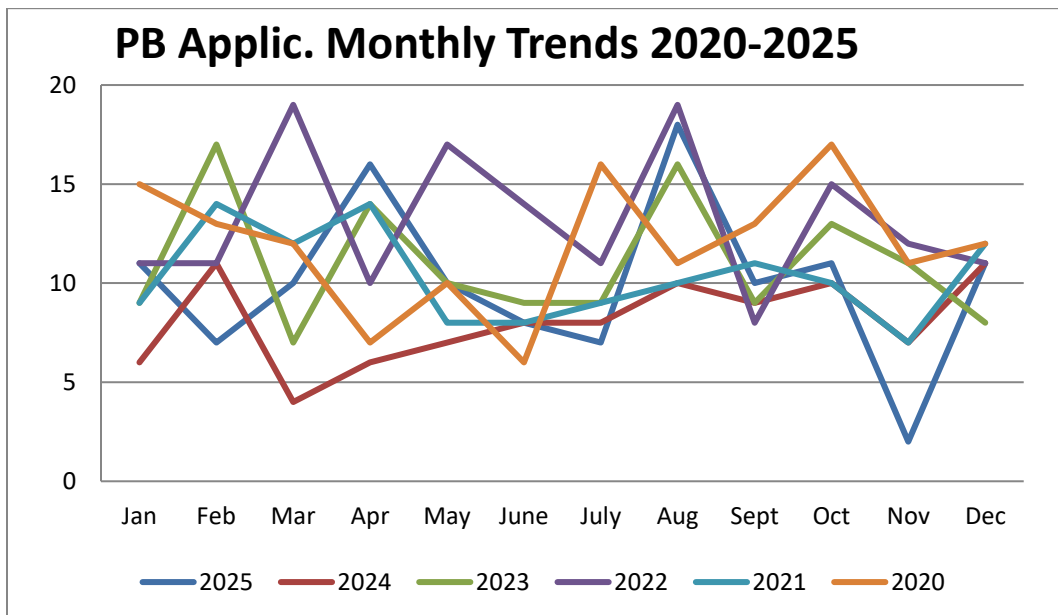
Union County Planning Board - General Summary of Proposed Developments Submitted by Land Use Type from 2021 to 2025

Proposed Development	Per Year by Square Foot, Dwelling Units, or Lots					Five Year Total
	2021	2022	2023	2024	2025	
Industrial Commercial /Warehouse (square feet – sq.ft.)	850,294	1,578,744	1,093,560	368,603	1,115,587	5,006,788
Commercial/Retail (sq.ft.)	341,398	836,378	89,239	145,156	229,854	1,642,025
Offices (sq. ft.)	40,796	27,767	66,561	29,449	18,040	182,613
Public Utility (sq. ft.)	42,207	20,455	15,276	0	247,000	324,938
Total Residential (dwelling units)	1,488	1,367	1,977	1,474	2,905	9,211
Total New Lots Proposed	70	95	26	149	199	539

Data Source: 2025 Union County Planning Board Records

Monthly Application Submission Trend Diagram

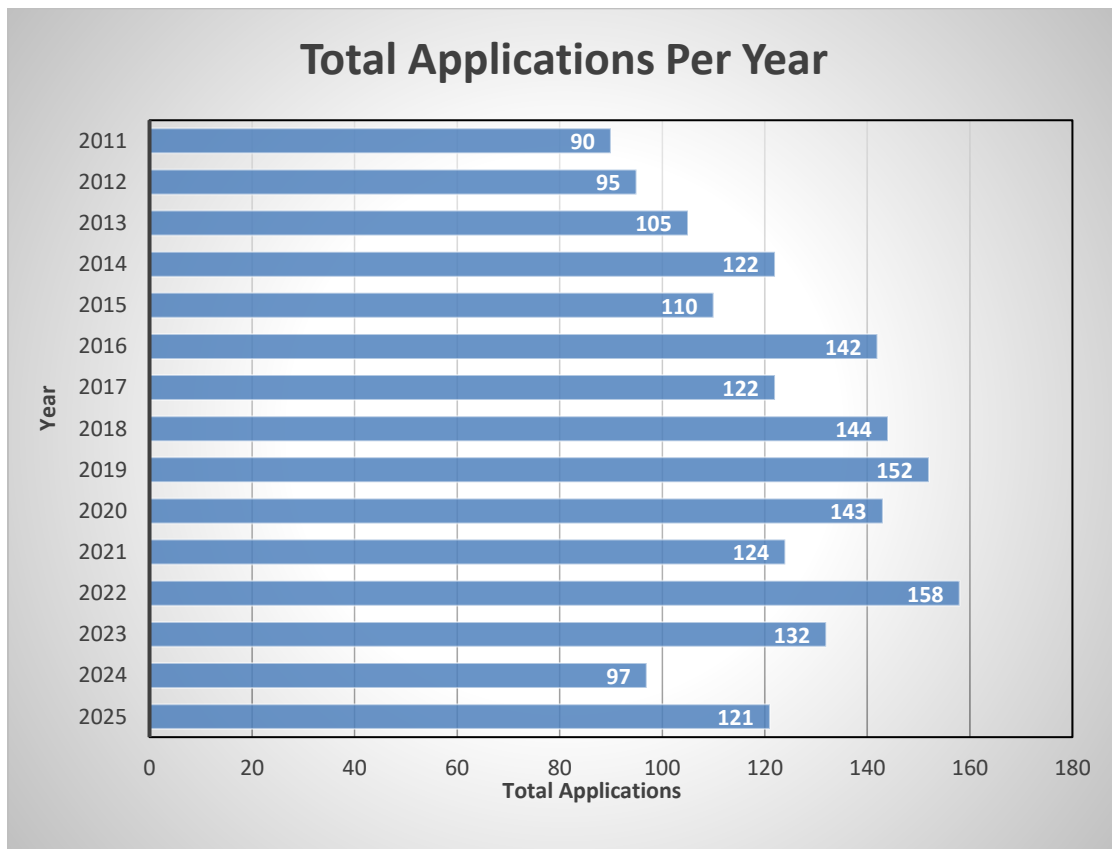
For Years 2020 through 2025



Data Source: 2025 Union County Planning Board Records

Annual Application Totals per Year

For Years 2011 through 2025



Data Source: 2025 Union County Planning Board Records