

the NEW JERSEY CONSTRUCTION REPORTER

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November 2023

- \$1.402 billion of construction was authorized by building permits in November. Residential work amounted to \$903.3 million. This was about 60 percent of all authorized work. Office, retail, and other nonresidential projects accounted for another \$578.1 million (about 40 percent).
- 469 municipalities reported.
- Neptune in Monmouth County and Newark City in Essex County had the most construction authorized by permits in November.

Estimated cost of construction authorized by building permits, November 2023 top municipalities

Source: New Jersey Department of Community Affairs, 01/08/2024

rank	municipality	county	Total	Residential	Nonesidential
1	Neptune Township	Monmouth	\$276,240,215	\$1,996,502	\$274,243,713
2	Newark City	Essex	86,117,426	76,237,327	9,880,099
3	Carteret Borough	Middlesex	50,050,176	1,367,500	48,682,676
4	Long Branch City	Monmouth	46,677,072	45,264,022	1,413,050
5	Bayonne City	Hudson	43,544,459	1,445,384	42,099,075
6	Princeton (1114)	Mercer	35,357,855	4,529,260	30,828,595
7	Hopewell Township	Mercer	30,621,567	1,602,943	29,018,624
8	South Brunswick Township	Middlesex	29,593,640	22,564,470	7,029,170
9	Morristown Town	Morris	27,842,756	5,463,055	22,379,701
10	Woodbridge Township	Middlesex	26,303,885	23,935,404	2,368,481
11	Toms River Township	Ocean	26,124,059	16,383,776	9,740,283
12	West Orange Township	Essex	23,787,653	23,467,653	320,000
13	Jersey City	Hudson	20,676,802	13,029,737	7,647,065
14	Lakewood Township	Ocean	20,181,800	13,141,124	7,040,676
15	Lower Township	Cape May	19,501,400	1,177,399	18,324,001
16	Ocean City	Cape May	19,397,594	19,000,454	397,140
17	Edison Township	Middlesex	18,694,937	5,302,815	13,392,122
18	Margate City	Atlantic	15,686,406	13,380,841	2,305,565
19	West New York Town	Hudson	15,278,697	871,692	14,407,005
20	Elizabeth City	Union	15,147,629	6,306,856	8,840,773
	Top municipalities		846,826,028	296,468,214	550,357,814
	New Jersey		\$1,402,064,277	\$903,367,600	\$578,122,678
	Top as a % of New Jersey		60.4%	32.8%	95.2%

Year to Date

- In November 2023, nearly 25,514 permits were issued by construction departments in New Jersey.
- 1,253 new houses were authorized by building permits in November.
- Most of the new housing (752 dwellings or 60 percent) was in 1&2 family buildings.

Dollar Amount of Construction Authorized by Building Permits by Use Group, November 2023						
Source: New Jersey Department of Community Affairs, 01/08/2024						
Use Group	Month			Year-to-Date		
	Permits	Estimated Construction Costs	Square Feet	Permits	Estimated Construction Costs	Square Feet
RESIDENTIAL	22,212	\$903,367,600	4,196,870	280,770	\$11,203,611,128	53,922,079
1 & 2 Family	21,076	652,527,897	3,082,147	263,123	7,482,597,284	33,150,478
Multifamily	1,136	250,839,703	1,114,723	17,647	3,721,013,844	20,771,601
NONRESIDENTIAL	3,302	\$578,122,678	2,449,533	45,194	\$8,377,410,259	30,299,386
Hotels, motels, guest houses	110	7,603,386	66,169	1,503	103,260,070	373,295
Assembly	304	103,369,046	249,107	4,042	705,005,179	1,122,216
Business / Office	1,322	161,017,849	504,346	17,501	2,668,857,101	5,810,307
Education	80	73,108,710	134,024	1,804	1,113,837,809	942,587
Hazardous uses	6	712,175	0	60	10,653,610	802
Industrial	53	34,107,875	110,089	560	388,325,093	1,873,459
Institutional	52	22,893,843	0	669	438,363,892	559,771
Retail	152	16,091,306	21,122	1,896	791,399,098	1,229,751
Storage	136	124,220,302	1,250,975	1,673	1,572,223,859	15,663,521
Signs, fences, miscellaneous	1,087	34,998,186	113,701	15,486	585,484,548	2,723,677
New Jersey	25,514	\$1,481,490,278	6,646,403	325,964	\$19,581,021,387	84,221,465
Nov 2022	25,448	1,590,596,882	6,834,116	356,724	18,955,072,077	105,880,426

Construction Indicators, New Jersey: January - November 2023

NJ DCA 1/08/2024

	Estimated cost of construction	Authorized housing units	Authorized office space (square feet)	Authorized retail space (square feet)
<i>year-to-date figures (January -- November)</i>				
Jan – November 2023	\$19,496,373,850	19,315	5,810,307	1,229,751
Jan – November 2022	18,902,030,487	29,752	6,971,704	529,295
Jan – November 2021	17,010,382,653	28,780	4,996,701	742,445
Jan – November 2020	14,367,594,009	22,851	5,153,892	1,795,478
Jan – November 2019	15,755,989,075	26,962	5,448,704	1,209,278
Jan – November 2018	14,305,109,887	23,851	4,668,376	3,000,447
Jan – November 2017	15,158,064,617	24,145	6,400,965	1,730,210
Jan – November 2016	15,382,330,749	21,242	6,022,811	2,810,133
Jan – November 2015	13,345,080,483	17,402	4,875,203	3,429,476
Jan – November 2014	13,478,832,823	20,868	4,815,885	3,085,849
Jan – November 2013	12,142,891,714	16,984	4,673,541	1,961,380
Jan – November 2012	10,205,168,924	13,840	7,079,410	1,990,548
<i>difference between Jan-Nov.</i>				
2022-23	\$594,343,363	-10,437	-1,161,397	700,456
<i>percent change</i>	3%	-35.1%	-16.7%	132.3%
2021-22	1,891,647,834	972	1,975,003	-213,150
<i>percent change</i>	11.1%	3.4%	39.5%	-28.7%
2020-21	\$2,642,788,644	5,929	-157,191	-1,053,033
<i>percent change</i>	18.4%	25.9%	-3.0%	-58.6%
2019-20	-\$1,388,395,066	-4,111	-294,812	586,200
<i>percent change</i>	-8.8%	-15.2%	-5.4%	48.5%
2018-19	\$1,450,879,188	3,111	780,328	-1,791,169
<i>percent change</i>	10.1%	13.0%	16.7%	-59.7%

Housing units authorized by building permits, November 2023

top municipalities

Source: New Jersey Department of Community Affairs, 01/08/2024

rank	AREA NAME	county	Total	1&2 family	Multifamily	Mixed use
1	South Amboy City	Middlesex	205	0	205	0
2	Manchester Township	Ocean	80	6	74	0
3	Monroe Township	Middlesex	68	9	59	0
4	Greenwich Township	Warren	54	54	0	0
5	South Orange Village	Essex	42	0	42	0
6	Totowa Borough	Passaic	36	0	36	0
7	Mount Laurel Township	Burlington	34	34	0	0
8	Glassboro Borough	Gloucester	28	28	0	0
9	Parsippany-Troy Hills Twp	Morris	28	2	24	2
10	West Windsor Township	Mercer	27	2	25	0
11	Lakewood Township	Ocean	22	22	0	0
12	New Brunswick City	Middlesex	19	19	0	0
13	Ocean City	Cape May	17	14	3	0
14	Newark City	Essex	16	16	0	0
15	Toms River Township	Ocean	16	16	0	0
16	Middle Township	Cape May	15	15	0	0
17	Marlboro Township	Monmouth	15	12	3	0
18	Rockaway Township	Morris	15	0	15	0
19	Woolwich Township	Gloucester	14	14	0	0
20	Manalapan Township	Monmouth	14	14	0	0
	Top Municipalities		765	277	486	2
	New Jersey		1,253	752	495	6
	Top as % of State		61.1%	36.8%	98.2%	

Big permits, 2023								
Construction Reporter, 01/08/2024								
municipality	*comu	county	permit no.	month	building use	permit type	dollar amt of construction	description
SECAUCUS TOWN	0909	Hudson	23-458	07	R-2	ALT	1,309,000,000	777 FIFTH ST
JERSEY CITY	0906	Hudson	20222686+B	01	R-5	NEW	621,575,900	2-38 JOURNAL SQ
ELMWOOD PARK BORO	0211	Bergen	20220667U	03	M	NEW	412,460,000	18 BROADWAY
LIVINGSTON TWP	0710	Essex	20231039	07	I-2	NEW	144,875,000	E NORTHFIELD ROAD
BELLEVILLE TOWN	0701	Essex	22-01133+B	11	R-2	ALT	130,000,000	740 WASHINGTON AVE # 748
JERSEY CITY	0906	Hudson	20230227	01	R-5	NEW	105,000,000	325 Fifteenth St
NEWARK CITY	0714	Essex	23CP001660	07	B	NEW	87,700,001	346 UNIVERSITY AVE # 36
JERSEY CITY	0906	Hudson	20222542+A	04	R-2	NEW	87,165,991	1 CONSTELLATION PLACE, PORT LIBERTE APARTMENTS LLC
NEW MILFORD BORO	0238	Bergen	2303-12+B	08	R-5	ADD	80,000,803	185 HARRISON ST
WEEHAWKEN TWP	0911	Hudson	20230279U	08	R-2	NEW	78,400,000	3 AVE @ PORT IMPERIAL
EAST ORANGE CITY	0705	Essex	20230011	01	R-2	NEW	72,973,905	533 DR. MLK JR., BLVD, Apartments
SECAUCUS TOWN	0909	Hudson	23-428	07	S-1	NEW	72,350,000	2 EMERSON LN
LOGAN TWP	0809	Gloucester	202300097	04	S-1	ALT	61,617,396	2961 RTE 322
CARNEYS POINT TWP	1713	Salem	202302142	05	S-1	NEW	58,967,985	37 S GOLFWOOD AVE
LIVINGSTON TWP	0710	Essex	20230659	05	R-2	NEW	51,843,591	89 LESLIE ST
HOLMDEL TWP	1318	Monmouth	20230466	05	R-2	NEW	51,826,434	STATE HWY 35
NEWARK CITY	0714	Essex	22CP001836+B	01	R-5	NEW	51,816,042	5-54 SUSSEX AVE,
CLIFFSIDE PARK BORO	0206	Bergen	2023-150+B	05	R-3	NEW	50,007,153	25 KNOX AVE
OLD BRIDGE TWP	1209	Middlesex	22-2717+I	08	S-2	NEW	48,856,500	8 FAIRWAY LANE
JERSEY CITY	0906	Hudson	20231223	05	A-1	ALT	45,541,680	45 JOURNAL SQ,
BELLEVILLE TOWN	0701	Essex	23-00393	05	R-2	NEW	45,000,000	22 ESSEX ST
HANOVER TWP	1412	Morris	20230674	11	R-2	NEW	43,904,000	190 PARK AVE
SOUTH BRUNSWICK TWP	1221	Middlesex	20232768	10	S-1	NEW	40,403,634	999 CRANBURY SOUTH RIVER RD
CARNEYS POINT TWP	1713	Salem	20230383	11	S-2	NEW	40,000,000	37 FOREST LN
PATERSON CITY	1608	Passaic	23-00028	01	R-2	NEW	37,500,020	35-319 PENNSYLVANIA AVE
LIVINGSTON TWP	0710	Essex	20230637	04	R-2	NEW	35,190,000	1 EISENHOWER PKWY
TEANECK TWP	0260	Bergen	20221869+A	05	R-2	NEW	34,250,000	329 ALFRED AVE
NEW BRUNSWICK CITY	1214	Middlesex	21-0641+O	03	I-2	ALT	31,968,000	165 SOMERSET ST
BRANCHBURG TWP	1805	Somerset	2300197	03	S-1	NEW	30,126,506	18 RT 22, Roche Diagnostics warehouse
MORRISTOWN TOWN	1424	Morris	20230199+A	08	B	NEW	29,002,450	1 MORRIS ST
HAMILTON TWP	0112	Atlantic	20230394+B	07	E	NEW	28,374,000	58 ATLANTIC AVE
LINDENWOLD BORO	0422	Camden	23-561	10	E	NEW	28,128,559	801 EGG HARBOR RD
PRINCETON (CONSOLIDATED)	1114	Mercer	20221582U	10	B	NEW	27,792,000	WESTERN MASTER LOT
PALMYRA BORO	0327	Burlington	020230172	06	S-1	NEW	27,592,614	95 S RTE 73
BORDENTOWN TWP	0304	Burlington	20230507	10	S-1	NEW	27,484,991	215 ROUTE 26
PRINCETON (CONSOLIDATED)	1114	Mercer	20230131U	11	E	NEW	27,048,479	WESTERN MASTER LOT
PRINCETON (CONSOLIDATED)	1114	Mercer	20230131U	06	E	NEW	26,500,000	WESTERN MASTER LOT
BERKELEY HEIGHTS TWP	2001	Union	23-0047+A	05	R-2	NEW	25,801,438	386 YALE AVE
BRANCHBURG TWP	1805	Somerset	2300196	03	F-1	NEW	25,472,600	18 RT 22, Roche Diagnostics factory
PARAMUS BORO	0246	Bergen	20230664	05	E	ADD	25,075,000	E-275 & 285 PASCACK ROAD
LAKEWOOD TWP	1514	Ocean	20231083	05	B	NEW	25,000,000	BOULEVARD OF AMERICAS
SAYREVILLE BORO	1219	Middlesex	20231090	07	E	ALT	25,000,000	298 ERNSTON ROAD
ALLEDALE BORO	0201	Bergen	20230066+A	04	R-2	NEW	24,450,000	22 W Crescent Ave
BRANCHBURG TWP	1805	Somerset	2300055	01	F-1	NEW	24,197,742	3091 RT 22
OLD BRIDGE TWP	1209	Middlesex	23-1956	08	U	NEW	23,682,571	8 FAIRWAY LANE
LOGAN TWP	0809	Gloucester	202100302+L	02	S-1	ALT	23,432,670	2961 RTE 322, B9 LOGAN SOUTH OWNER LLC
NEWARK CITY	0714	Essex	23CP001175	05	S-1	ALT	23,091,500	58 FRONTAGE RD # 18
OLD BRIDGE TWP	1209	Middlesex	22-2716+A	05	S-2	NEW	23,058,927	6 Fairway Lane
FAIR LAWN BORO	0217	Bergen	230224	02	B	ALT	23,000,100	17-17 RTE 28
BRANCHBURG TWP	1805	Somerset	2300109	02	S-2	NEW	22,895,925	18 RT 22, Roche Molecular Systems
LOGAN TWP	0809	Gloucester	202300298	10	S-1	ADD	22,600,000	119 COMMERCE BLVD
JERSEY CITY	0906	Hudson	20230668+C	05	R-2	NEW	22,500,000	99 MONITOR ST.
PRINCETON (CONSOLIDATED)	1114	Mercer	20230131U	03	E	NEW	21,890,000	Western Master Lot, Princeton, Private School
LINDEN CITY	2009	Union	23CP0703	07	R-2	ALT	21,521,800	1551 DILL AVE
LOGAN TWP	0809	Gloucester	202300294+A	11	S-1	NEW	21,410,000	LAMSON RD
WOODBURY CITY	0822	Gloucester	20220508W+B	03	I-2	NEW	21,273,350	34 OAK ST, INSPIRA MEDICAL CENTERS
EWING TWP	1102	Mercer	22-01769+A	11	A-2	NEW	21,000,000	1401-1499 PARKWAY AVE
RANDOLPH TWP	1432	Morris	20230916	07	E	NEW	20,515,000	214 CENTER GROVE RD
SOUTH AMBOY CITY	1220	Middlesex	20230286	10	S-1	NEW	20,268,800	MAIN ST
NEWARK CITY	0714	Essex	22CP002208+B	07	R-2	NEW	19,269,501	59-97 CHAPEL ST
LITTLE FERRY BORO	0230	Bergen	22-00030+A	06	R-2	NEW	19,174,648	11 BERGEN TPKE
PERTH AMBOY CITY	1216	Middlesex	23-0240	03	S-1	NEW	19,000,000	116 STATE ST.
CRANFORD TWP	2003	Union	23-0974	10	R-2	NEW	18,656,875	75 WALNUT AVE
CRANFORD TWP	2003	Union	23-0936	09	R-2	NEW	18,656,375	75 WALNUT AVE
PISCATAWAY TWP	1217	Middlesex	20231256	06	B	ALT	18,440,000	11 POSSUMTOWN RD
ORANGE CITY	0717	Essex	22-0733+A	05	R-2	NEW	18,390,000	66-72 S Essex Ave
CRANFORD TWP	2003	Union	23-0936+B	09	R-2	ALT	18,365,000	75 WALNUT AVE
SECAUCUS TOWN	0909	Hudson	23-133	03	S-1	ADD	18,325,000	65 JEFFERSON AVE
LUMBERTON TWP	0317	Burlington	20230261	06	S-1	NEW	18,244,000	1775 ROUTE 38
EVESHAM TWP	0313	Burlington	20231007	06	R-2	NEW	18,000,000	3 EXECUTIVE DRIVE
VINELAND CITY	0614	Cumberland	23-1118	11	F-1	NEW	17,794,651	3823 N MILL RD
PHILLIPSBURG TOWN	2119	Warren	23-0634	04	S-1	ALT	17,757,000	3-7 RAND BLVD
NEWARK CITY	0714	Essex	23CP001258+B	11	B	NEW	17,672,416	373-383 IRVINE TURNER BLV
WESTAMPTON TWP	0327	Burlington	20230145	04	E	ADD	17,622,306	OGDEN DRIVE
BRIDGETON CITY	0601	Cumberland	23-0323-07	08	E	ALT	17,594,000	251 W BROAD ST
PAULSBORO BORO	0814	Gloucester	020230117	05	F-2	NEW	17,500,000	THROUGHOUT BORO
MANSFIELD TWP	0318	Burlington	23-425	10	S-1	NEW	17,480,000	49 MANSFIELD ROAD EAST
JERSEY CITY	0906	Hudson	20230602	03	R-2	NEW	17,451,000	42 MARIN BLVD.
SUMMIT CITY	2018	Union	202378581	08	B	ALT	17,369,141	556 MORRIS AVE
NEWARK CITY	0714	Essex	23CP001404+A	10	B	NEW	16,878,186	247 PESHINE AVE
MONROE TWP	1213	Middlesex	20230861	03	R-2	NEW	16,753,049	21 CRANBURY HALF ACRE RD
KEARNY TOWN	0907	Hudson	20230285+A	06	S-1	NEW	16613450	LINCOLN HWY

Big permits, 2023								
Construction Reporter, 01/08/2024								
municipality	*comu	county	permit no.	month	building use	permit type	dollar amt of construction	description
BAYONNE CITY	0901	Hudson	23-09-131	09	F-1	NEW	16,000,000	63-67 HOOK ROAD
DEERFIELD TWP	0603	Cumberland	21-117-C	02	F-1	NEW	16,000,000	169 Jesse Bridge Rd Millville, Cumberland County Improvement Authority
PRINCETON (CONSOLIDATED)	1114	Mercer	20221582U	04	B	NEW	16,000,000	WESTERN MASTER LOT
PRINCETON (CONSOLIDATED)	1114	Mercer	20221582U	05	B	NEW	16,000,000	WESTERN MASTER LOT
WEST NEW YORK TOWN	0912	Hudson	20230219	04	E	ALT	15,633,023	56 BROADWAY
MORRIS TWP	1422	Morris	23-0448	04	B	ALT	15,281,376	34 MT KEMBLE AVE
NEWARK CITY	0714	Essex	23CP001042	05	B	ALT	15,021,560	48 PROSPECT ST #66MT
LAKEWOOD TWP	1514	Ocean	20230090	01	A-2	NEW	15,000,000	216 River Ave, Lakewood, NJ 871
LAKEWOOD TWP	1514	Ocean	20230817	04	B	NEW	15,000,000	LAKEWOOD PINES MAP 1
LUMBERTON TWP	0317	Burlington	20230257	06	F-1	NEW	14,892,676	92 ARK RD
CARTERET BORO	1201	Middlesex	020220516	01	B	ALT	14,855,000	9 Federal Blvd, Harbor Warehouse
HOBOKEN CITY	0905	Hudson	20230184	03	E	ALT	14,525,000	57 RIVER/525 RIVER ST
PRINCETON (CONSOLIDATED)	1114	Mercer	20230131	01	E	ALT	14,383,968	Western Master Lot, Princeton, Private School
LINDEN CITY	2009	Union	23CP0157	02	B	ALT	14,329,319	2525 BRUNSWICK AVE
MONTCLAIR TOWN	0713	Essex	22-2112+A	10	R-2	NEW	14,305,000	59 CHURCH ST
JERSEY CITY	0906	Hudson	20230149	01	R-2	NEW	14,295,000	857 BERGEN AVE
PLAINFIELD CITY	2012	Union	23CP000307	03	E	NEW	14,279,641	13-118 PLAINFIELD AVE
FRANKLIN TWP	1808	Somerset	23-02409	11	S-1	NEW	14,264,351	1100 RANDOLPH RD
MOORESTOWN TWP	0322	Burlington	22-1475	01	B	ALT	14,252,000	ROUTE 38, Moorestown Twp
LINCOLN PARK BORO	1416	Morris	20230058	03	R-2	NEW	14,250,000	115 MAIN ST
SOUTH PLAINFIELD BORO	1222	Middlesex	230840	08	M	ALT	14,050,000	61 HADLEY RD
GREENWICH TWP	2107	Warren	23-07244	11	R-5	NEW	14,000,000	GREENWICH ST
GREENWICH TWP	2107	Warren	23-07245	11	R-5	NEW	14,000,000	GREENWICH ST
GREENWICH TWP	2107	Warren	23-07243	11	R-5	NEW	14,000,000	GREENWICH ST
GREENWICH TWP	2107	Warren	23-07247	11	A-3	NEW	14,000,000	GREENWICH ST
GREENWICH TWP	2107	Warren	23-07242	11	R-5	NEW	14,000,000	GREENWICH ST
GREENWICH TWP	2107	Warren	23-07241	11	R-5	NEW	14,000,000	GREENWICH ST
NEWARK CITY	0714	Essex	23CP001405+A	11	B	NEW	13,965,149	775 BERGEN ST
VERONA BORO	0720	Essex	2023-387	07	R-2	NEW	13,942,636	1-5 LUNN DRIVE
WARREN TWP	1820	Somerset	23-0983	10	B	ALT	13,900,046	5 WARREN CORP CTR DR
BRIDGEWATER TWP	1806	Somerset	20231409	08	B	ALT	13,812,000	95 CORPORATE DR
JERSEY CITY	0906	Hudson	20222686+D	01	R-2	ALT	13,287,000	2-38 JOURNAL SQ
EAST BRUNSWICK TWP	1204	Middlesex	22CP000069+C	03	M	NEW	13,200,829	11 TICES LN
EDISON TWP	1205	Middlesex	20233982	08	F-1	ADD	13,070,000	45 DIVISION ST
RARITAN BORO	1816	Somerset	23-1111	05	B	ALT	13,023,200	JOHNSON DRIVE & FIRST AVE
MIDDLETOWN TWP	1331	Monmouth	20230792	03	B	ADD	12,910,999	1 SCHULTZ DR
PRINCETON (CONSOLIDATED)	1114	Mercer	20211915U	01	U	NEW	12,879,000	NASSAU MASTER LOT, PRINCETON BOROUGH, TRUSTEES OF PRINCETON UNIVERSITY
EAST BRUNSWICK TWP	1204	Middlesex	22CP000069+A	03	M	NEW	12,829,348	11 TICES LN
ELIZABETH CITY	2004	Union	20231341	10	R-5	NEW	12,622,600	PT 827-961 NEWARK AVE
CARLSTADT BORO	0205	Bergen	20230255	09	F-1	NEW	12,594,850	369 WASHINGTON AVE.
WESTAMPTON TWP	0337	Burlington	20230146	04	E	ADD	12,454,362	7 RANCOCAS RD
KEARNY TOWN	0907	Hudson	20230882	11	R-5	ALT	12,450,000	141 JACOBUS AVE
HOPEWELL TWP	1106	Mercer	20220134+D	02	F-1	ALT	12,347,000	PENN ROCKY HILL RD
NEWARK CITY	0714	Essex	23CP000681	03	R-2	ALT	12,326,100	23-221 MEEKER AVE
SALEM CITY	1712	Salem	21-12084+K	11	A-3	NEW	12,167,525	90 MARKET ST # 92
WESTFIELD TOWN	2020	Union	22-1937+A	03	R-2	NEW	12,156,000	516 NORTH AVENUE E
MOORESTOWN TWP	0322	Burlington	23-0287	04	B	ALT	12,030,000	ROUTE 38
PERTH AMBOY CITY	1216	Middlesex	23-0367+C	05	R-2	ALT	12,000,000	585 SAYRE AVE
RUMSON BORO	1342	Monmouth	2300129	04	R-5	NEW	12,000,000	29 WARD AVE
HAMILTON TWP	1103	Mercer	20224742+A	02	S-1	NEW	11,967,424	646 STATE HWY 13, BCIF HAMILTON DISTRIBUTION CTR LLC
FLORHAM PARK BORO	1411	Morris	20220563+A	05	R-2	NEW	11,935,000	147 COLUMBIA TPKE
TINTON FALLS BORO	1336	Monmouth	20230949	09	S-1	NEW	11,880,088	147 SHAFTO ROAD
VOORHEES TWP	0434	Camden	23-1111	08	S-1	NEW	11,837,500	111 CENTENNIAL BLVD
WOODBRIIDGE TWP	1225	Middlesex	20230530	02	R-2	NEW	11,750,000	185 W KELLY ST
MONTVALE BORO	0236	Bergen	20230297	07	E	ALT	11,740,400	W GRAND
SOMERDALE BORO	0431	Camden	23-142	08	B	NEW	11,718,379	EVESHAM AVE
FRANKLIN LAKES BORO	0220	Bergen	22CP0638 +A	02	A-3	NEW	11,709,500	782 FRANKLIN LAKE ROAD
MONROE TWP	1213	Middlesex	20231612	06	B	ALT	11,700,000	6 FARRINGTON BLVD
NEWARK CITY	0714	Essex	23CP000857	04	M	ALT	11,337,000	729 BROAD ST # 737
FRANKLIN TWP	1808	Somerset	23-02409+A	08	S-2	ALT	11,279,348	11 RANDOLPH RD
CLIFTON CITY	1602	Passaic	23-1744	03	E	ALT	11,265,000	35 PIAGET AVE
NEPTUNE TWP	1334	Monmouth	20231158	09	I-2	ALT	11,183,000	1945 CORLIES AVE
NEWARK CITY	0714	Essex	23CP002444	11	E	ADD	11,067,000	167-179 ELM ST
BERNARDS TWP	1802	Somerset	20221153+A	03	R-2	NEW	11,000,000	18-181 MOUNTAINVIEW BLVD
ROBBINSVILLE	1112	Mercer	20230113	02	S-1	NEW	10,986,000	1 N MAIN STREET
LINDEN CITY	2009	Union	23CP0424	04	R-1	NEW	10,950,000	75 W EDGAR RD
WEST ORANGE TOWN	0722	Essex	20230994	06	R-2	NEW	10,755,147	MUNICIPAL PLAZA
NEWARK CITY	0714	Essex	23CP001044	05	S-1	ALT	10,710,850	337-391 WILSON AVE
HAMILTON TWP	1103	Mercer	20224743+A	02	S-1	NEW	10,644,142	646 STATE HWY 13, BCIF HAMILTON DISTRIBUTION CTR LLC
PARSIPPANY-TROY HILLS TWP	1429	Morris	23CP0676	07	B	ALT	10,589,661	369-379 INTERPACE PKY
NEWARK CITY	0714	Essex	23CP000657+B	06	R-2	NEW	10,560,701	33-41 MADISON ST
ENGLEWOOD CITY	0215	Bergen	823-133	02	S-1	NEW	10,547,869	15 S DEAN ST, TROJAN STORAGE OF ENGLEWOOD LLC
LAWRENCE TWP	1107	Mercer	23CP0103	01	S-1	NEW	10,465,686	ENTERPRISE AVE, Lawrence
FORT LEE BORO	0219	Bergen	20220938U	03	B	NEW	10,436,952	54 JANE ST.
HOPEWELL TWP	1106	Mercer	20220737+C	02	B	ALT	10,390,000	PENN ROCKY HILL RD
LONG BRANCH CITY	1325	Monmouth	23-0652	08	A-3	ALT	10,384,000	344 BROADWAY
VINELAND CITY	0614	Cumberland	23-0594	05	S-2	NEW	10,376,141	273 W GARDEN RD
SUMMIT CITY	2018	Union	202378619	09	A-2	NEW	10,373,481	556 MORRIS AVE
EAST BRUNSWICK TWP	1204	Middlesex	22CP000069+B	03	M	NEW	10,291,727	11 TICES LN
PRINCETON (CONSOLIDATED)	1114	Mercer	20231134	07	B	NEW	10,282,000	71 MOUNT LUCAS RD
ATLANTIC CITY	0102	Atlantic	20230107	02	A-2	ALT	10,268,300	211 Boardwalk
MEDFORD TWP	0320	Burlington	20230230	03	A-3	ALT	10,253,482	BRIDLINGTON WAY
LOWER TWP	0505	Cape May	20230259	03	B	NEW	10,252,010	BREAKWATER ROAD
NEWARK CITY	0714	Essex	23CP000589	03	I-3	ALT	10,238,257	351-373 DOREMUS AVE
WALL TWP	1352	Monmouth	20230336	03	B	ALT	10,146,365	1415 WYCKOFF RD
WOODBRIIDGE TWP	1225	Middlesex	20231476+B	08	R-2	NEW	10,100,000	535 NEW BRUNSWICK AVE # 537
TERBORO BORO	0262	Bergen	20230029	08	S-1	NEW	10,081,808	INDUSTRIAL AVE
LONG BEACH TWP	1517	Ocean	20230780	08	R-5	NEW	10,060,850	51 WEST ALABAMA
NEWARK CITY	0714	Essex	23CP001187	06	A-3	NEW	10,040,001	186-27 ADAMS ST
PRINCETON (CONSOLIDATED)	1114	Mercer	20221582U	03	B	NEW	10,000,000	Western Master Lot, Princeton, Private School

THE NEW JERSEY CONSTRUCTION REPORTER contains statistics on construction activity in New Jersey. Information in the report comes from construction officials who administer the State Uniform Construction Code (UCC) (N.J.A.C. 5:23-1 et seq) in New Jersey's 565 municipalities.

Each month, construction officials send to the New Jersey Department of Community Affairs (DCA) reports on the permits and certificates they issue. Permits authorize the start of construction and cover four types of activity: (1) New construction permits authorize the start of a new structure. (2) Permits for additions refer to work that will add space (volume and square feet) to an existing building. (3) Alterations also involve existing structures, but the work authorized will not add space. Typically, construction officials issue permits for alterations when the work is subject to one or more of the UCC's major subcodes (building, electrical, plumbing, fire protection). (4) Demolition permits authorize the removal of a building or some other structure. The *CONSTRUCTION REPORTER* identifies only those demolitions that will result in the loss of housing.

In addition to permits, the *CONSTRUCTION REPORTER* has information on the certificates issued by construction officials. While permits authorize the start of construction, certificates are issued for work completed and ready for occupancy. Each month, the *CONSTRUCTION REPORTER* will report on the number of housing units and the amount of office and retail space authorized for construction, along with the number of housing units and the amount of office and retail space completed.

Data Comparability

The *CONSTRUCTION REPORTER* contains information on authorized housing units that is tabulated two different ways. The DCA tabulates Tables 1 through 3 and Tables 8 through 13 based on the use of buildings, defined in "groups" by New Jersey's UCC. Exhibit B on page 3 summarizes these groups.

Tables 4, 5, and 6 show authorized housing units as defined and tabulated by the United States Census Bureau. The New Jersey Department of Labor and Workforce Development prepares these tables for publication in the *CONSTRUCTION REPORTER*. Exhibit C on page 4 describes the housing definitions used by the Census Bureau.

The DCA series and the Census Bureau series on authorized housing units differ two important ways. First, the DCA series includes housing units created as a result of permits issued to alter or make additions to existing structures. The Census Bureau counts only those housing units authorized from permits issued for new construction.

Second, the Census Bureau imputes data for localities that fail to submit monthly reports on time. An asterisk in the Census column of data appearing in the Municipal Summary Data table at the back of the *CONSTRUCTION REPORTER* indicates those towns with imputed data. The Census Bureau bases these imputations on historic trends. The DCA series shows information for only those towns that submitted monthly reports. If a municipality failed to submit a monthly report on time, "No report" appears in the appropriate columns in the Municipal Summary Data table.

Additional Terms

A number of other terms appear in the tables throughout the *CONSTRUCTION REPORTER*. Exhibit A on page 2 defines additional construction permit and certificate terms.

Exhibit A

Summary of Building Permit and Certificate Terms	
Addition	Permit type issued for construction work that adds space (volume and square feet) to an existing structure.
Alteration	Permit type involving one or more subcodes (building, electrical, fire protection, and plumbing). The work is authorized for an existing structure and does not add new space.
Certificate	A document issued by a construction official indicating completion of work for which a permit was issued.
Dollar Amount of Construction	Estimated cost of work, as reported by the permit applicant to the construction official.
Demolition	Permit type authorizing the demolition of an existing structure.
Housing Units Certified	A rental or for-sale unit completed and certified by the construction official for conforming to the standards in the New Jersey UCC.
Housing Units Authorized by Building Permits	A rental or for-sale dwelling unit authorized by a construction permit. See Exhibits B and C for explanations of the different definitions of housing structures. The Table 1 series and Tables 2 and 3 show housing units as classified by the residential use groups defined in Exhibit B. Tables 4, 5, and 6 identify authorized housing as defined by the U.S. Census Bureau. (See Exhibit C.)
Housing Unit Demolitions	Rental or for-sale housing to be demolished, as reported to the construction official by permit applicants.
New Construction	Permit type authorizing the start of a new structure.
Permit	A document issued by construction officials that authorizes the construction of a new structure or an addition, alteration, or demolition of an existing structure.
Square Feet	Estimated building area, as reported on permits for new construction and additions.
State Buildings	Buildings or structures constructed or owned by the State or any of its instrumentalities. Construction activity reported in this category includes State offices, colleges, hospitals, prisons, facilities operated by New Jersey Transit and the New Jersey Sports and Exposition Authority, and other State authorities.

Exhibit B

Building Groups	
Residential	Buildings where members of households live. Examples of residential groups include: one- and two-family houses (R-3 and R-5); apartments, dormitories, other multifamily houses (R-2); and mixed-use housing, where the house is a relatively smaller part of a building that has another use (e.g., an apartment over a store). Therapeutic residences (R-4) for 6 to 16 occupants are also included in this category. The Table 1 series and Tables 2 and 3 show authorized housing units by group definition.
The following groups refer to industrial, commercial, and other nonresidential structures.	
Assembly	Structures where people gather for civic, social, or religious purposes. Examples include: theaters and concert halls (group A-1); night clubs, dance halls, casino gaming areas, restaurants, taverns, and bars (A-2); churches, libraries, amusement arcades, community halls, gymnasiums, indoor swimming pools, art galleries, and museums (A-3); arenas, skating rinks, swimming pools, tennis courts (A-4); and grandstands, bleachers stadiums, and amusement park structures (A-5).
Business	Office buildings (group B) for business transactions of all kinds including banks, corporate offices, professional offices, government buildings, beauty shops, motor vehicle showrooms, and out-patient clinics.
Educational	Buildings for educational purposes through the 12th grade (group E).
High Hazard	Buildings used to manufacture, process, or store materials that constitute a high fire, explosion, or health hazard (group H).
Hotels, Motels, Guest Houses	Buildings for shelter and sleeping where the primary occupants use the facility on a temporary basis, staying less than 30 days (group R-1).
Industrial	Factory buildings where the occupants make, process, or assemble products that are not highly combustible, flammable, or explosive. Includes automotive, appliance, and furniture manufacturers; electric power plants; food processing plants; foundries; and water pumping, solid waste disposal, and incineration plants (group F).
Institutional	Buildings for people who suffer from physical limitations because of age or health; buildings for people detained for penal or correction purposes. Includes: supervised residential homes for six or more people (group I-1); medical and nursing-care facilities (I-2); jails, reformatories, and asylums (I-3); and day care for six or more occupants (I-4).
Mercantile	Buildings for display and sale purposes. Includes retail stores, automotive service stations, drug stores, shops, salesrooms, and markets (group M).
Storage	Buildings used to store goods that are not highly combustible or explosive. Includes warehouses, open parking garages, lumberyards, livestock shelters, and mausoleums (group S).
Signs, Fences, Miscellaneous	Accessory buildings and miscellaneous structures including fences over six feet in height, signs, private garages, sheds, agricultural buildings, carports, retaining walls, tanks, and swimming pools (group U).

Exhibit C

Residential Structures (U.S. Census Bureau Definitions)

Tables 4, 5, and 6 show authorized housing units based on the structure types defined below by the U.S. Census Bureau. The number of units shown in these tables refers to those authorized by building permits issued for new construction only.

Single-Family Houses

Include all detached one-family houses and all attached one-family houses separated by a wall that extends from ground to roof with no common heating system or inter-structural public utilities. Include prefabricated, sectionalized, panelized, and modular homes that are manufactured partially off site, but are transported and assembled at the construction site.

Two-Family Buildings

Include all buildings with two housing units that may be above one another or side by side. If built side by side, the structures (1) do not have a wall that extends from ground to roof; or (2) share a heating system; or (3) have inter-structural public utilities, such as water supply and sewage disposal.

Three- and Four-Family Buildings

Include all buildings with three or four housing units. If built side by side, the structures (1) do not have a wall that extends from ground to roof; or (2) share a heating system; or (3) have inter-structural public utilities, such as water supply and sewage disposal.

Five-or-More-Family Buildings

Include all buildings with five or more housing units. If built side by side, the structures (1) do not have a wall that extends from ground to roof; or (2) share a heating system; or (3) have inter-structural public utilities, such as water supply and sewage disposal.

Private Housing Units

Housing owned by a private company or individual during the period of construction. This includes all housing built by nonprofit organizations and "turnkey" housing; for example, housing that will be sold to a local public housing authority when completed.

Public Housing Units

Housing owned by a governmental body during the period of construction.



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