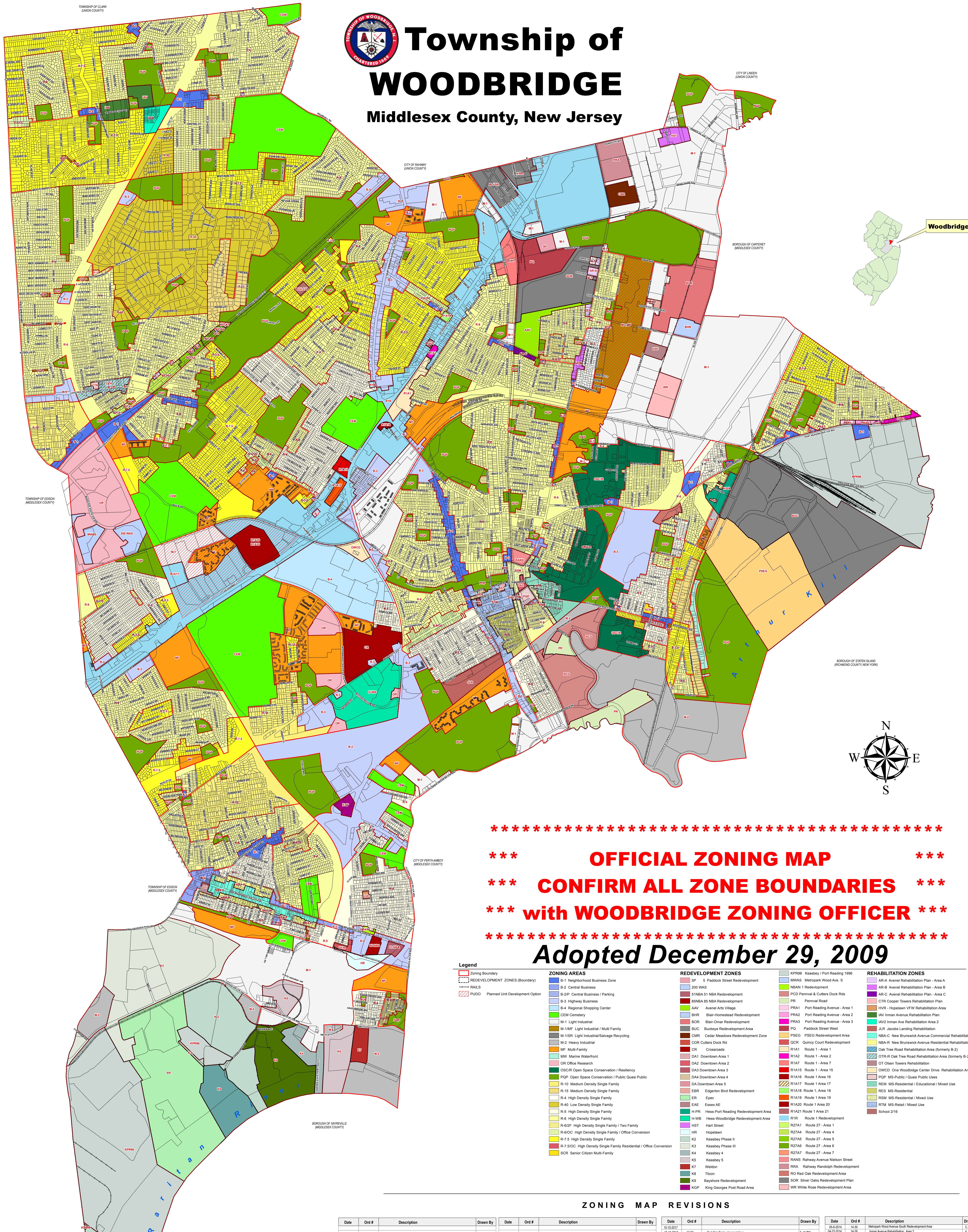
Township of WOODBRIDGE

Middlesex County, New Jersey



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***** OFFICIAL ZONING MAP *****

***** CONFIRM ALL ZONE BOUNDARIES *****

***** with WOODBRIDGE ZONING OFFICER *****

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Adopted December 29, 2009

Legend

- Zoning Boundary
- REDEVELOPMENT ZONES (Boundary)
- RAILS
- PUDO Planned Unit Development Option

ZONING AREAS

- B-1 Neighborhood Business Zone
- B-2 Central Business
- B-2/P Central Business / Parking
- B-3 Highway Business
- B-4 Regional Shopping Center
- CEM Cemetery
- M-1 Light Industrial
- M-1/MF Light Industrial / Multi Family
- M-1/SR Light Industrial/Salvage Recycling
- M-2 Heavy Industrial
- MF Multi-Family
- MW Marine Waterfront
- OR Office Research
- OSC/R Open Space Conservation / Resiliency
- PQP Open Space Conservation / Public Quasi Public
- R-10 Medium Density Single Family
- R-15 Medium Density Single Family
- R-4 High Density Single Family
- R-40 Low Density Single Family
- R-5 High Density Single Family
- R-6 High Density Single Family
- R-6/2F High Density Single Family / Two Family
- R-6/OC High Density Single Family / Office Conversion
- R-7.5 High Density Single Family
- R-7.5/OC High Density Single Family Residential / Office Conversion
- SCR Senior Citizen Multi-Family

REDEVELOPMENT ZONES

- 5P 5 Paddock Street Redevelopment
- 200 WAS
- 51NBA 51 NBA Redevelopment
- 85NBA 85 NBA Redevelopment
- AAV Avenel Arts Village
- BHR Blair-Homestead Redevelopment
- BOR Blair-Omar Redevelopment
- BUC Buckeye Redevelopment Area
- CMR Cedar Meadows Redevelopment Zone
- CDR Cutters Dock Rd
- CR Crossroads
- DA1 Downtown Area 1
- DA2 Downtown Area 2
- DA3 Downtown Area 3
- DA4 Downtown Area 4
- DA Downtown Area 5
- EBR Edgerton Blvd Redevelopment
- ER Epec
- EAE Essex AE
- H-PR Hess-Port Reading Redevelopment Area
- H-WB Hess-Woodbridge Redevelopment Area
- HST Hart Street
- HR Hopelawn
- K2 Keasbey Phase II
- K3 Keasbey Phase III
- K4 Keasbey 4
- K5 Keasbey 5
- K7 Weldon
- K8 Tilcon
- K9 Bayshore Redevelopment
- KGP King Georges Post Road Area
- KPR96 Keasbey / Port Reading 1996
- MWAS Metropark Wood Ave. S
- NBAN 1 Redevlopment
- PCD Pennval & Cutters Dock Rds
- PR Pennval Road
- PRA1 Port Reading Avenue - Area 1
- PRA2 Port Reading Avenue - Area 2
- PRA3 Port Reading Avenue - Area 3
- PQ Paddock Street West
- PSEG PSEG Redevelopment Area
- QCR Quincy Court Redevelopment
- R1A1 Route 1 - Area 1
- R1A2 Route 1 - Area 2
- R1A7 Route 1 - Area 7
- R1A15 Route 1 - Area 15
- R1A16 Route 1 Area 16
- R1A17 Route 1 Area 17
- R1A18 Route 1, Area 18
- R1A19 Route 1 Area 19
- R1A20 Route 1 Area 20
- R1A21 Route 1 Area 21
- R1R Route 1 Redevelopment
- R27A1 Route 27 - Area 1
- R27A4 Route 27 - Area 4
- R27A5 Route 27 - Area 5
- R27A6 Route 27 - Area 6
- R27A7 Route 27 - Area 7
- RANS Rahway Avenue Nielson Street
- RRA Rahway Randolph Redevelopment
- RO Red Oak Redevelopment Area
- SOR Silver Oaks Redevelopment Plan
- WR White Rose Redevelopment Area

REHABILITATION ZONES

- AR-A Avenel Rehabilitation Plan - Area A
- AR-B Avenel Rehabilitation Plan - Area B
- AR-C Avenel Rehabilitation Plan - Area C
- CTR Cooper Towers Rehabilitation Plan
- HVR - Hopelawn VFW Rehabilitation Area
- IAV Inman Avenue Rehabilitation Plan
- IAV2 Inman Ave Rehabilitation Area 2
- JLR Jacobs Landing Rehabilitation
- NBA-C New Brunswick Avenue Commercial Rehabilitation
- NBA-R New Brunswick Avenue Residential Rehabilitation
- Oak Tree Road Rehabilitation Area (formerly B-2)
- OTR-R Oak Tree Road Rehabilitation Area (formerly B-2/P)
- OT Olsen Towers Rehabilitation
- OWCD One Woodbridge Center Drive Rehabilitation Area
- PQP MS-Public / Quasi Public Uses
- REM MS-Residential / Educational / Mixed Use
- RES MS-Residential
- RSM MS-Residential / Mixed Use
- RTM MS-Retail / Mixed Use
- School 2/16

ZONING MAP REVISIONS

Date	Ord #	Description	Drawn By

Date	Ord #	Description	Drawn By
10-6-20	20-69	Amended Silver Oaks Redevelopment Plan	E. Griffith
9-22-2020	20-66	Pennval and Cutters Dock Roads Redevelopment Plan	C. Kesici
8-13-2020	20-59	200 Wood Avenue South	E. Griffith
8-13-2020	20-58	Route 1 Redevelopment Area 21	C. Kesici
8-06-2020	20-54	Amended Cutters Dock Road Redevelopment Plan	C. Kesici
7-24-2020	20-52	Downtown Area 5 Redevelopment	E. Griffith
7-24-2020	20-53	51 New Brunswick Avenue Redevelopment Plan	C. Kesici
7-13-2020	20-48	Downtown Woodbridge Area 4 Redevelopment Plan	C. Kesici
7-13-2020	20-45	Amended Cutters Dock Road Redevelopment Plan	C. Kesici
7-13-2020	20-33	Downtown Woodbridge Area 3 Redevelopment Plan	C. Kesici
11-26-2019	19-124	Amended Silver Oaks Redevelopment Plan	C. Kesici
9-17-2019	19-103	New Brunswick Ave. North: Area 1	E. Griffith
9-3-2019	19-98	Cutters Dock Redevelopment Area	C. Kesici
6-25-19	19-73	85 NBA Redevelopment Area	E. Griffith
6-25-19	19-72	Downtown Area 2 Redevelopment	E. Griffith
5-21-19	19-52	5 Paddock Street Redevelopment Area	E. Griffith
4-2-2019	19-44 & 19-45	Essex Avenue East & PQ Redevelopment Areas	E. Griffith
2-21-2019	19-14 & 19-15	Quincy Ct & Edgerton Blvd Redevelopment Area Expansions	C. Kesici
9-5-2018	18-52	Oak Tree Road Rehabilitation Area	C. Kesici
3-6-2018	18-10	Route 1 Redevelopment Area 20	E. Griffith
2-20-2018	18-07	Buckeye Redevelopment Area	C. Kesici
12-19-2017	17-136	Route 1 Area 1 Redevelopment Amended	E. Griffith

Date	Ord #	Description	Drawn By
10-10-2017			
10-10-2017	17-93	Red Oak Redevelopment Area	E. Griffith
06-27-2017	17-66	Quincy Court Redevelopment Area	C. Kesici
06-13-2017	17-58	Edgerton Boulevard Redevelopment Area	E. Griffith
03-07-2017	17-30	Change to Boundary of NBA-C along Crows Mill Road	C. Kesici
02-07-2017	17-14 & 17-15	K7 Weldon Redevelopment Area and Route 1, Area 19 Redevelopment Area	E. Griffith/C. Kesici
10-18-2016	16-60 & 16-61	Amendment to Bayshore Redev Plan, Rahway-Randolph Avenues Redev Area	E. Griffith
9-06-2016	16-52	Open Space Conservation/Resiliency Zone, B-1 Port Reading Avenue	C. Kesici/J. Stabile
6-28-2016	16-38	Various changes per Ordinance	C. Kesici
6-28-2016	16-35	Olsen Towers Rehabilitation Area	E. Griffith
6-14-2016	16-31	White Rose Redevelopment Area	C. Kesici
2-16-2016	16-10	Route 1 Area 18 Redevelopment Plan	E. Griffith
2-16-2016	16-09	Rahway Avenue Nielson Street Redevelopment Area	C. Kesici
1-19-2016	16-05	K9 Bayshore Redevelopment Area	E. Griffith
12-15-2015	15-78	One Woodbridge Center Drive Rehabilitation Area	C. Kesici
12-15-2015	15-81	Silver Oaks Redevelopment Area	E. Griffith
12-15-2015	15-80	Cedar Meadows Redevelopment Area	C. Kesici
11-13-2015	15-73	PSEG Redevelopment Area	E. Griffith
07-03-2015	15-36	Jacobs Landing Rehabilitation Area	C. Kesici
05-05-2015	15-21	Hopelawn VFW Rehabilitation Area	C. Kesici
02-03-2015	15-10	Route 1 Area 17 - Ronson Road	E. Griffith
12-09-2014	14-63	Hess Woodbridge Redevelopment Area	C.Kesici
12-09-2014	14-62	Hess-West Avenue and Milos Way, Port Reading Redevelopment Area	C.Kesici
09-2-2014	14-50	R10- to R-15 Surrey Lane, Stafford Road, Ravine Drive, Neighborhood	E. Griffith

Date	Ord #	Description	Drawn By
05-6-2014	14-30	Metropark Wood Avenue South Redevelopment Area	C. Kesici
04-22-2014	14-26	Inman Avenue Rehabilitation: Area 2	E. Griffith
04-01-2014	14-22	Route 1, Area 16	C. Kesici
10-08-2013	13-46	Blair Road/Homestead Avenue Redevelopment Area	E. Griffith
04-09-2013	13-22	Blair Road/Omar Avenue Redevelopment Area	C. Kesici
03-20-2013	13-17	School 2/16 Rehabilitation Area	E. Griffith
07-26-2012	12-028	Epec Redevelopment Area	C. Kesici
09-02-2011	11-060	Route 1, Area 2 Redevelopment Area	E. Griffith
09-02-2011	11-059	King Georges Post Road Redevelopment Area	C. Kesici
08-08-2011	11-049	Cooper Towers Rehabilitation Area	E. Griffith
06-13-2011	11-040	Change as per Ordinance	C. Kesici
03-22-2011	11-023	Various Changes as per Ordinance	E. Griffith
02-14-2011	11-008	Adoption of Keasbey 8: Tilcon Redevelopment Area	C. Kesici
10-05-2010	10-068	Adoption of Hart Street Redevelopment Area	E. Griffith
08-03-2010	10-046	Amendments to PQP Zone	C. Kesici
06-22-2010	10-040	Amendments to PQP in Pennval Road Area	E. Griffith
03-16-2010	10-017	Amended Zones related to T.O's 09-099, 09-101, 10-004 & 10-005.	R. Woods
03-02-2010	10-013	"Fords Main Street Adjacent to Community Center" changed to B-3.	R. Woods
02-02-2010	10-005	Master Plan OSC/PQP zones added in Avenel, Fords, Hopelawn, Iselin, Keasbey, Menlo Park Terrace, Port Reading & Sewaren.	R. Woods
01-19-2010	10-004	Master Plan OSC/PQP zones added in Woodbridge Proper.	R. Woods
01-19-2010	10-003	Additional Lots added to Pennval Road Redevelopment Area.	R. Woods
12-29-2009	09-101	Master Plan OSC/PQP zones added in Colonia.	R. Woods
12-29-2009	09-099	Master Plan recommended changes to residentially zoned areas.	R. Woods
12-29-2009	09-100	Adopted Woodbridge GIS Zoning Map	R. Woods

0 1,350 2,700 5,400 Feet

1 inch = 1,000 feet

Woodbridge Township -
Department of Information Services
Geographic Information Systems Unit

1 Main Street,
Woodbridge, NJ 07095

This map is only for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes and does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

Interpretation of Zone Boundaries which have been depicted on this map is the responsibility of the Woodbridge Township Zoning Board of Adjustment.