

Center (upper left and upper right photos above). This major nonresidential activity area, built upon the site of the US Army's former Raritan Arsenal munitions depot, is continuing to expand. Future development of additional hotel, office, convention and new retail facilities would take advantage of the Raritan Center's proximity to the Metropark and Perth Amboy transit facilities. The Route One corridor in Edison is another area experiencing significant redevelopment. Closure of industrial facilities, such as the Ford Motor Company plant (lower left photo) creates significant redevelopment opportunities. Major regional retail facilities have already located along the corridor.

Edison has an emerging "downtown" area in the Clara Barton section along Amboy Ave. (lower right photo). This area is undergoing revitalization with the installation of significant street-scape improvements.

The Raritan River waterfront within Edison also offers significant opportunities for public access to include expansion of the existing Edison park and boat ramp on the river.

Middlesex County College is also located in Edison adjacent to the County's Thomas Edison Park within the Arthur Kill-Raritan SPA.



The Borough of Metuchen is located entirely within the Metropark SPA.

The Borough has continued to be a primarily residential suburban community that grew as a result of the main line commuter rail station located in the downtown (lower left photo above). The Borough's traditional downtown has continued to provide local shopping and service facilities (lower right photo).

The Borough has been effective in encouraging redevelopment of sites in and adjacent to the downtown for higher density housing (upper left and upper right photos). This redevelopment supports the Borough's existing Town Center designation by the State Planning Commission by providing housing within walking distance of transit, local services and shopping thereby reducing automobile traffic and offering a range of housing types.

Future redevelopment within the borough is expected to follow this model.



The entire City of Perth Amboy is located within the Arthur Kill-Raritan SPA. The City has extensive waterfront access. The City initially grew in Colonial times as the capital of the Province of East Jersey. During the 19th and 20th centuries the City became an important manufacturing center. The water access for the delivery of raw materials and the local availability of clay suitable for the terra cotta industry created a booming industrial economy. Primary metals refining and petrol-chemical industries flourished into the 1970s. Changes in technology and the availability of raw materials reduced the economic viability of the manufacturing plants and the City's industrial base vanished by

the end of the 20th Century. As a result Perth Amboy has embarked on an ambitious redevelopment strategy. The City's initial focus is on the waterfront.

The City has developed the Waterfront Walkway system linking the Raritan River front area at the Route 35, Victory Bridge, (upper left photo above) to the City Marina area on the Arthur Kill (upper right photo). The Marina is an active recreational boating center serving the region. New housing has also been developed including Harbor Town (lower left photo) and new housing near the Marina (lower right photo).

Perth Amboy's downtown provides local and regional shopping and services. The rail station on the NJ Transit North Jersey Coast rail line provides regional transportation access. New ferry service to Manhattan has also been initiated from Perth Amboy.

Future redevelopment planning for the City will focus on former industrial sites in the north western areas, away from the waterfront, and for the vacant and underutilized waterfront industrial areas north of Route 440 and the Outer Bridge Crossing.

The City has the potential to become a major regional recreation and entertainment center for the eastern portion of Middlesex County and the Raritan Bay area extending into Monmouth County.



The Borough of Sayreville is within the Arthur Kill-Raritan SPA. Sayreville, like the City of Perth Amboy, became a major industrial center in the 20th Century. The terra cotta industry flourished into the 1960s, taking advantage of the clay deposits found in the Borough. The Sayre and Fisher Brick Company helped establish the Borough. Three major chemical companies, National Lead, Hercules, and Dupont had manufacturing facilities in Sayreville. Now only Dupont maintains a manufacturing facility there. A steel plant on the Raritan River is the other major employer in the Borough.

The decline in manufacturing has created substantial opportunities for redevelopment. New housing is rising on former clay mining sites (upper right and lower right photos above).

The Sayreville downtown area on Main Street includes the municipal complex (lower left photo) and offers potential for revitalization to meet local retail and service needs.

The waterfront access locations for the Borough include the Morgan section with marina facilities on the Cheesequake Creek (upper left photo) and the Melrose section on Raritan Bay and the Raritan River estuary. The Borough also has extensive waterfront on the Raritan River.

The former site of the National Lead plant is proposed for redevelopment and offers the potential for significant waterfront economic activity. Other brownfields sites require remediation and will be available for redevelopment in the future.



The City of South Amboy is located on Raritan Bay and is entirely within the Arthur Kill-Raritan SPA. The City has long been a major stop on the NJ Transit North Jersey Coast rail line. Older residential development grew up around the rail station (upper left photo above) and was related to the waterfront oriented commercial activity in the City.

The downtown has been undergoing revitalization (upper right photo) that is proposed to be continued to meet local needs.

New residential development is rising in the waterfront redevelopment area (lower left photo). The County's Raritan Bay Waterfront Park in South Amboy and Sayreville has provided a major amenity for South Amboy and has increased public access to the Bay shore. The extension of public access to the waterfront through a public walkway along the entire South Amboy redevelopment area (lower right photo) will benefit the City and the region.

South Amboy has also been actively seeking the redevelopment of former industrial land to establish a major regional transportation hub. Ferry service to Manhattan has already been established and improvements to the rail station and parking facilities are planned. The northern waterfront area is proposed to be redeveloped to provide economic activities related to the transportation hub and the Raritan Bay.

The redevelopment of the City will take advantage of the unique access to the Raritan Bay and the recreational benefits it offers.



The Township of Old Bridge is the southern-most municipality in the Arthur Kill-Raritan SPA. The Township is predominantly residential in character. The Route 35 corridor offers the greatest potential for redevelopment and nonresidential economic activity. Additional development potential exists in the area near Parkway Exit 120 and the Old Bridge and Matawan border.

Middlesex County is creating a Bayshore walkway along the entire Old Bridge waterfront from Cheesequake Creek to the Whale Creek boundary with Aberdeen in Monmouth County. The walkway presently has been completed from Cheesequake Creek to Margaret's Creek (upper left and lower left photos above).

The Laurence Harbor and Cliffwood Beach areas along the Raritan Bay shore in Old Bridge are established residential communities (upper right and lower right photos). Renovation and expansion of existing homes is continuing in these areas. Homes with water views are becoming increasingly valuable. New economic activity to serve these areas is expected to occur along Route 35.

