

III. Characteristics of the Municipalities Comprising the Strategic Planning Areas

The municipal areas that comprise this SPA group are predominantly older urban or suburban development concentrations. Remaining open space or vacant land is either environmentally constrained wetlands or flood plains or former commercial or industrial sites that have some degree of contamination (commonly known as brownfields).

The major defining factors for this SPA group include the extensive waterfront areas along the Arthur Kill, the Raritan River estuary and the Raritan Bay. The other major defining factor is the extensive cross roads of transportation facilities that include the Garden State Parkway, the New Jersey Turnpike, the Interstate 287/Route 440 complex, the Amtrak/NJ Transit Northeast Corridor and the NJ Transit North Jersey Coast rail lines, and the emerging ferry services to Manhattan.

The municipalities are described by the following photographs and accompanying text:



The Borough of Carteret is the northernmost municipality in the Arthur Kill-Raritan SPA.

The Borough historically has been an industrial town. The extensive waterfront on the Arthur Kill made the water borne transportation of raw materials in, and manufactured product out, cost effective. Carteret had a major concentration of petrol-chemical facilities, many of which have been replaced by warehousing, storage tanks and light industry. The decline in manufacturing has created vacant parcels, many at waterfront locations. Carteret is emerging as a major opportunity for redevelopment activity. Its proximity to Interchange 12 on the New Jersey Turnpike gives it potential for significant future growth. However, the existing traffic congestion at Interchange 12 has been a significant constraint on new economic activity. The construction of a reconfigured interchange will be a positive factor.

New housing is being developed in several locations, especially the Chrome Area (upper left photo above). Vacant land along the Rahway River (lower right photo above) has been developed by Middlesex County as Joseph Medwick County Park. Significant opportunities remain for redevelopment along the Arthur Kill waterfront (upper right and lower left photos above) and the Rahway River. The Borough and the County are actively considering the incorporation of public waterfront access for recreation with the redevelopment of lands along the lower Rahway River and the Arthur Kill.

The Borough is also revitalizing the “downtown” area around and including the municipal building. A new community center has been constructed and park improvements have been completed.



The Township of Woodbridge extends into both the Metropark and the Arthur Kill-Raritan SPAs. The areas of Woodbridge north of the Woodbridge Center Mall along the US Route One Corridor (lower left photo above) offer significant potential for redevelopment. Woodbridge has evolved from an industrial community to a dense suburban residential community. Established “downtown” areas include the Fords section (upper left photo above) and Main Street, Woodbridge (upper right photo). The Metropark Transit Center (lower right photo) with the major rail station on the NJ Transit-Amtrak mainline is a significant regional transportation center serving expanding office development around the transit station and, with parking facilities, commuters to New York City and northern New Jersey.

The waterfront areas of Woodbridge along the Arthur Kill at Sewaren and on the Raritan River at Keasbey offer potential for redevelopment along with public access for recreation and waterfront trail development. Middlesex County has developed the Alvin P. Williams Park in Sewaren on the Arthur Kill and the Township has developed a walkway along Cliff Road as components of the waterfront trail and open space system. The Township also has developed a boat ramp at the foot of Ferry Street. It is anticipated that the Arthur Kill will be a major recreation resource as well as a water borne transportation corridor in the future. Similar dual use of the Raritan River is expected.



The Township of Edison is also within both SPAs. It includes extensive commercial, warehousing and industrial development in the existing Raritan