

DEVELOPMENT REVIEW ANNUAL REPORT



**CUMBERLAND
COUNTY
2007**



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TABLE OF CONTENTS

	Page
Introduction -----	1
2007 Highlights -----	2
Site Plans -----	4
Subdivisions -----	9
Building Permits -----	13
Summary -----	15

Table	Page
1 Applications Submitted to the County	3
2 Site Plan Applications	4
3 Site Plans Submitted to the County	6
4 Largest Site Plan Applications 2007	8
5 Largest Site Plan Applications 2006	8
6 Subdivisions Submitted to the County	10
7 Largest Subdivisions 2007	12
8 Largest Subdivisions 2006	12

Figure	Page
1 Development Review Applications	2
2 New Construction Reviewed	5
3 New Construction 2003 to 2007	7
4 Number of New Lots Proposed	9
5 New Lots Proposed 2003 to 2007	11
6 New Privately Owned Residential Housing Units	13
7 Residential Building Permits Issued by Municipality	14
8 Comparison of Development Statistics	15
9 2003 Development Map	16
10 2004 Development Map	17
11 2005 Development Map	18
12 2006 Development Map	19
13 2007 Development Map	20

Trends 1987 - 2007

14 Number of Applications	21
15 Number of Site Plan Applications	22
16 New Area -- Square Footage	23
17 Number of Subdivisions	24
18 Number of New Lots	25
19 Building Permits 1980 - 2007	26

INTRODUCTION

Site plans and subdivisions within the County are reviewed by the Development Review Committee of the Cumberland County Planning Board which is staffed by the Cumberland County Department of Planning & Development. Along with members of the Planning staff, the Development Review Committee is assisted by the County Engineer and his staff. Development proposals are reviewed in accordance with *N.J.S.A., 40:27-6.1 et. seq.*, and the *Cumberland County Subdivision and Site Plan Rules, Regulations, Standards, and Procedures*.

This Development Review Report summarizes commercial and industrial development activity in Cumberland County over the past five years. The information used in this report was compiled by the County's Department of Planning & Development. It should be noted that only development requiring County review is included in this report, although a brief section on building permit (not issued by the County) data is included for comparison purposes.



2007 HIGHLIGHTS

- The number of applications reviewed, 177, is just short of the five year average of 192.
- 76% of the square footage proposed is in Vineland and Millville.
- The five largest site plans submitted contain 44% of the square footage proposed.
- 50% of the applications received were from Vineland and Millville.
- The average area of a site plan was 14,648 square feet.
- Although the number of building permits issued for residential housing is not as high as in 2006 (737), the 653 permits issued January through November 2007 is still the highest since 1989.

DEVELOPMENT REVIEW APPLICATIONS 2003 to 2007

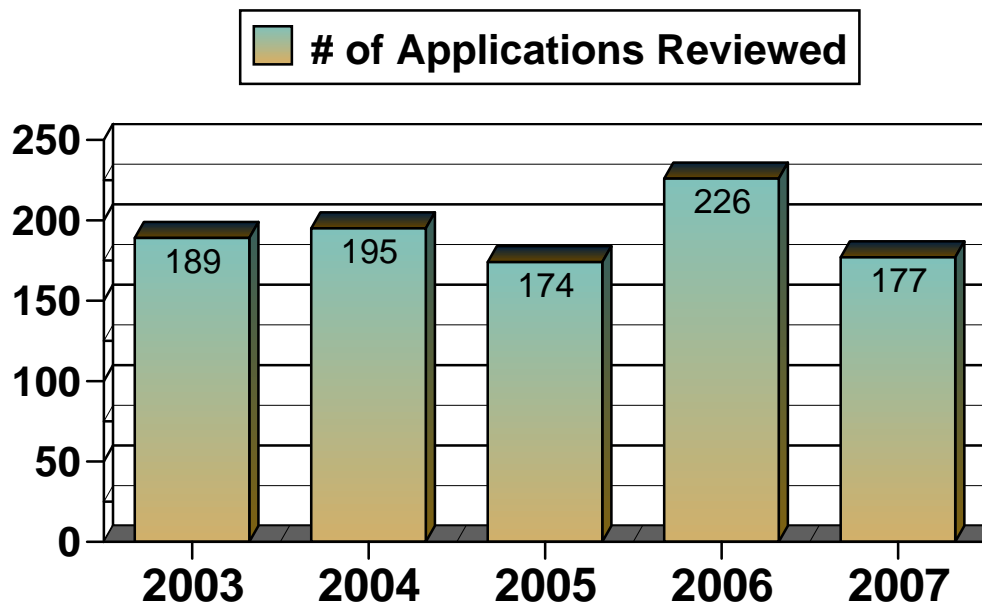


Figure 1

Over the past five years, the Department of Planning and Development has seen an average of 192 applications submitted for review per year. Figure 1 shows the number of applications submitted to the County each year since 2003.

In the year 2007, there were 177 development applications submitted to the County. This compares with 226 in 2006, 174 in 2005, 195 in 2004, and 186 in 2003. The 177 applications received in 2007 is below the five year average of 192, whereas the 226 received in 2006 was a five year high. Applications from the City of Vineland comprised thirty-five percent of the total in 2007. Applications coming from Vineland averaged forty-two percent during the years 2003 to 2007.

All applications do not result in new development, however, the majority of them do. Table 1 lists the applications by municipality for the past five years.

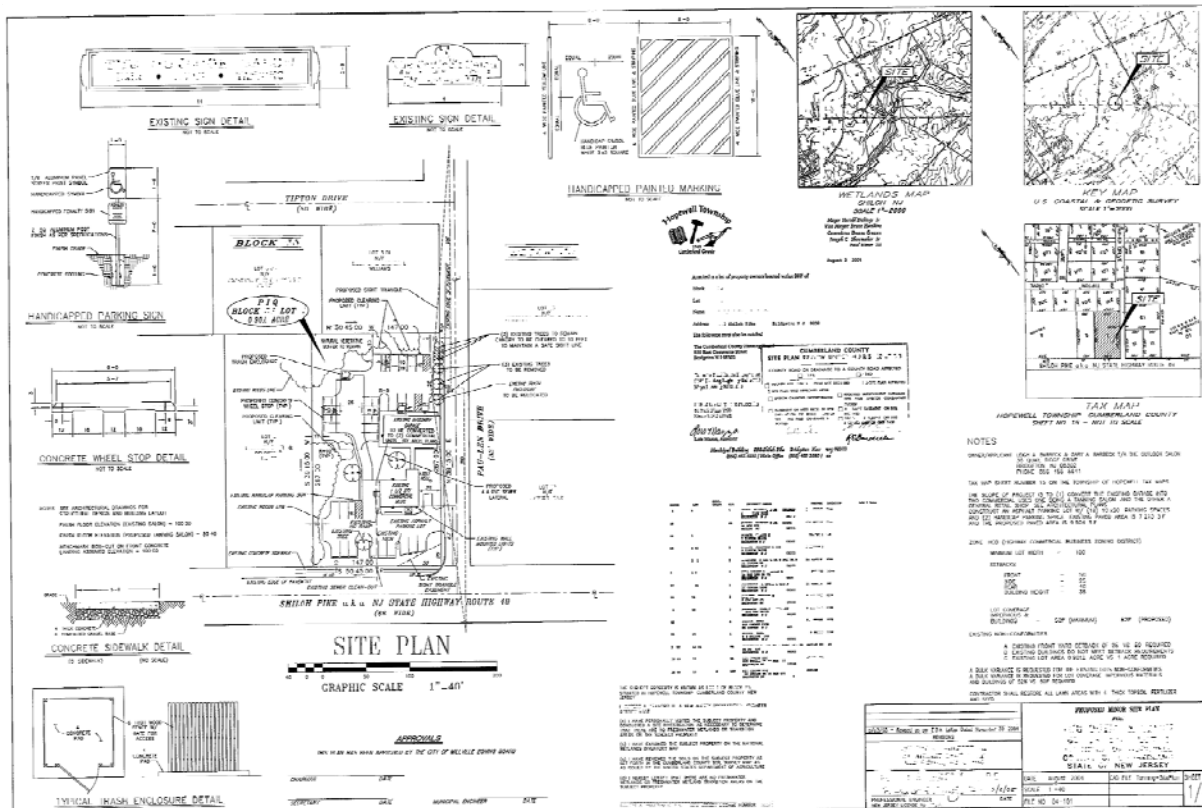
APPLICATIONS SUBMITTED TO THE COUNTY
2003 to 2007

Municipality	2003	2004	2005	2006	2007	5 yr Total
Bridgeton	5	11	4	15	13	48
Commercial	7	4	5	5	9	30
Deerfield	5	9	9	6	6	35
Downe	0	0	3	3	3	9
Fairfield	5	5	8	15	13	46
Greenwich	2	3	1	2	1	9
Hopewell	6	10	8	13	8	29
Lawrence	6	6	6	5	6	29
Maurice River	5	4	7	4	7	27
Millville	44	33	30	49	28	184
Shiloh	0	3	0	1	1	5
Stow Creek	2	2	1	1	2	8
Upper Deerfield	18	19	14	12	19	82
Vineland	81	86	78	95	61	401
Totals	186	195	174	226	177	958

Table 1

The applications reviewed consist of both subdivisions and site plans. Subdivisions are divisions of land that include lot line changes, minor subdivisions and major subdivisions. Site plans are proposals for new construction, which include additions to existing buildings and new structures. Site plans reflect only commercial and industrial development and do not include residential housing with the exception of multifamily (5-unit and higher) dwellings. The following pages outline the information obtained from these two types of applications.

SITE PLANS



The Development Review Committee analyzed over 6.5 million square feet of new construction during the past five years. Table 2 shows the annual site plan activity for this period.

Year	# of Applications	Area (Sq. Ft.)	Average Area
2003	70	1,360,862	19,441
2004	59	1,042,223	17,664
2005	58	1,600,205	27,590
2006	66	1,558,398	23,612
2007	67	981,398	14,648
Totals	320	6,543,086	20,447

Table 2

In 2007 the average area of construction was 14,648 square feet. Annual square footage averages for the 2003 - 2007 period ranged from a low of 14,648 in 2007, to a high of 27,590 in 2005. The 2003 average is the median for the period. Although the number of applications was slightly below the five year average of 192, the square footage reviewed was still almost one million square feet. Figure 2 shows the total square footage of new construction that was reviewed by the Development Review Committee since 2003.

NEW CONSTRUCTION REVIEWED 2003 to 2007

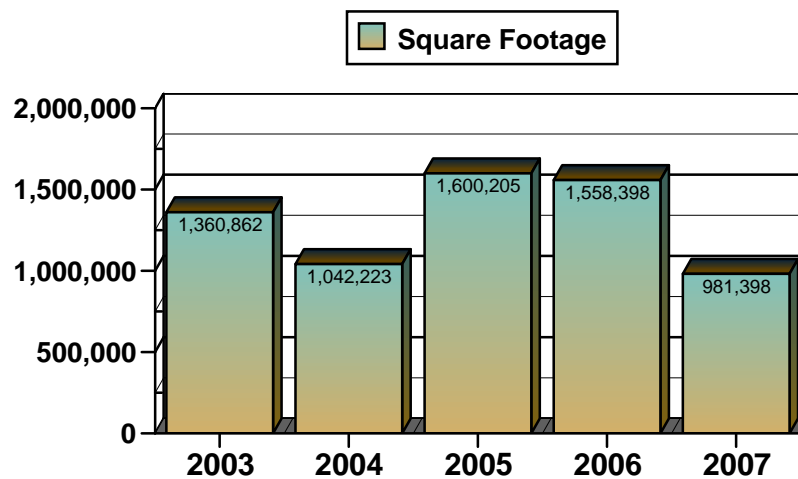


Figure 2



Table 3 lists the number of site plans and the square footage of construction by municipality.

SITE PLANS SUBMITTED TO THE COUNTY Plats/New Construction (Square Feet) 2003 to 2007											
MUNICIPALITY	2003 Plats	Sq.Ft.	2004 Plats	Sq.Ft.	2005 Plats	Sq.Ft.	2006 Plats	Sq.Ft.	2007 Plats	Sq.Ft.	New const. 5 year total
Bridgeton	4	23,501	5	3,753	2	248	7	127,974	9	79,682	235,158
Commercial	3	19,400	1	230	2	500	1	0	1	2,850	22,980
Deerfield	3	15,690	0	0	0	0	3	228,800	2	21,500	265,990
Downe	0	0	0	0	0	0	0	0	0	0	0
Fairfield	1	0	1	0	1	3,874	0	0	1	43,000	46,874
Greenwich	0	0	0	0	0	0	0	0	0	0	0
Hopewell	1	3,108	2	15,164	1	3,070	2	2,900	3	76,042	100,284
Lawrence	1	0	2	322	0	0	0	0	1	8,604	8,926
Maurice River	3	8,411	1	3,456	1	39	2	0	0	0	11,906
Millville	13	548,315	9	334,548	15	786,441	13	137,366	14	372,998	2,179,668
Shiloh	1	0	1	322	0	0	1	345	0	0	667
Stow Creek	0	0	0	0	0	0	0	0	0	0	0
Upper Deerfield	4	169,961	5	14,456	6	199,550	5	435,912	4	7,178	827,057
Vineland	37	567,100	32	669,972	30	606,483	32	625,101	32	369,544	2,838,200
Totals	71	1,355,486	59	1,042,223	58	1,600,205	66	1,558,398	67	981,398	6,537,710

Table 3

Vineland led the County in square footage constructed from 2003 to 2007 at 2,838,200 sq. ft. Millville's five year total was 2,179,668 and they led 2005 with the Goodmill project, a regional shopping center containing a Target, a PetSmart, a Circuit City, and several as yet unnamed stores. The total square footage on that project was 501,659 sq. ft. The largest site plan in 2007 was an office and warehouse complex in Millville with the square footage of 205,540.

On the following page, Figure 3 graphically represents the geographic distribution of the percentage of square feet of new construction generated by site plans in the years 2003 through 2007.

NEW CONSTRUCTION 2003-2007 Percentage of Square Feet

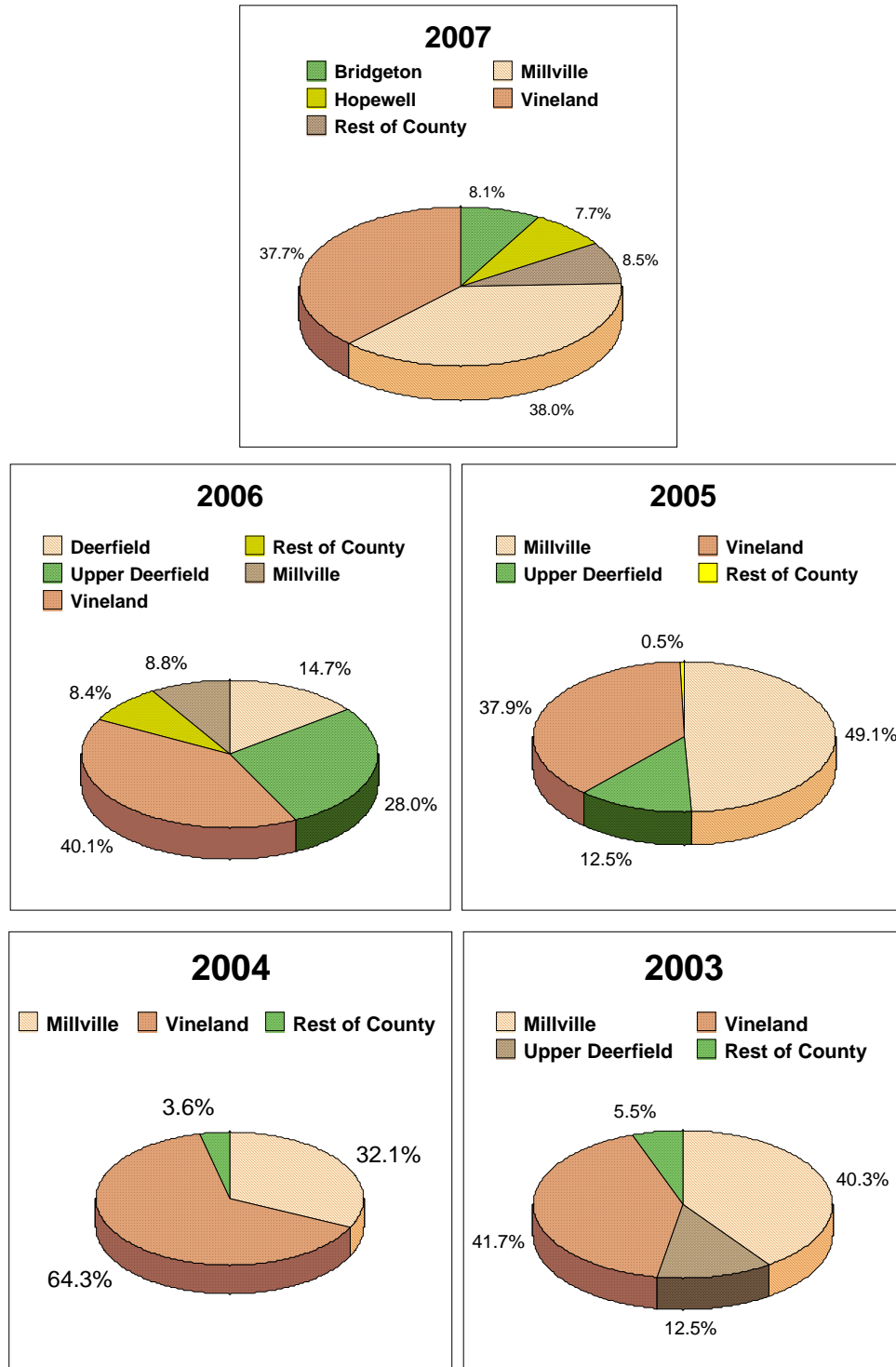


Figure 3

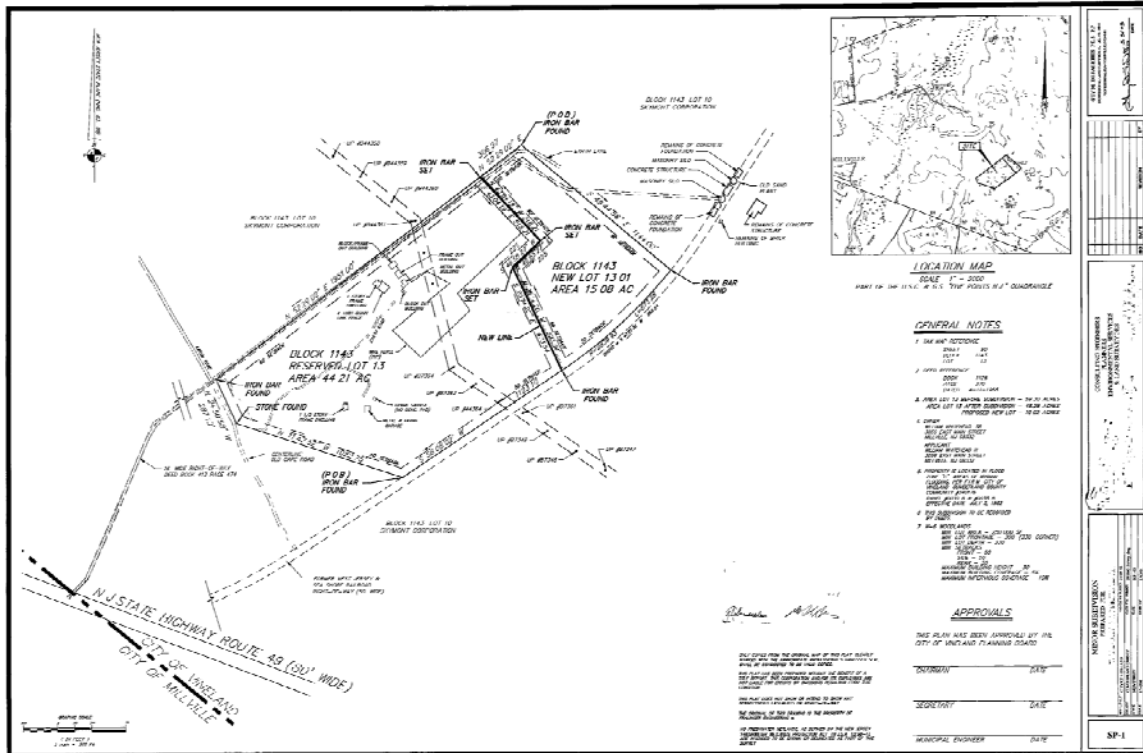
Construction can come in various forms. The following two tables list the largest developments submitted for review during the past two years. While these are not all of the site plans submitted they represent over 64% of the total square footage for the past two years.

LARGEST SITE PLAN APPLICATIONS 2007				
NAME	MUNICIPALITY	USE	STATUS	SQUARE FEET
MAPEI - Phases I and II	Millville	Office and Warehouse	Approved	205,540
The Cottages at Dutch Neck	Hopewell	Multi-family, 55 and over housing	Conditional	72,000
Shore Supply Company	Vineland	Supply Warehouse	Conditional	51,600
New Jersey Motorsports Park	Millville	Construction of 28 Trackside Condominiums	Conditional	50,400
Vineland Construction Company	Vineland	Construction of Office/ Warehouse	Approved	50,000
Cumberland Self Storage	Fairfield	Expansion of existing Storage Facility	Approved	43,000
Friedrich & Dimmock, Inc.	Millville	Additional office, production, and warehouse space to existing glass manufacturer	Approved	37,317
Total				509,857
Table 4				

LARGEST SITE PLAN APPLICATIONS 2006				
NAME	MUNICIPALITY	USE	STATUS	SQUARE FEET
Integrity Land Development, Inc.	Upper Deerfield	Condo & Townhouse Complex	Conditional	321,408
Vineland Construction Co.	Vineland	Warehouse/Truck Terminal	Approved	269,500
National Refrigerants, Inc	Deerfield	Additional building to existing refrigerant facility	Conditional	208,800
Countryside Village - Phase III	Upper Deerfield	Construction of 95 new units	Approved	105,758
B.D.G.S., Inc.	Vineland	Flex space for industrial use	Approved	81,000
White Wave Foods Company	Bridgeton	Expansion of commercial food warehouse facility	Conditional	78,000
Vineland Marketplace	Vineland	Shopping center / Restaurants	Closed	52,410
Total				1,116,876
Table 5				

SUBDIVISIONS

The Development Review Committee reviews all subdivisions in the County. This includes lot line adjustments which produce no new lots, minor subdivisions which produce three or less new lots, and major subdivisions which create four or more new lots. Although not every new lot created is built upon, the potential for residential or commercial construction exists.



**NUMBER OF NEW LOTS PROPOSED
2003 to 2007**

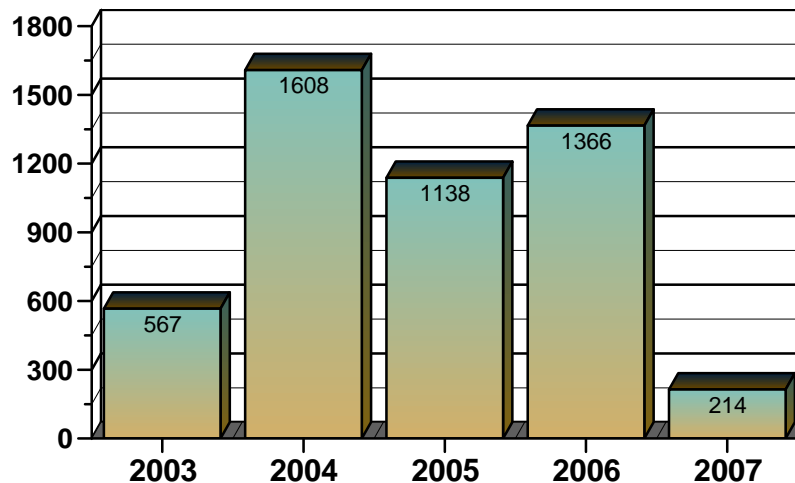


Figure 4

The preceding graph shows the number of new lots that have been proposed since 2003. A total of 4,893 new building lots have been proposed throughout the County during this five-year period, 167 fewer than the previous five-year total (5,060). In 2007, 214 new lots were proposed, the lowest number of new lots proposed since 2001 (163).

SUBDIVISIONS SUBMITTED TO THE COUNTY											
Plats/New Lots											
2003 to 2007											
MUNICIPALITY	2003 Plats	Lots	2004 Plats	Lots	2005 Plats	Lots	2006 Plats	Lots	2007 Plats	Lots	5 yr Total Lots
Bridgeton	1	0	6	1	2	2	8	9	4	7	19
Commercial	4	3	3	3	3	3	4	6	8	7	22
Deerfield	5	6	8	25	9	35	3	32	4	3	101
Downe	0	0	0	0	3	3	3	1	3	4	8
Fairfield	4	4	4	4	7	7	15	29	12	12	56
Greenwich	2	1	3	2	1	0	2	1	1	0	4
Hopewell	5	10	8	8	7	90	11	26	5	8	142
Lawrence	5	6	4	3	6	11	5	16	5	13	49
Maurice River	2	7	3	1	6	3	2	2	7	10	23
Millville	31	201	24	233	15	427	36	186	14	37	1084
Shiloh	0	0	2	2	0	0	0	0	1	0	2
Stow Creek	2	3	2	1	1	1	1	1	2	1	7
Upper Deerfield	14	22	13	696	8	38	7	12	15	19	787
Vineland	44	304	53	629	48	518	63	1045	29	93	2589
Totals	119	567	133	1608	116	1138	160	1366	110	214	4893

Table 6

Table 6 lists, by municipality, the number of subdivision applications or plats and the number of new lots created by these applications. Vineland led the County in the number of new lots proposed in 2007 with 93, a five year low. They led in 2006 with 1,045, 2005 with 518, and in 2003 with 304. Upper Deerfield had the largest number of new lots proposed in 2004 with 696. Of the 4,893 new lots proposed during this five-year period, the City of Vineland had 2,589, the City of Millville had 1,084, and Upper Deerfield had 787.

On the following page, Figure 5 graphically represents the geographic distribution of the creation of new lots.

NEW LOTS PROPOSED

2003 - 2007

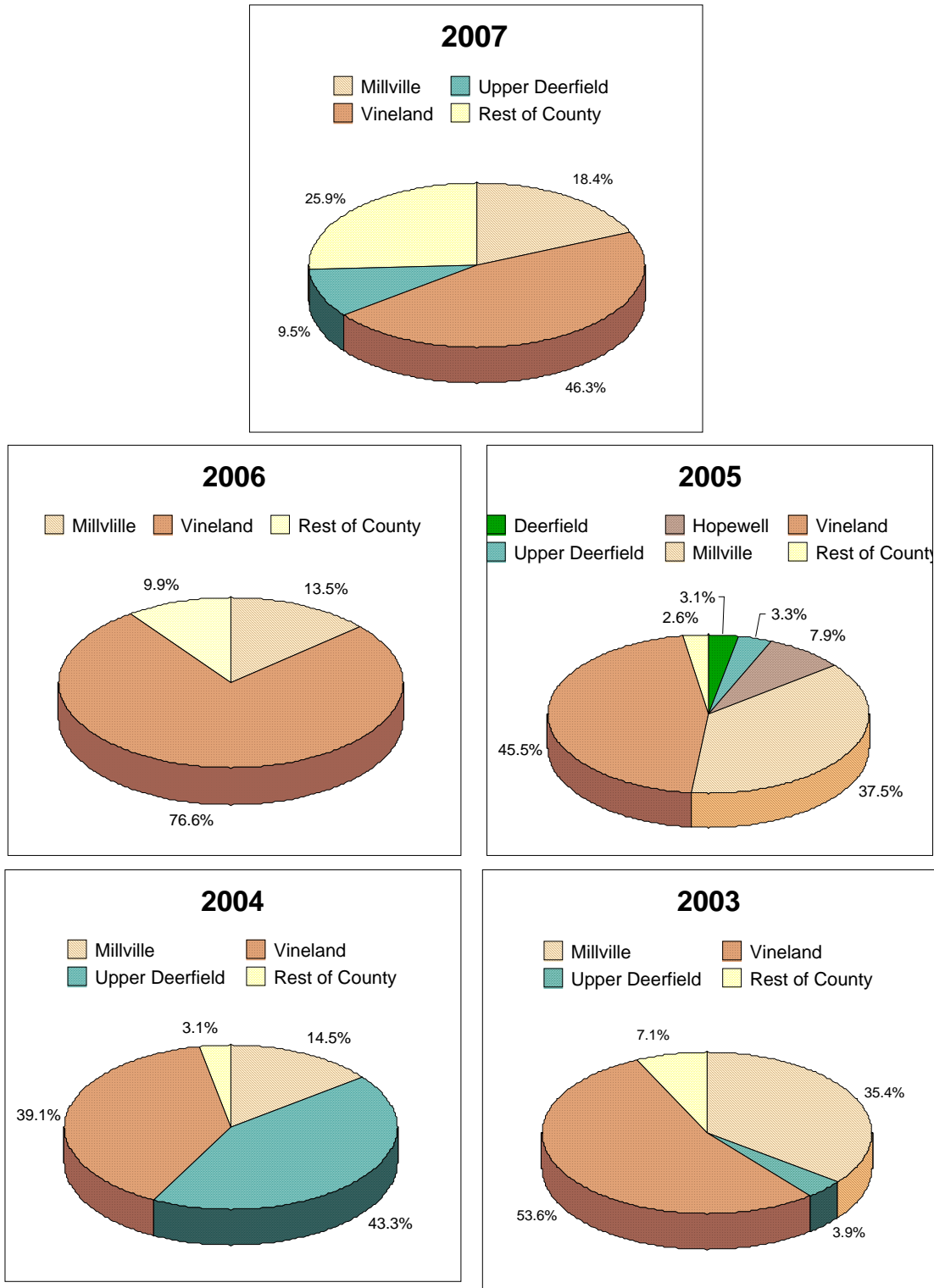


Figure 5

Major subdivision activity can play a significant role in the number of new lots being created. Listed below are some of the larger subdivisions for 2006 and 2007.

LARGEST SUBDIVISION APPLICATIONS
2007

Name	Municipality	Status	Lots
Rudolph	Vineland	Conditional	32
Profetto	Vineland	Conditional	25
Nani	Vineland	Approved	13
South Glenn	Millville	Conditional	11

Table 7

LARGEST SUBDIVISION APPLICATIONS
2006

Name	Municipality	Status	Lots
Redwood Acres	Vineland	Conditional	139
Estates at Blackwater	Vineland	Conditional	96
Palermo Woods	Vineland	Conditional	87
Cedar Branch Estates	Vineland	Conditional	85
Homes at Piney Branch	Vineland	Conditional	74
Speranza Village	Upper Deerfield	Conditional	72

Table 8

The number of new lots proposed by major subdivision (132) was 62 percent of the total number of new lots proposed in 2007. The City of Vineland had the largest number of lots proposed in major subdivisions in the County in 2007 (74) and Millville was second (25).

BUILDING PERMITS

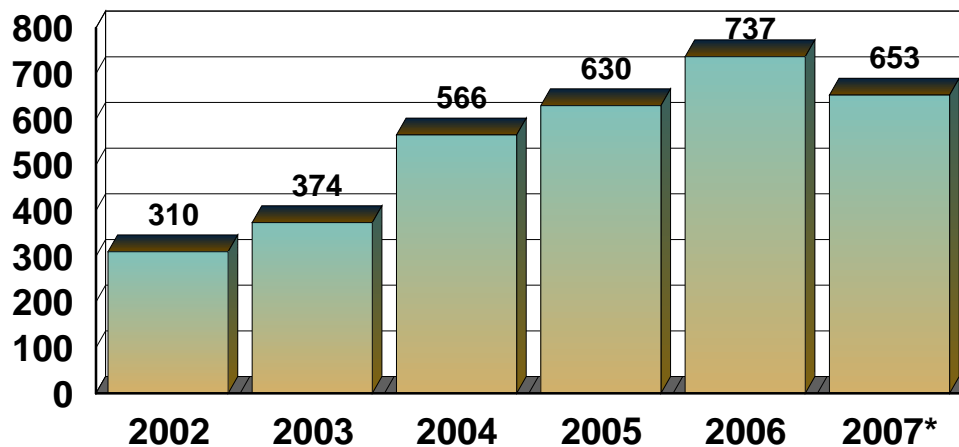
(Not issued by the County)

The U.S. Bureau of the Census, Manufacturing and Construction Division, provides building permit data for new residential construction. Cumberland County does not issue building permits. They are issued by the municipality after county subdivision approval is granted.

The following graph shows the trend in building permits from 2002 to 2007 for Cumberland County. There was a 138 percent increase in the number of building permits between 2002 and 2006. The 653 permits listed for 2007 are year-to-date January through November. The annual data for 2007 is not available as of this printing.

The number of permits issued in 2006 (737) was a twenty-six year high. The lowest was 134 in 1982 (see chart on page 24).

New Privately Owned Residential Housing Units Authorized to be built 2002 - 2007



*Year to date January to November
Annual data for 2007 not available
as of January 1, 2008

Figure 6

Figure 7 shows the distribution of building permits in Cumberland County from January through November 2007. The greatest number of building permits were issued in the cities of Millville, and Vineland, following the pattern of new lots proposed by subdivision for those cities.

Figure 7

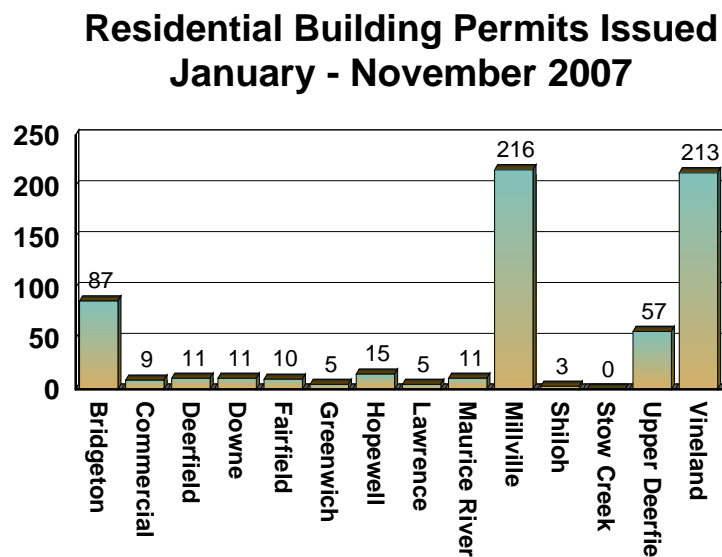


Figure 8 compares the number of applications, proposed new lots, and area of new construction against the number of building permits issued in the seven year period 2001 to 2007. The chart shows the general trend of growth in Cumberland County.

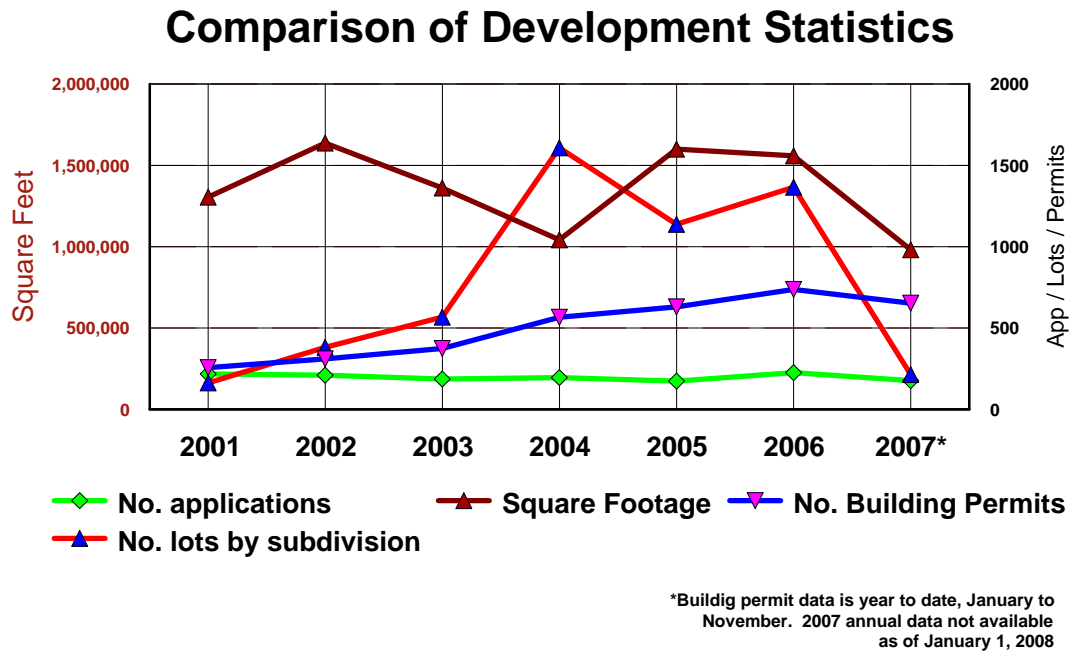


Figure 8

SUMMARY

The preceding report presented an overview of development proposals requiring County review. This data should not be viewed as a comprehensive measurement of the actual activity taking place throughout the County. The statistics in this report describe only applications for development and do not describe the development that actually takes place within the current time frame. Additionally, certain types of development such as single family dwelling units do not require County review and are not included within the statistics presented in this report, except in the Building Permit section. As stated previously, the County does not issue building permits. They are only used in this report as a comparison tool.

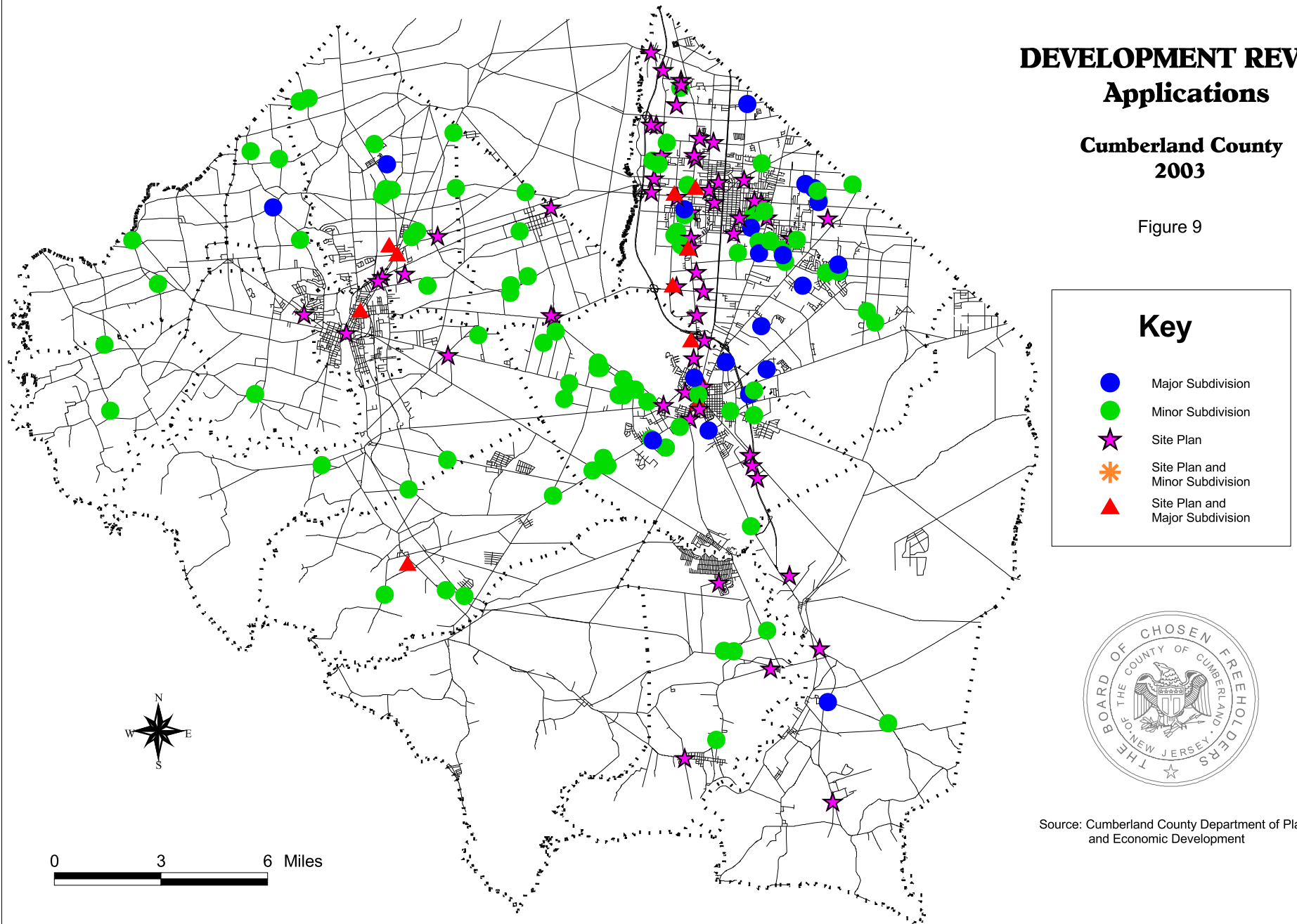
The purpose of this development review report is to provide a “barometer” of proposed development activity. Any trends that occur might be used with caution to forecast future development.

With the increasing growth in the County, the role of comprehensive planning becomes ever more important. It is essential that future growth occur in a manner which is as beneficial to the County as possible. Public service and infrastructure concerns associated with growth include adequate roads, affordable housing, public open space, recreation, and a strong local economy. In short, the other aspect to “growth” is “management.” A good growth management approach to future development activities in the County will assure that progress is achieved in the best possible manner.

DEVELOPMENT REVIEW Applications

Cumberland County
2003

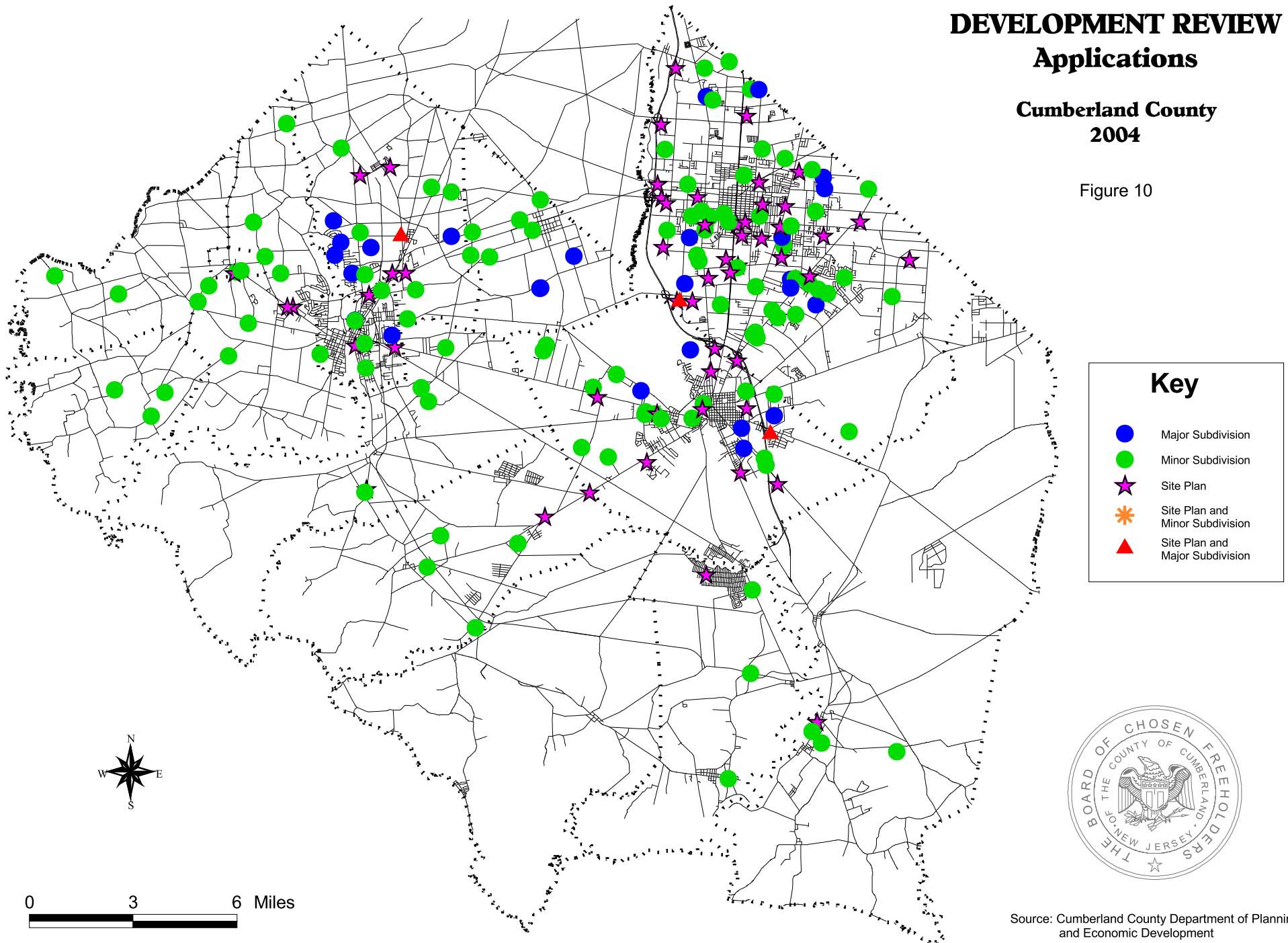
Figure 9



DEVELOPMENT REVIEW Applications

Cumberland County
2004

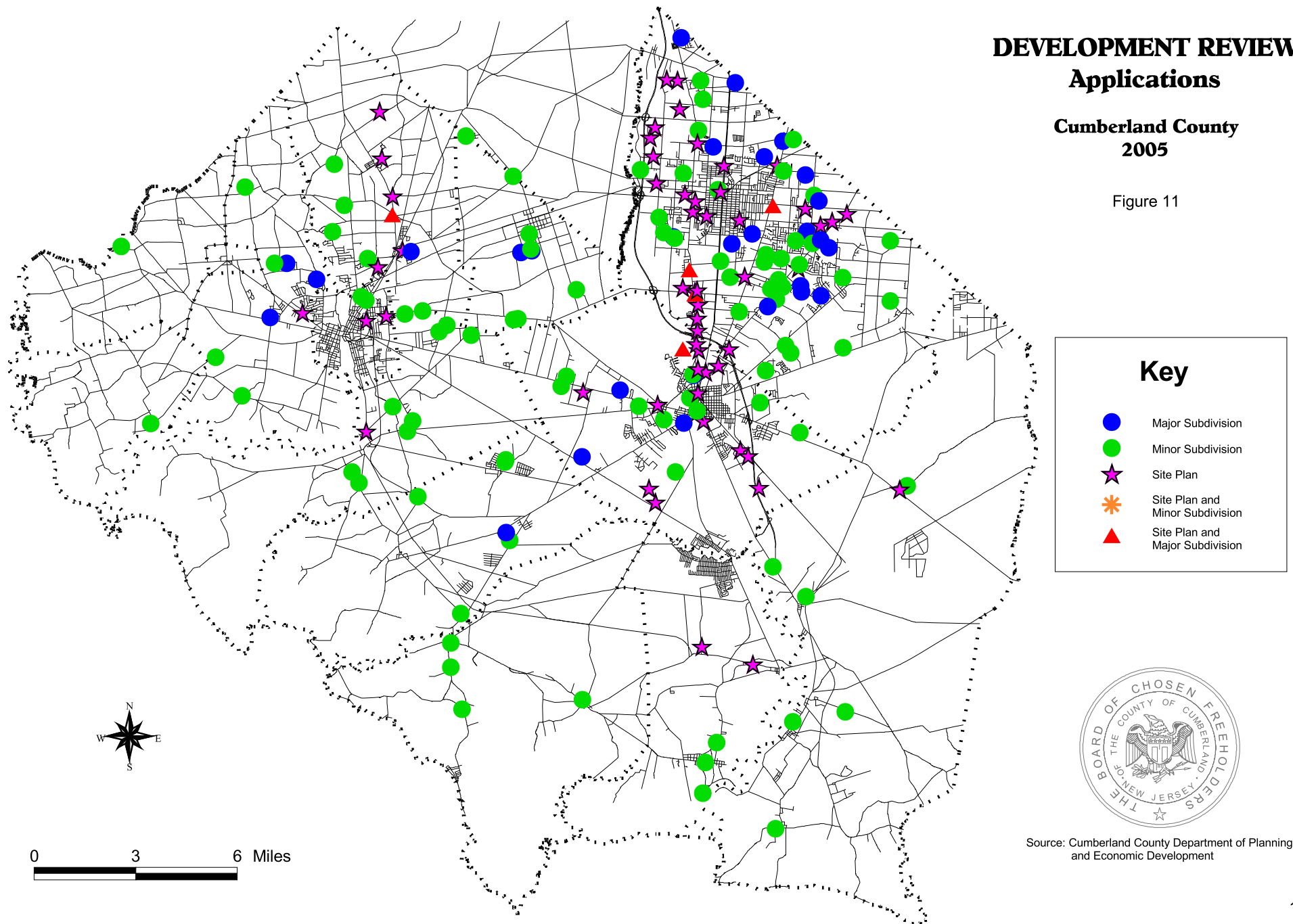
Figure 10



DEVELOPMENT REVIEW Applications

Cumberland County
2005

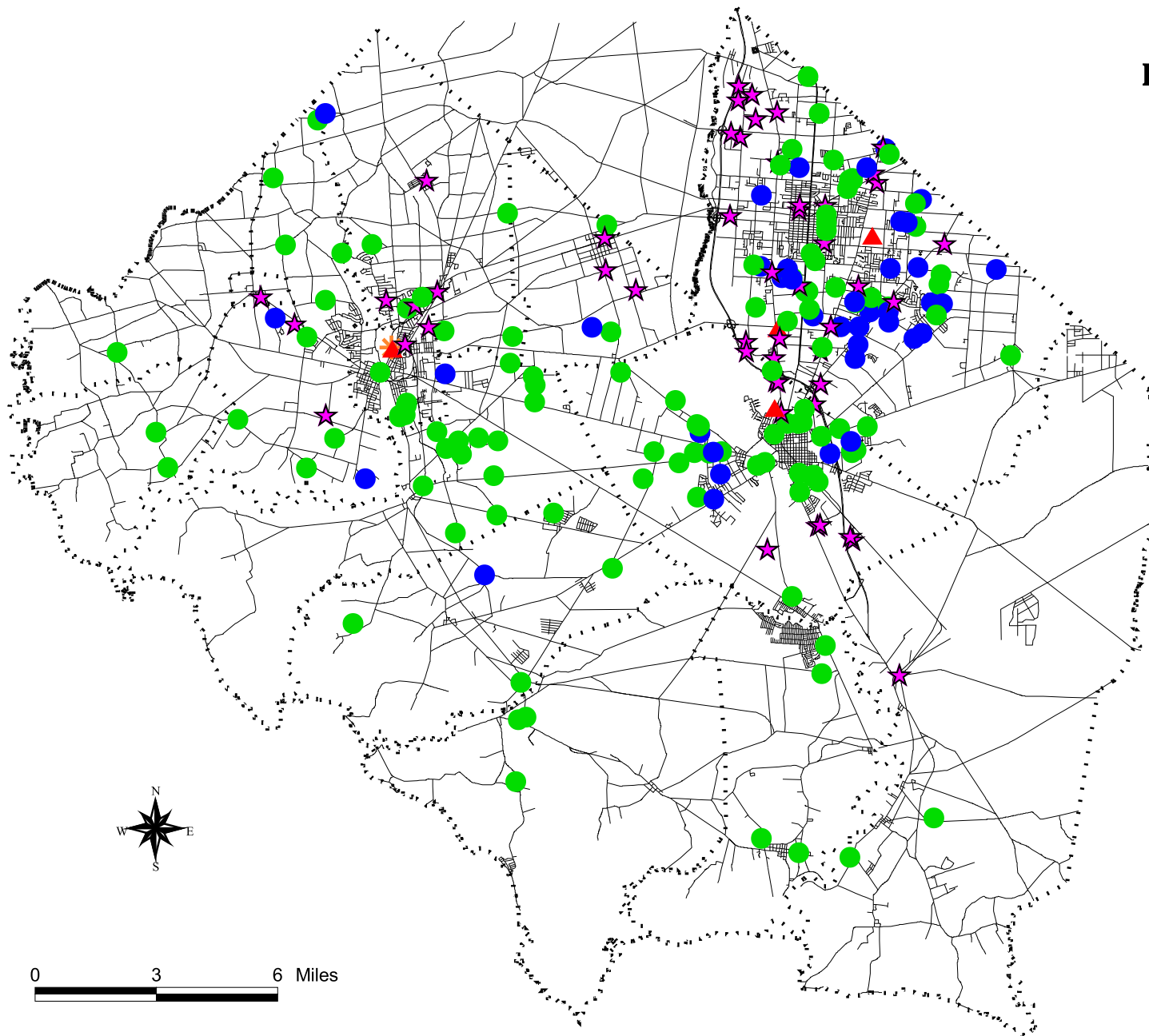
Figure 11



DEVELOPMENT REVIEW Applications

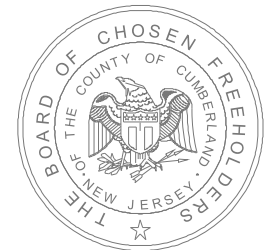
Cumberland County
2006

Figure 12



Key

- Major Subdivision
- Minor Subdivision
- ★ Site Plan
- ★ Site Plan and Minor Subdivision
- ▲ Site Plan and Major Subdivision

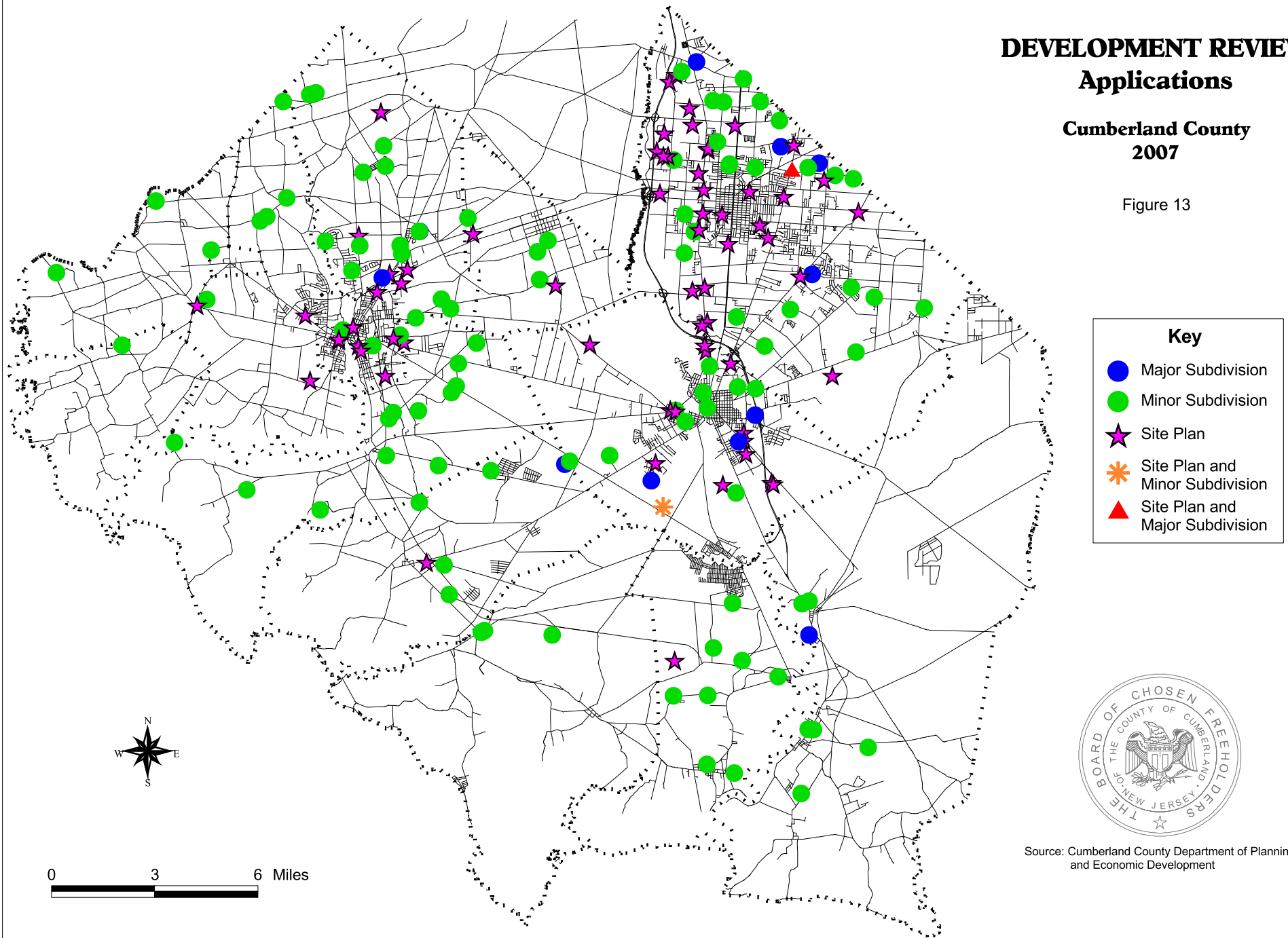


Source: Cumberland County Department of Planning
and Economic Development

DEVELOPMENT REVIEW Applications

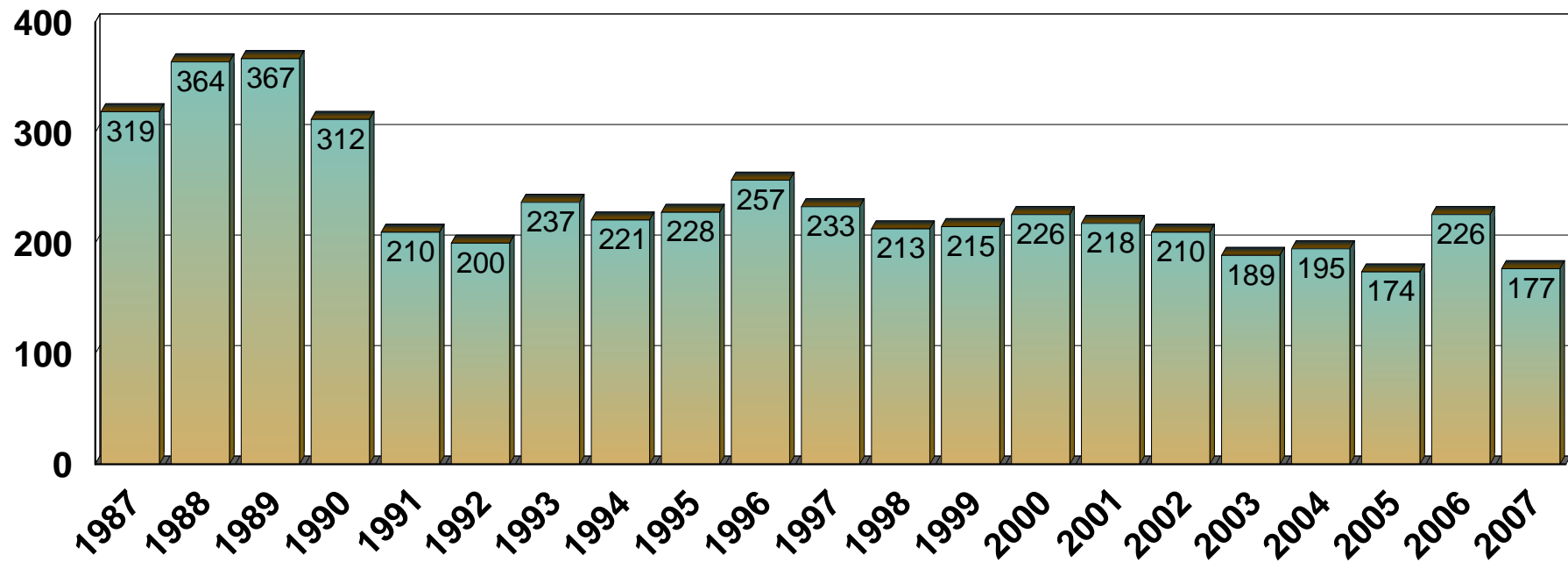
Cumberland County
2007

Figure 13



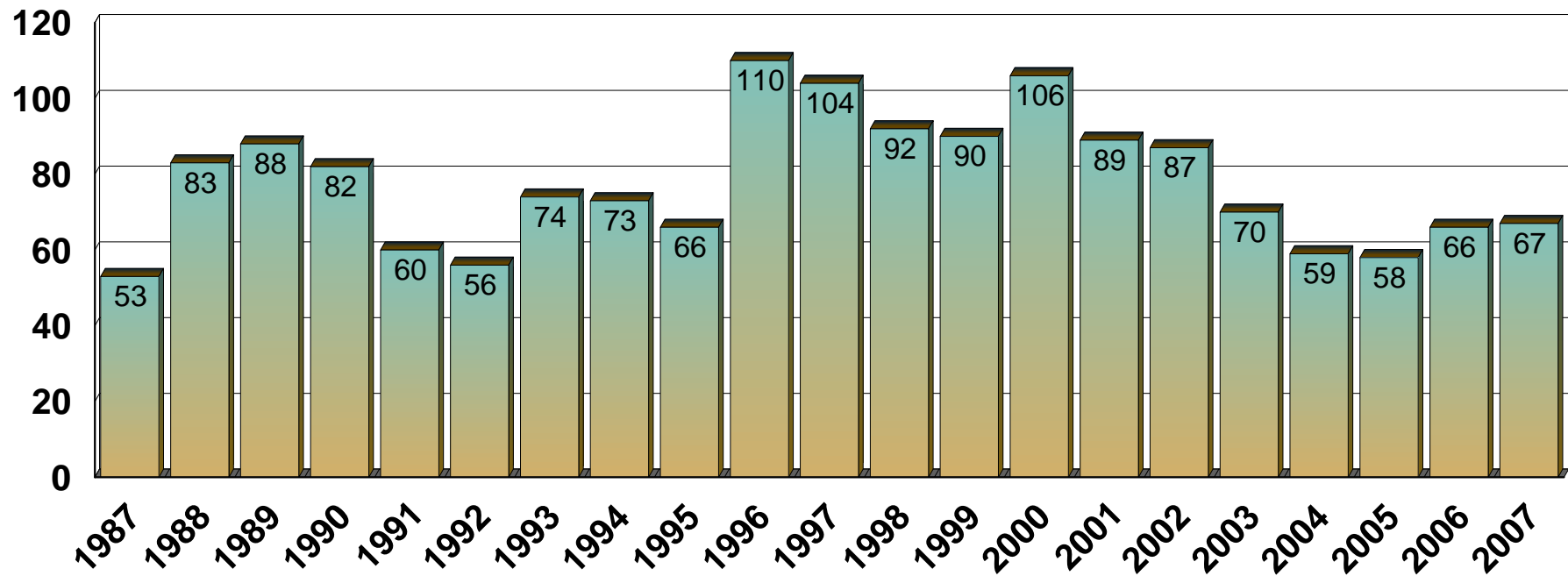
DEVELOPMENT REVIEW TRENDS

Number of Applications 1987 - 2007



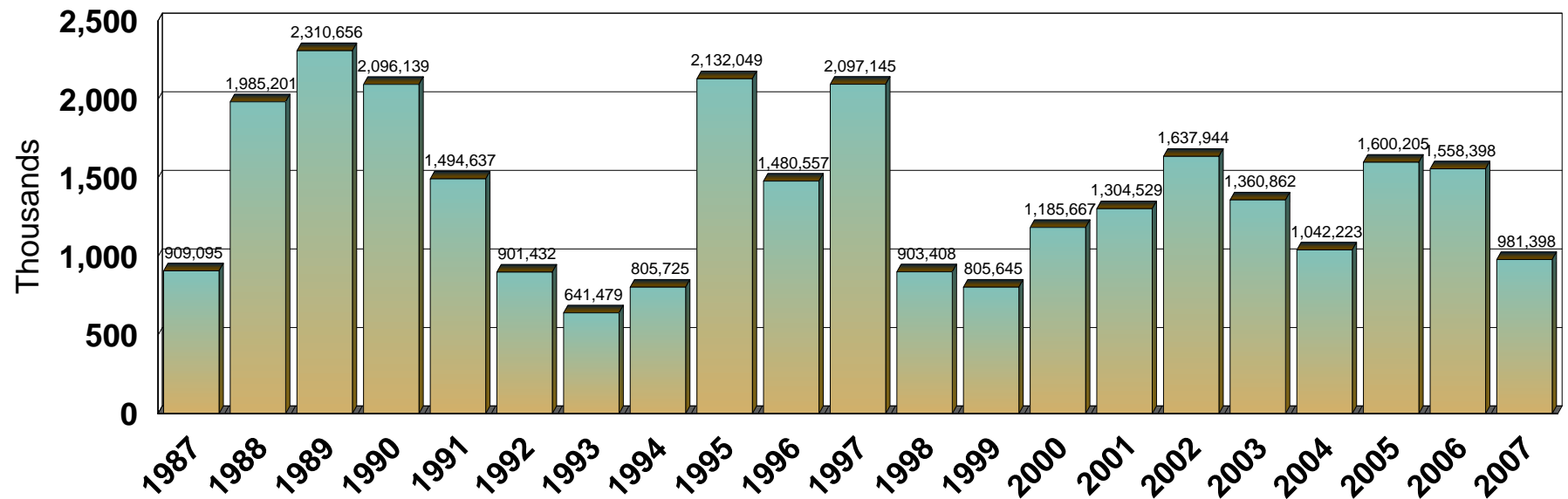
DEVELOPMENT REVIEW TRENDS 1987 - 2007

Number of Site Plan Applications



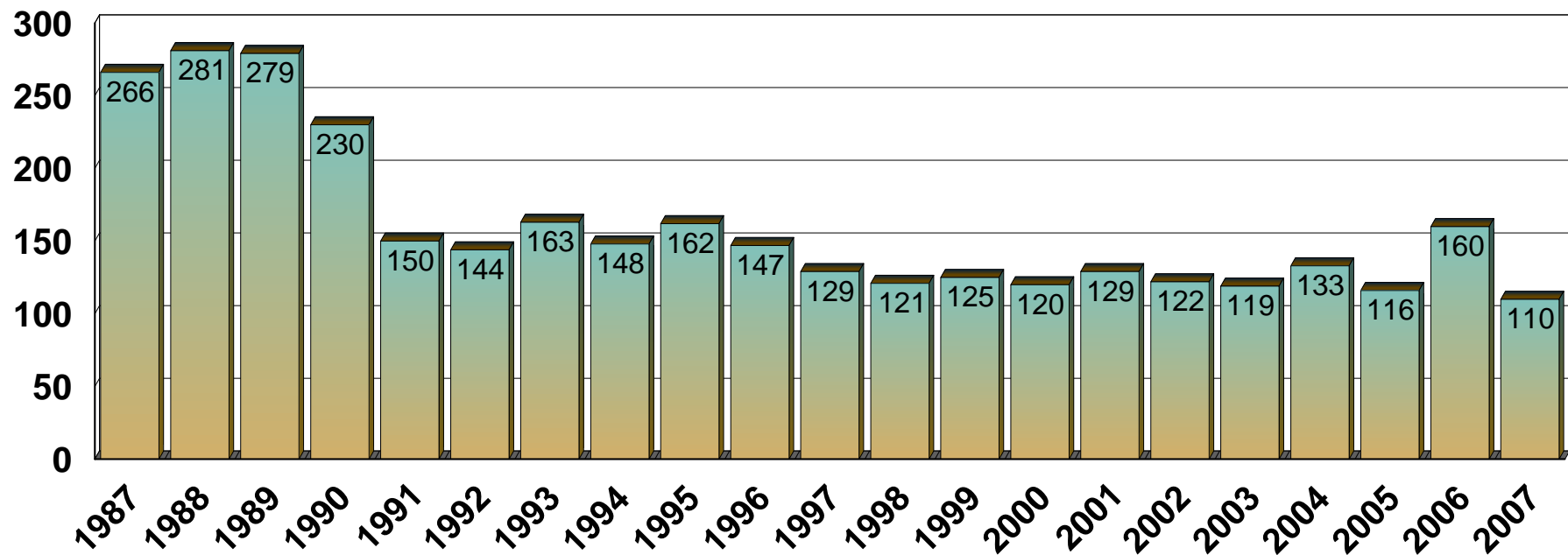
DEVELOPMENT REVIEW TRENDS 1987 - 2007

New Area - Square Footage



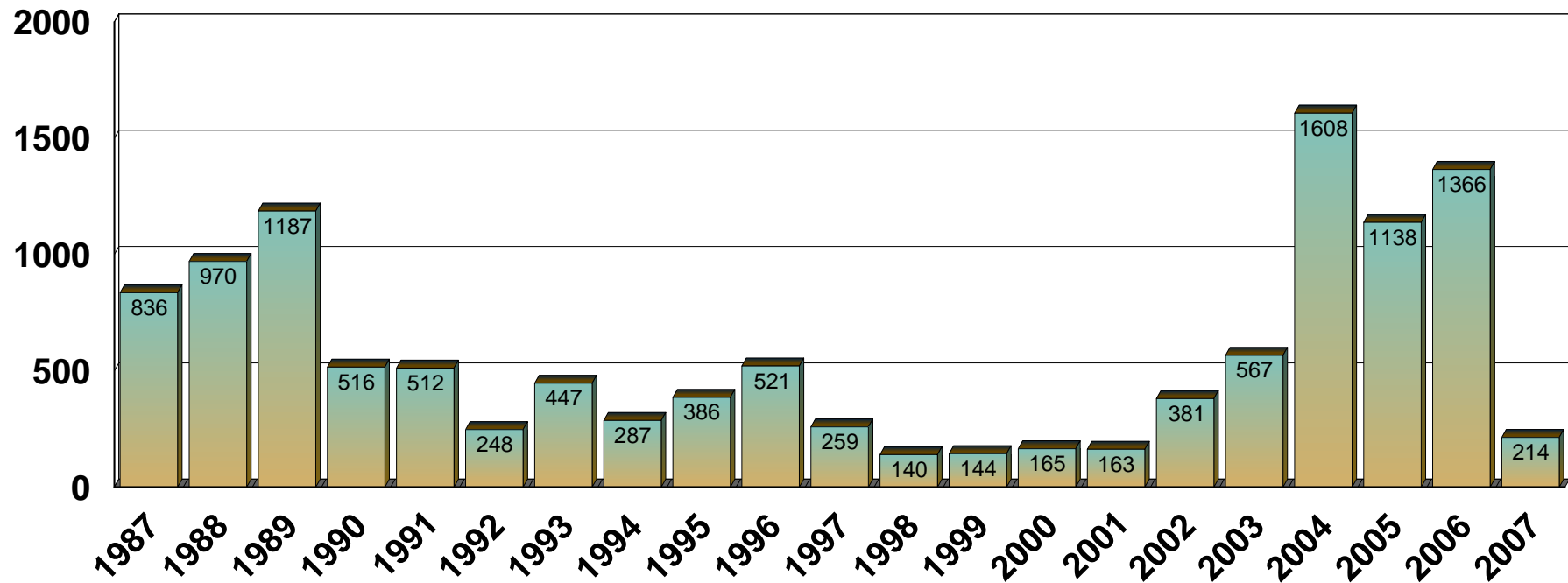
DEVELOPMENT REVIEW TRENDS 1987 - 2007

Number of Subdivisions



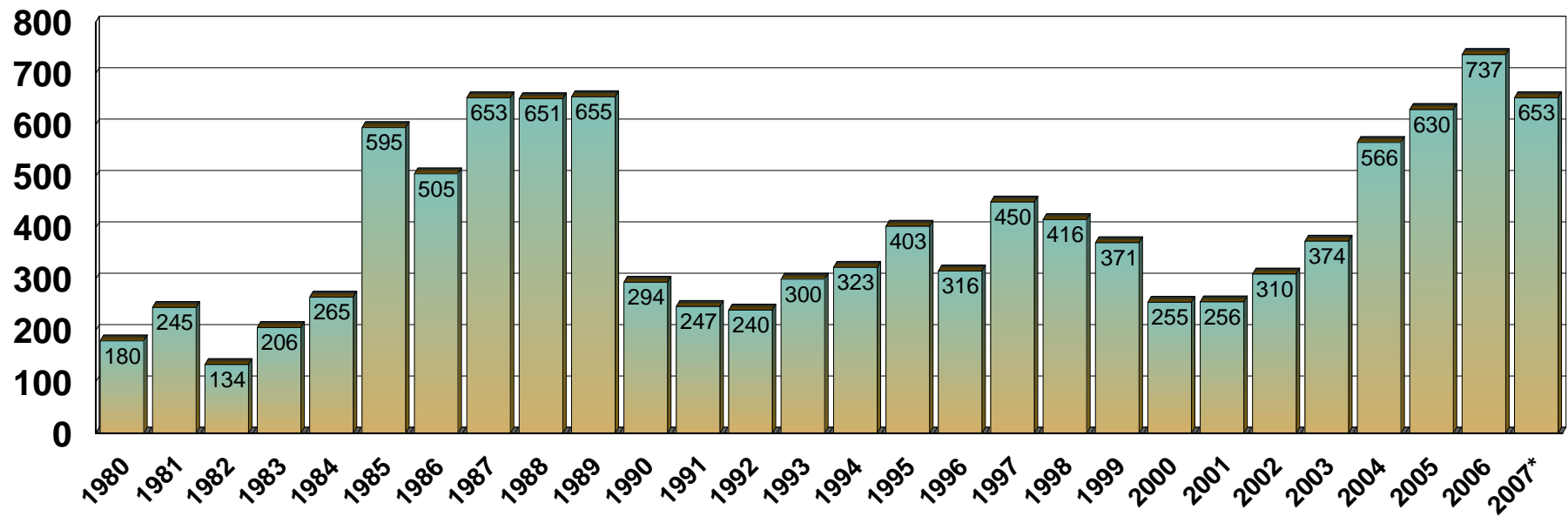
DEVELOPMENT REVIEW TRENDS 1987 - 2007

Number of New Lots Proposed



Building Permits 1980 - 2007

New Privately Owned Residential Housing Units Authorized to be Built



*Year-to-date: January - November 2007