



Table of Contents

SECTION 1	
Introduction.....	1
SECTION 2	
Regional Context	2
2.1 - Criteria for Planning Districts	2
2.2 - Description of Planning District.....	2
SECTION 3	
Goals & Objectives.....	5
SECTION 4	
Existing Land Use.....	10
4.1 - New Jersey State Development & Redevelopment Plan.....	10
4.2 - Existing Zoning	11
4.3 - Existing Land Use by Parcel & Acreage.....	14
SECTION 5	
Future Land Use Plan	22
5.1 - Land Use Amendment Recommendations by Planning District.....	24
5.2 - Middlesex County Growth Management Plan	29
SECTION 6	
Demographics	40
6.1 - Population.....	40
6.2 - Housing Statistics & Building Permit Activity	44
SECTION 7	
(Housing Element was prepared by Sheehan Consulting Group)	
Housing Element.....	46
7.1 - Introduction	46
7.2 - Required Contents of An Affordable Housing Element.....	46
7.3 - Components of the Affordable Housing Element	47
7.4 - Affordable Housing Policy.....	66
7.5 - Conclusion.....	69



Table of Contents

SECTION 8

Circulation70

- 8.1 - Existing Conditions70
- 8.2 - Mass Transit71
- 8.3 - Roadway System Functional Classes75
- 8.4 - Transportation Legislation.....78
- 8.5 - Roadway Operational Characteristics79
- 8.6 - Future Circulation Plan.....86
- 8.7 - Circulation Plans of Adjacent Municipalities.....93

SECTION 9

Community Facilities/Utilities.....95

- 9.1 - Community Facilities95
- 9.2 - Edison Public Schools98
- 9.3 - Utilities113

SECTION 10

Recreation117

- 10.1 - Needs Assessment117
- 10.2 - Private Recreational Facilities120
- 10.3 - Municipal Parks, Recreation Facilities and Open Space.....122
- 10.4 - Official Recreation Open Space Inventory.....124
- 10.5 - Recreational Open Space Needs.....127
- 10.6 - Findings of Needs Assessment130
- 10.7 - Planning Strategies & Recommendations132

SECTION 11

Conservation Element.....140

- 11.1 - Environmental Features140
- 11.2 - Public Open Space.....144
- 11.3 - Future Open Space Preservation149
- 11.4 - Preservation Options & Techniques151
- 11.5 - Trails & Greenways.....154
- 11.6 - Conservation Planning Strategies.....156

SECTION 12

Farmland Preservation161



Table of Contents

SECTION 13

Historic Preservation..... 162

- 13.1 - History 162
- 13.2 - Historic Preservation Commission 164
- 13.3 - State & National Historic Registers..... 167

SECTION 14

Consistency Review..... 174



LIST OF TABLES

Table 2.1-1
Census Tracts by Planning District 3

Table 4.3-1
1987 Land Use by Parcel 14

Table 4.3-2
2000 Land Use by Parcel 14

Table 4.3-3
2003 Land Use by Acreage 15

Table 5.3-1
Costs for Infrastructure Needs to Year 2010, Middlesex County Infrastructure
System Fiscal Impacts 31

Table 5.3-2
Middlesex County Population Projections Cross-Accepted 31

Table 5.3-3
Middlesex County Employment Projections Cross-Accepted 32

Table 5.3-4
Areas of Selected Land Use for Tier Growth Designation Area in Sq. Miles 33

Table 6.1-1
Edison/Middlesex County Population Growth 1980-2000 40

Table 6.1-2
Population Growth and County Projections 1960-2020 41

Table 6.1-3
Population Growth by Planning District 1990-2000 41

Table 6.1-4
1990-2000 Population by Age—Edison 42

Table 6.1-5
Population Growth—Age 55 Years & Older 43



Table 6.1-6	
Edison Population by Race	43
Table 6.2-1	
Building Permit Activity 1990-1999	45
Table 6.2-2	
Housing Occupancy/Housing Tenure	45
Table 7.3-1	
Types of Dwelling Units (2000).....	47
Table 7.3-2	
Housing Tenure	48
Table 7.3-3	
Age of Housing (2000).....	48
Table 7.3-4	
Dollar Value of Owner Occupied Units in 2000 Census	48
Table 7.3-5	
Gross Rent of Units Included in 2000 Census	49
Table 7.3-6	
COAH Estimate of Substandard Housing.....	49
Table 7.3-7	
Estimate of 2000 Housing Units Affordable to Low & Moderate Income	50
Chart 1 - Population Percent Growth Comparison	51
Table 7.3-8	
Age Distribution 2000.....	52
Chart 2 - Population Change 1990.....	52
Table 7.3-9	
Population (55 & up) Percentage Change 1990 to 2000.....	53
Table 7.3-10	
Civilian Labor Force Characteristics 2000.....	53



Table 7.3-11
Occupational Distribution 2000 54

Table 7.3-12
Township of Edison Round II Fair Share Housing Obligation..... 55

Table 7.3-13
Reductions Credits & Rental Bonuses 60

Table 7.3-14
Historic Rehabilitation Information 62

Table 7.4-1
Proposed Rehabilitation Schedule..... 66

Table 8.1-1
Journey-to-Work Data (Work in Edison) - 1990 Census..... 71

Table 8.1-2
Journey-to-Work Data (Live in Edison) - 2000 Census..... 71

Table 8.1-3
New Jersey Transit Bus Routes in Edison 72

Table 8.3-4
Roadway Jurisdiction 77

Table 8.5-1
Ten Highest Traffic Accident Locations 6/00-6/01 83

Table 8.5-2
Ten Highest Non-State Highway Traffic Accident Locations 6/00-6/01 83

Table 9.2-1
September 2001 Comparative Enrollment (by Grade)..... 104

Table 9.2-2
September 2001 Comparative Enrollment (by School) 105

Table 9.2-3
2001 Per Pupil Expenditures 106

Table 9.2-4
Stormwater Remedial Actions 115



Table 9.2-5
Stormwater Community Impacts 116

Table 10.1-1
Age Cohort Population by Planning District 2000 Census 118

Table 10.1-2
Total Acres of Public Parks & Preserved Open Space..... 119

Table 10.1-3
State and County Parks and Open Space 119

Table 10.2-1
Acres of Private Recreational Lands 120

Table 10.2-2
Edison Board of Education Recreation Facilities 121

Table 10.3-1
Municipal Recreation Facilities 123

Table 10.4-1
Summary Table of Existing Recreation Open Space Inventory 124

Table 10.4-2
Recreational Facility Standards..... 125

Table 10.4-3
Existing Municipal & Board of Education Facilities by Planning District..... 125

Table 10.4-4
Recreational Facility Needs by Planning District 126

Table 10.4-5
Recreation Facility Surplus (Deficit) by Planning District 127

Table 10.5-1
Short Term Open Space Needs by Planning District 129

Table 10.5-2
Long Term Parkland Needs by Planning District 130



Table 11.2-1
Total Acres of Public Parks and Preserved Open Space 145

Table 11.2-2
State and County Parks and Open Space 146

Table 11.2-3
NJDEP ROSI Open Space Acreage Summary 147

Table 11.2-4
Wholly Undeveloped ROSI Lands 147

Table 11.2-5
Developed and Partially Developed ROSI Lands 148

Table 11.4-1
Open Space Preservation Options 152

Table 11.4-2
Title Acquisition Techniques 153

Table 13.2-1
HPC Potential Historic Resources 165

Table 13.2-2
Potential Historic Resources 167

Table 13.3-1
Properties on the State and Federal Registers of Historic Places 168

Table 13.3-2
Sites Eligible for National Register 169

Table 13.3-3
Sites Eligible for State Register 169

LIST OF MAPS

Planning District Boundaries Map 4

Existing Land Use – Planning District 1 17

Existing Land Use – Planning District 2 18

Existing Land Use – Planning District 3 19

Existing Land Use – Planning District 4 20



Existing Land Use – Planning District 521

Future Land Use Plan – Planning District 135

Future Land Use Plan – Planning District 236

Future Land Use Plan – Planning District 337

Future Land Use Plan – Planning District 438

Future Land Use Plan – Planning District 539

Bus Routes Map74

Functional Classification Map76

Identified Roadway Problem Areas82

Typical Signing for Schools and Traffic Control85

Trucks Over 4 Tons Allowed on Local Roads92

Community Facilities Plan – Planning District 1108

Community Facilities Plan – Planning District 2109

Community Facilities Plan – Planning District 3110

Community Facilities Plan – Planning District 4111

Community Facilities Plan – Planning District 5112

Parks and Open Space – Planning District 1135

Parks and Open Space – Planning District 2136

Parks and Open Space – Planning District 3137

Parks and Open Space – Planning District 4138

Parks and Open Space – Planning District 5139

Water Resources, Wetlands and Flood Hazard Areas159

Watershed Areas160



APPENDIX ITEMS – VOLUME ONE

COUNTY DOCUMENTS

Middlesex County Transit Guide (Map Pocket)

Middlesex County Bicycling Guide (Map Pocket)

2003 Middlesex County Open Space Plan (Adopted 2/03)

Growth Management Strategy – Phase III Report – December 1995

Middlesex County Annual Report on Transportation Fiscal Year 2002

Middlesex County Transportation Plan – May 1999

Middlesex County Transportation Guide for Senior Citizens & People w/Disabilities – Volume II – December 1996

Middlesex County Transportation Guide for Senior Citizens & People w/Disabilities – Volume I – December 1996

A Recommended Aquifer Protection Strategy for Middlesex County, New Jersey - 1999

Water Quality Management Plan Report – Amendment No. One

Water Quality Management Plan Report – Technical Resource Document No. Three

Stormwater Management Planning Program – Phase I - 1991

Residential Development Applications reviewed by the Middlesex County Planning Department in 2000 & 2001 – Volume 1

APPENDIX ITEMS – VOLUME TWO

MUNICIPAL DOCUMENTS

Edison Bicycle Plan (Map Pocket)

Adjoining Municipality Circulation Elements

Edison 2000 Open Space Acquisition Plan (Abridged)

Schoor DePalma Drainage Investigation Study (2000)

List of recommended zoning changes in the Comprehensive Master Plan

STATE DOCUMENTS

The New Jersey State Development and Redevelopment Plan – Executive Summary