DEVELOPMENT ACTIVITY REPORT — 2nd QUARTER 2020

Division of Planning, Monmouth County, New Jersey — April 1, 2020 to June 30, 2020

Purpose: The Development Activity Report provides a summary of county-wide development activity in Monmouth County, New Jersey for the 2nd Quarter of 2020. This report details development activity on a quarterly basis to identify current trends and to compare these to previous quarters.

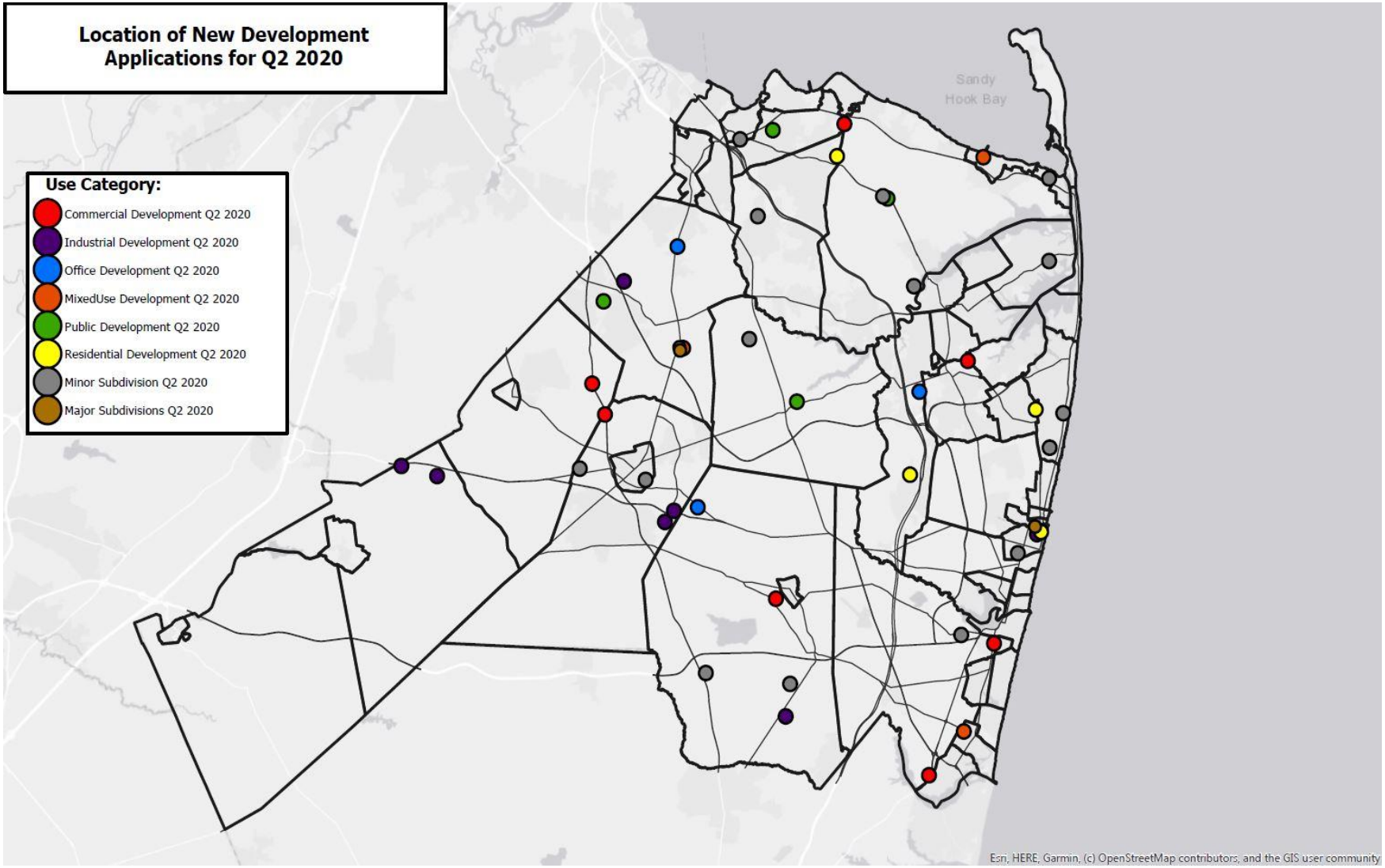
Highlights:

- AA 33 Industrial: 1,220,000 square foot warehouse in Millstone.
  Status - **Conditional Approval** - 5/2020
- 500 Halls Mill Road - Warehouse: 206,642 square foot warehouse in Freehold Township.
  Status - **Request Information** - 5/2020
- Brookstone at Casola Farms - Howell: 70,950 square foot Flex/Commercial buildings in Howell.
  Status - **Request Information** - 6/2020
- Marlboro Development Group: 12,000 square foot, 105 unit Residential/Commercial mixed-use development in Marlboro.
  Status - **Conditional Approval** - 6/2020
- 183 Three Brooks Holdings Warehouse Expansion: 53,387 square foot warehouse in Freehold Township.
  Status - **Request Information** - 6/2020

Summary of Development Statistics for Projects Submitted in Q2 2020 (fig. 1)

Use:	Building Area (square feet)	Dwelling Units	Proposed New Building Lots	Number of Applications
Commercial	78,815			7
Industrial	1,480,125			7
Office	11,150			3
Mixed Use	14,598	123		3
Public	67,623			4
Residential Units		185		4
Minor Subdivision		*	14	15
Major Subdivision		*	96	3

*The dwelling units for major and minor subdivisions have been removed to further distinguish residential units proposed from siteplan applications and proposed building lots from subdivisions. (Revised 1/22/21)


Location of New Development Applications for Q2 2020
Use Category:
Commercial Development Q2 2020
Industrial Development Q2 2020
Office Development Q2 2020
MixedUse Development Q2 2020
Public Development Q2 2020
Residential Development Q2 2020
Minor Subdivision Q2 2020
Major Subdivisions Q2 2020
Sandy Hook Bay
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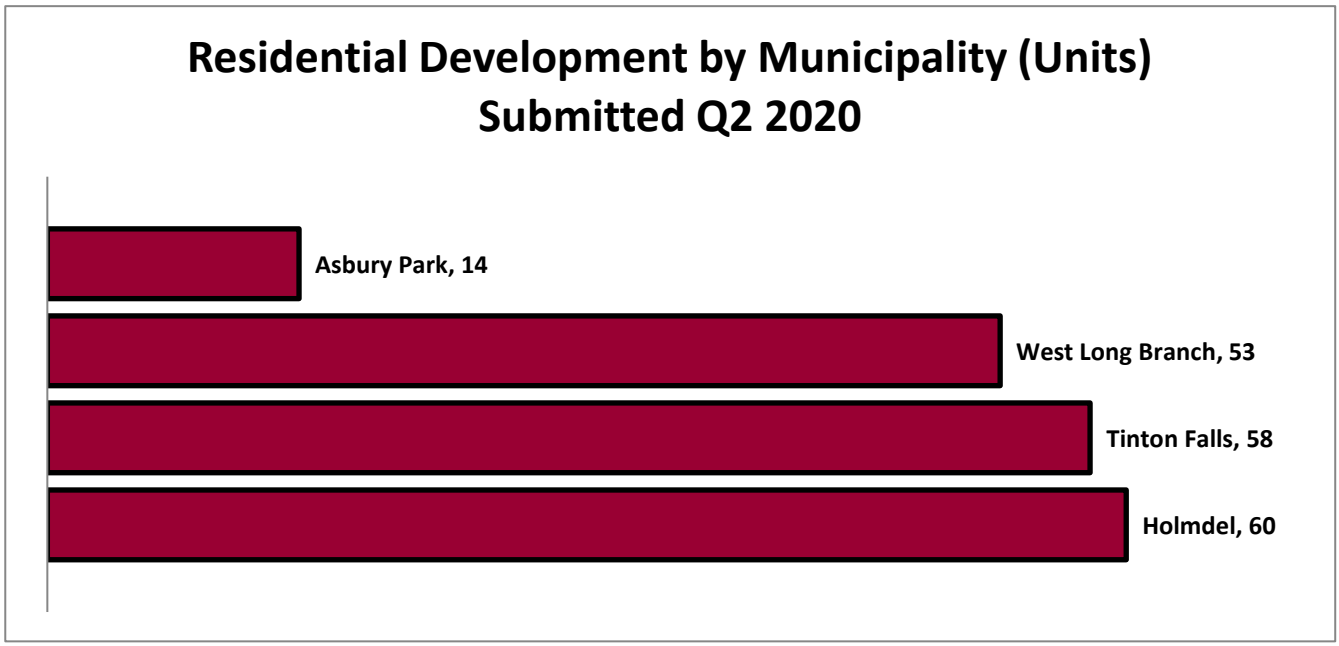
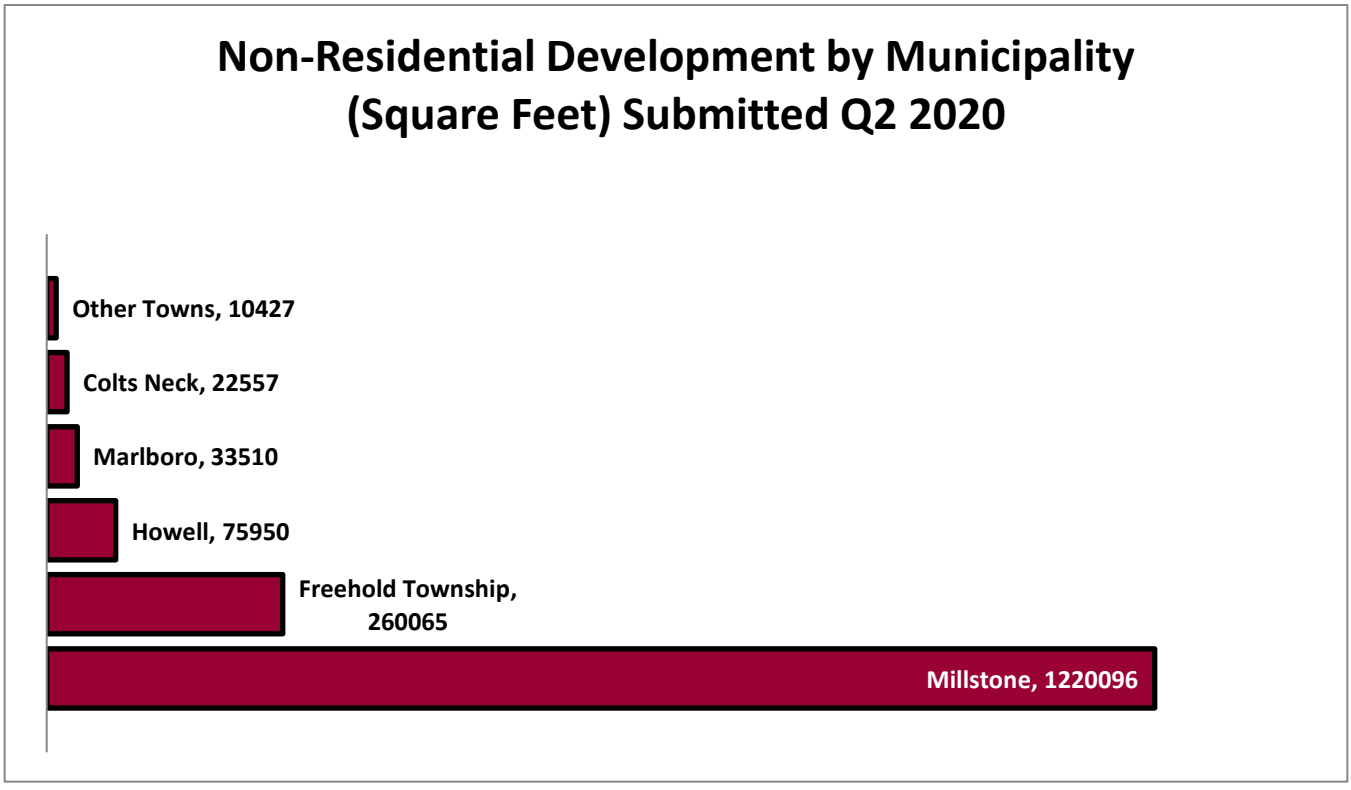
(fig. 2)


Residential Development by Municipality (Units) Submitted Q2 2020
Asbury Park, 14
West Long Branch, 53
Tinton Falls, 58
Holmdel, 60

(fig. 3)


Non-Residential Development by Municipality (Square Feet) Submitted Q2 2020
Other Towns, 10427
Colts Neck, 22557
Marlboro, 33510
Howell, 75950
Freehold Township, 260065
Millstone, 1220096

(fig. 4)

Development Statistics for Projects Submitted in Q2 2020 (fig. 5)								
File #	Project Name	Municipality	Type	Category	Status	Square Feet	Lots	Units
WSP10050	Bakes Brewery	Wall Township	Site Plan	Commercial	CANR	0	.	.
HZSP10055	Palmer Beauty Salon	Hazlet Township	Site Plan	Commercial	CA	200	.	.
MNSP10057	Taco Bell - Manalapan	Manalapan Township	Site Plan	Commercial	CANR	2578	.	.
ETSP10059	Fort Monmouth Bowling Center	Eatontown Borough	Site Plan	Commercial	RI	5051	.	.
HWSP10065	Brookstone at Casola Farms - Howell	Howell Township	Site Plan	Commercial	RI	70950	.	.
WSP10067	Guaranteed Services	Wall Township	Site Plan	Commercial	CANR	0	.	.
FRTSP10074	Proposed Convenience Store with Dunkin'	Freehold Township	Site Plan	Commercial	CANR	36	.	.
MSSP10058	AT & T - Crown Tower Millstone	Millstone Township	Site Plan	Industrial	CANR	96	.	.
APSP10051	AT&T - Asbury Park Beach	Asbury Park City	Site Plan	Industrial	CANR	0	.	.
HWSP9085A	VESI 24, LLC - Howell Solar	Howell Township	Site Plan	Industrial	RI	0	.	.
MSSP10054	AA 33 Industrial	Millstone Township	Site Plan	Industrial	CA	1220000	.	.
FRTSP10061	500 Halls Mill Road - Warehouse	Freehold Township	Site Plan	Industrial	RI	206642	.	.
MRSP10062	AT&T W-575 / Wickatunk	Marlboro Township	Site Plan	Industrial	CA	0	.	.
FRTSP10068	183 Three Brooks Holdings Warehouse Expansion	Freehold Township	Site Plan	Industrial	RI	53387	.	.
TFSP9206A	CommVault - Fire House	Tinton Falls Borough	Site Plan	Office	CANR	0	.	.

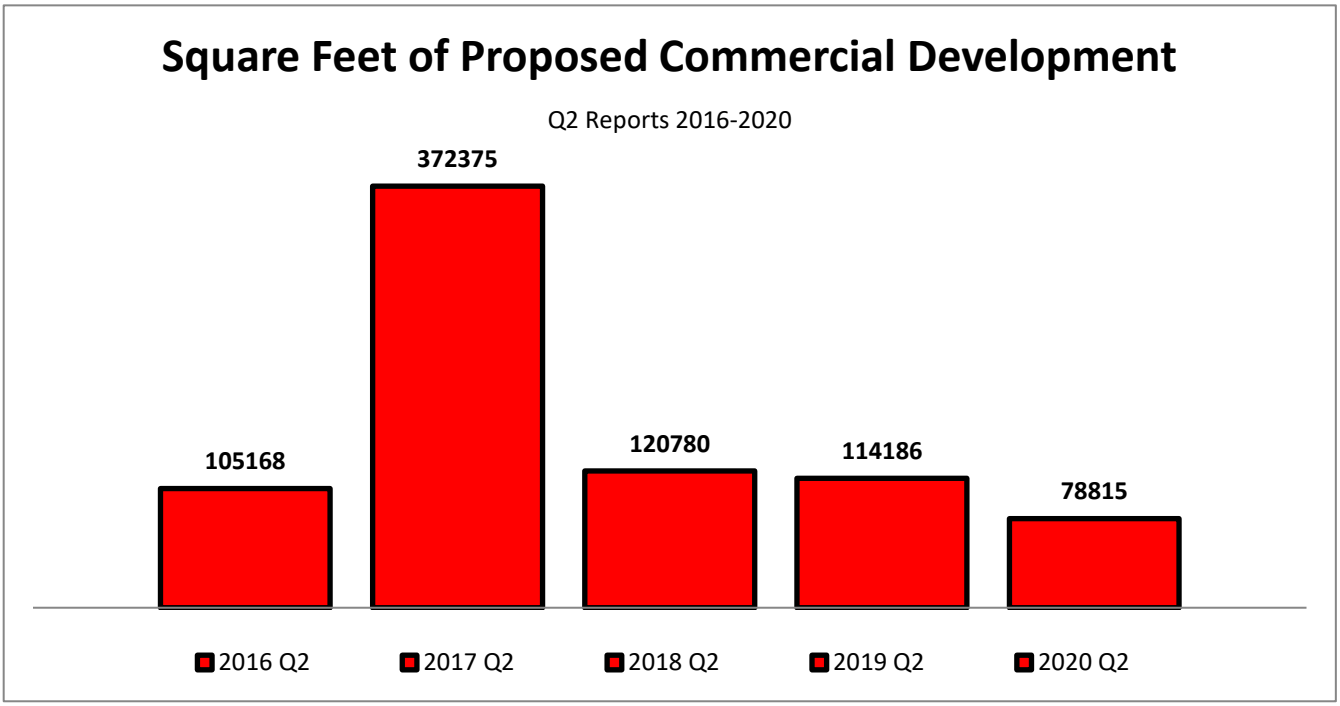
MRSP10070	Touchstone Veterinary Center	Marlboro Township	Site Plan	**Office**	CANR	6150	.	.
HWSP8374A	Five Points Business Park	Howell Township	Site Plan	**Office**	CANR	5000	.	.
MQSP10056	Fun Girl Properties	Manasquan Borough	Site Plan	**Mixed Use**	CANR	1018	.	3
MRSP10064	Marlboro Development Group	Marlboro Township	Site Plan	**Mixed Use**	CA	12000	.	105
AHSP10071	65 First Avenue	Atlantic Highlands Borough	Site Plan	**Mixed Use**	CA	1580	.	15
MRSP10053	The Church in Marlboro	Marlboro Township	Site Plan	**Public**	INC	15360	.	.
CNSP10060	Colts Neck Community Church	Colts Neck Township	Site Plan	**Public**	CA	22557	.	.
HZSP10066	Faith Reformed Church	Hazlet Township	Site Plan	**Public**	RI	0	.	.
MDSP10072	Middletown Municipal Building	Middletown Township	Site Plan	**Public**	**FA**	29706	.	.
TFSP10052	All American Assisted Living at Tinton Falls	Tinton Falls Borough	Site Plan	**Residential**	**FA**	.	.	58
WLBSP10063	310 Norwood Avenue	West Long Branch Borough	Site Plan	**Residential**	RI	.	.	53
HLSP10069	Barclay Square at Holmdel, LLC	Holmdel Township	Site Plan	**Residential**	INC	.	.	60
APSP10073	202-204 Seventh Avenue	Asbury Park City	Site Plan	**Residential**	CANR	.	.	14
LB588	57 West End Avenue Minor Subdivision	Long Branch City	Minor	**Subdivision**	Exempt	.	1	.
H307	Careri Minor Subdivision	Highlands Borough	Minor	**Subdivision**	Exempt	.	1	.
MD1474	Lesko Management Minor Subdivision	Middletown Township	Minor	**Subdivision**	Exempt	.	1	.

HW1420	Maxim Road Subdivision	Howell Township	Minor	**Subdivision**	Exempt	.	0	.
FR320	Kiely Minor Subdivision	Freehold Borough	Minor	**Subdivision**	Exempt	.	3	.
LB589	140 Park Ave Minor Subdivision	Long Branch City	Minor	**Subdivision**	Exempt	.	2	.
FRT651	Applegate Minor Subdivision	Freehold Township	Minor	**Subdivision**	Exempt	.	0	.
KP296	Straub Motors Minor Subdivision	Keyport Borough	Minor	**Subdivision**	Exempt	.	1	.
CN463	Kling Minor Subdivision	Colts Neck Township	Minor	**Subdivision**	Exempt	.	0	.
MD1475	Municipal Building Minor Subdivision	Middletown Township	Minor	**Subdivision**	Exempt	.	0	.
W1415	1716 Leslie Street Minor Subdivision	Wall Township	Minor	**Subdivision**	Exempt	.	1	.
HW1421	Prince of Peace Minor Subdivision	Howell Township	Minor	**Subdivision**	Exempt	.	2	.
AP388	910 Cookman Avenue Minor Subdivision	Asbury Park City	Minor	**Subdivision**	Exempt	.	1	.
HL426	Warrior Minor Subdivision	Holmdel Township	Minor ROW	**Subdivision**	RI	.	1	.
RM457	Rumson Borough	Trent/ Timpone Minor Subdivision	Minor ROW	**Subdivision**	**CFA**	.	0	.
MRMJ784	Marlboro Development Group Subdivision - 1	Marlboro Township	Major	**Subdivision**	PA	.	4	.
MRMJ784A	Marlboro Development Group Subdivision - 2	Marlboro Township	Major	**Subdivision**	CPA	.	88	.

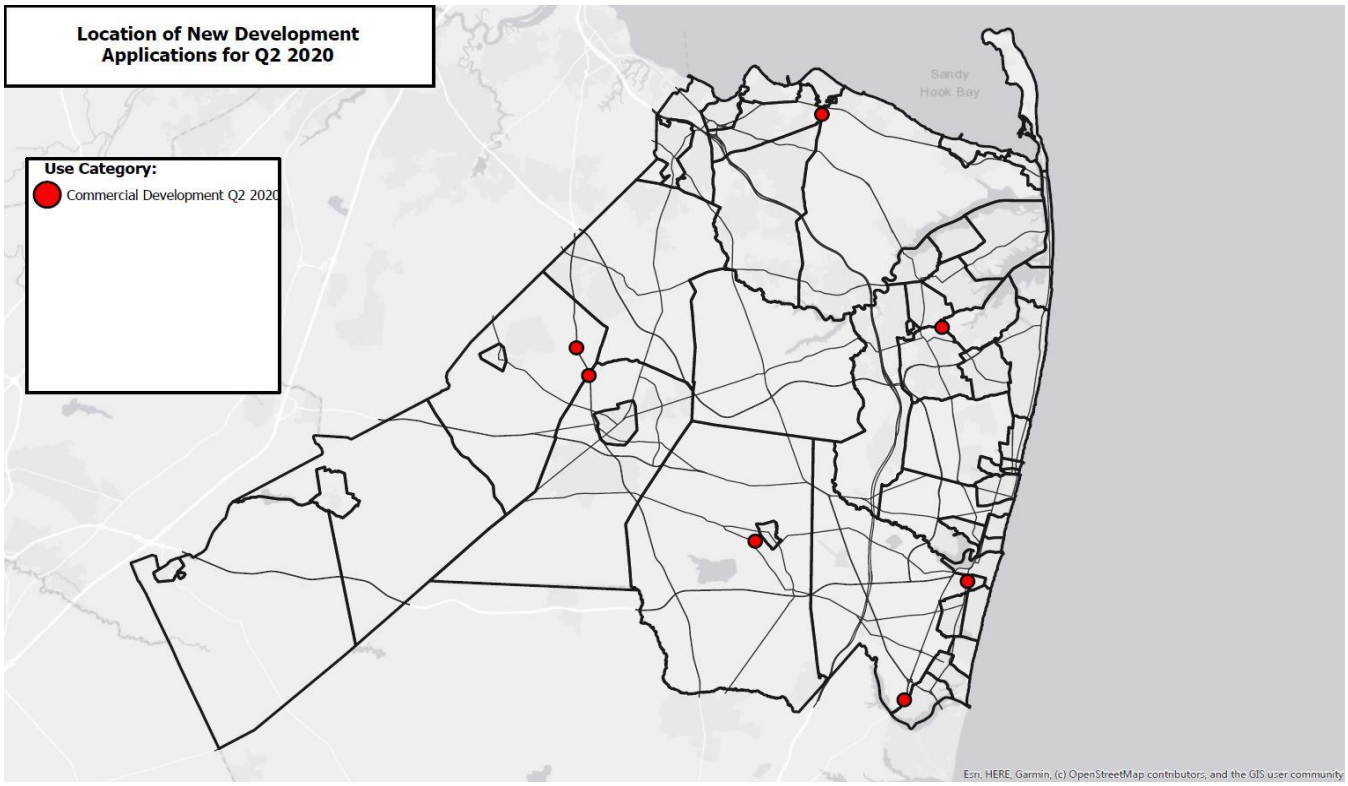
APMJ785	503 8th Avenue Subdivision	Asbury Park City	Major	**Subdivision**	PA	.	4	.

*The dwelling units for major and minor subdivisions have been removed to further distinguish residential units proposed from siteplan applications and proposed building lots from subdivisions. (Revised 1/22/21)

FA	Final Approval
CFA	Conditional Final Approval
CA	Conditional Approval
CPA	Conditional Preliminary Approval
PA	Preliminary Approval
RI	Request Information
CANR	County Approval Not Required
INC	Incomplete Application
ROW	Right-of-Way


Square Feet of Proposed Commercial Development
Q2 Reports 2016-2020
372375
105168
120780
114186
78815
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 6)


Location of New Development Applications for Q2 2020
Use Category:
Commercial Development Q2 2020
Sandy Hook Bay
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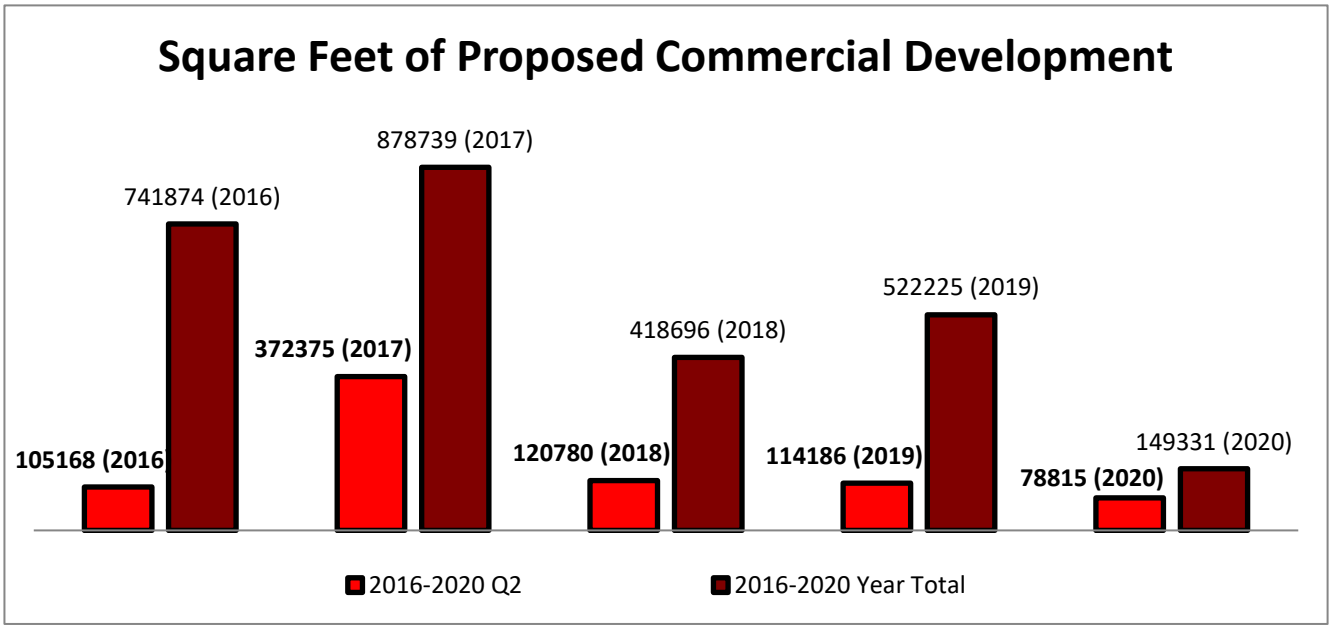
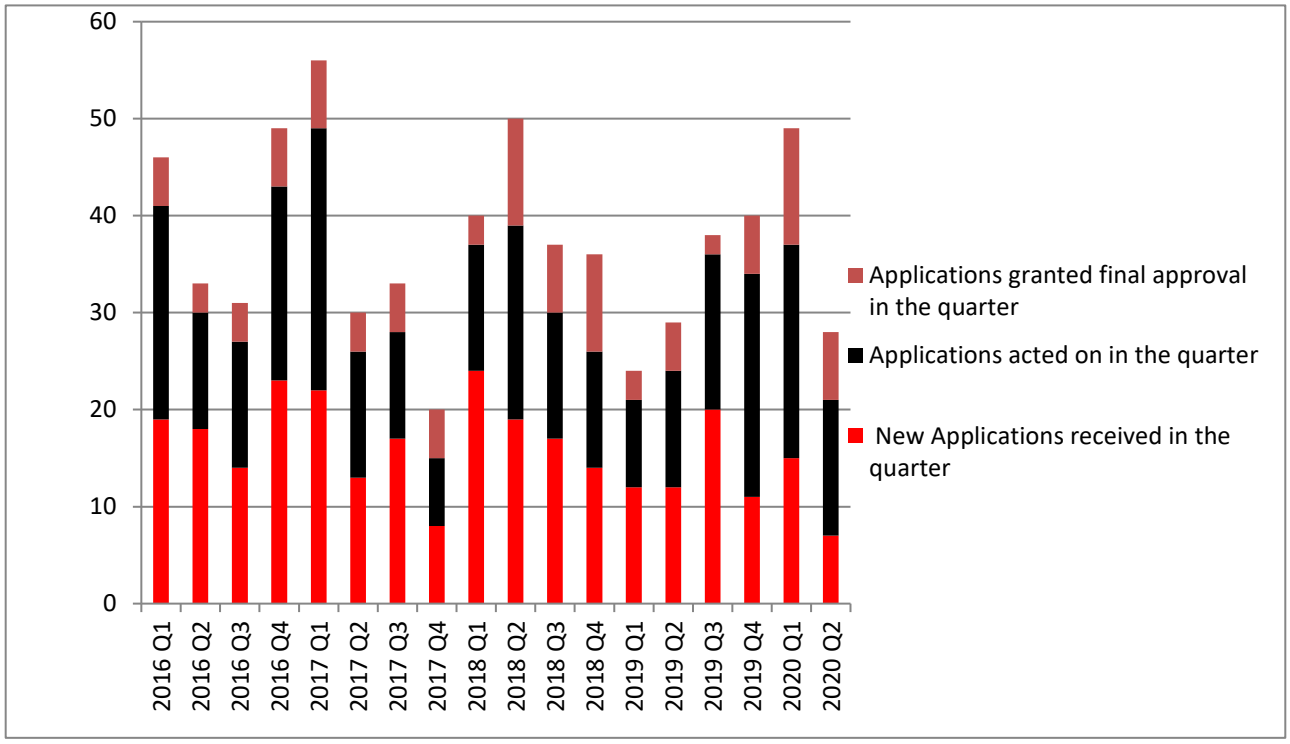
(fig. 7)



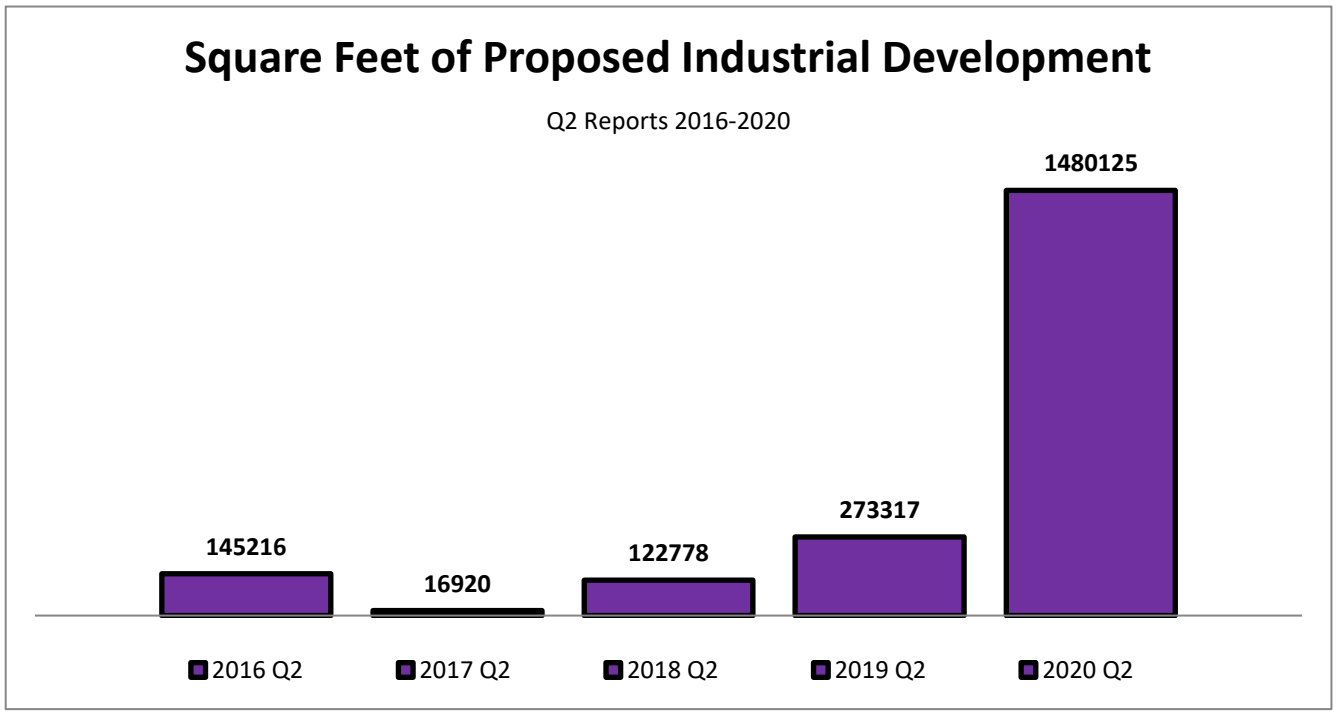
(fig. 8)

Commercial Development Applications 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**Applications granted final approval in the quarter**
2016 Q1	19	22	5
2016 Q2	18	12	3
2016 Q3	14	13	4
2016 Q4	23	20	6
2017 Q1	22	27	7
2017 Q2	13	13	4
2017 Q3	17	11	5
2017 Q4	8	7	5
2018 Q1	24	13	3
2018 Q2	19	20	11
2018 Q3	17	13	7
2018 Q4	14	12	10
2019 Q1	12	9	3
2019 Q2	12	12	5
2019 Q3	20	16	2
2019 Q4	11	23	6
2020 Q1	15	22	12
2020 Q2	7	14	7

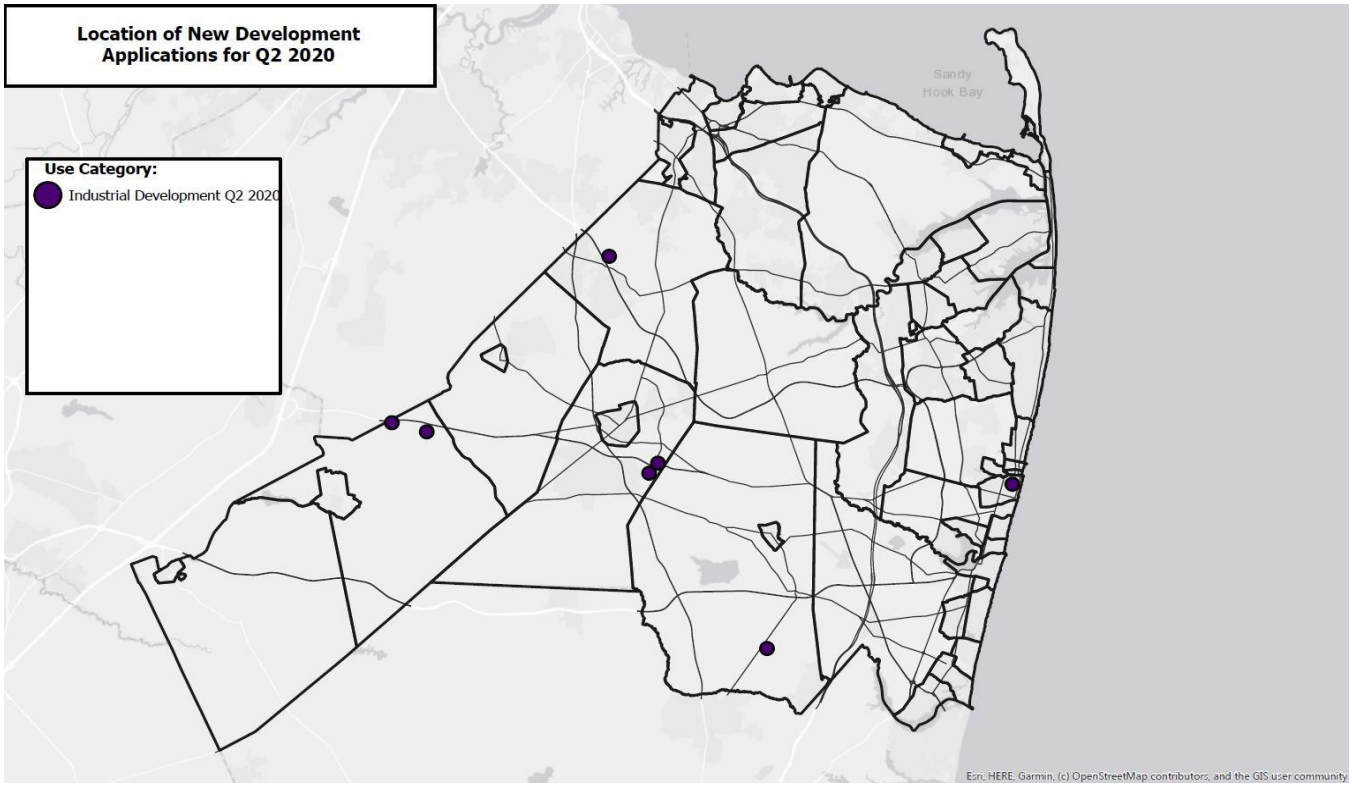
(fig. 9)


60
50
40
30
20
10
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
Applications granted final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

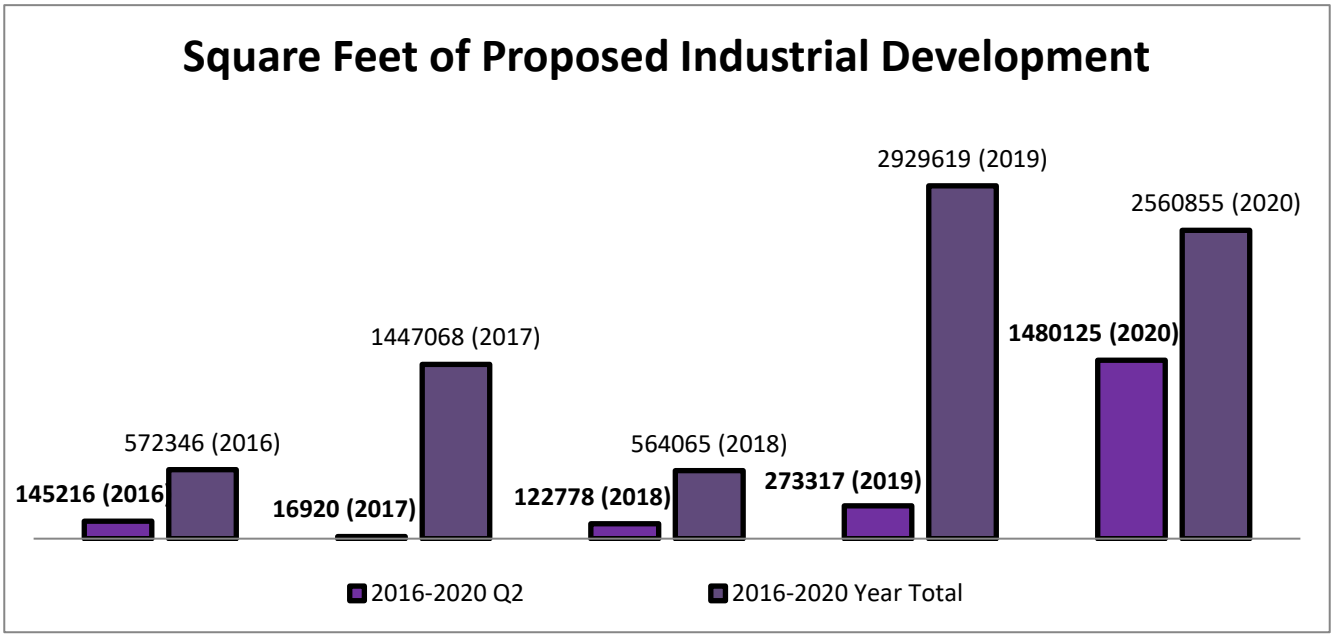
(fig. 10)


Square Feet of Proposed Industrial Development
Q2 Reports 2016-2020
145216
16920
122778
273317
1480125
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 11)


Location of New Development Applications for Q2 2020
Use Category:
Industrial Development Q2 2020
Sandy Hook Bay
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

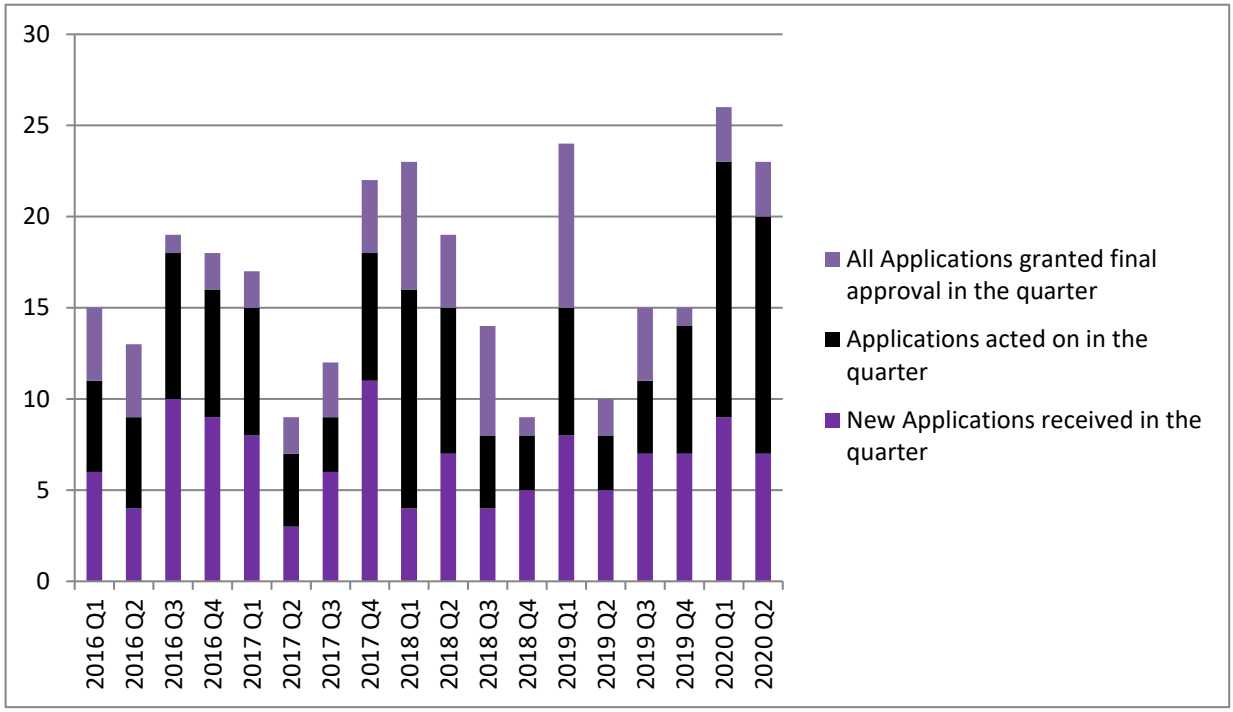
(fig. 12)



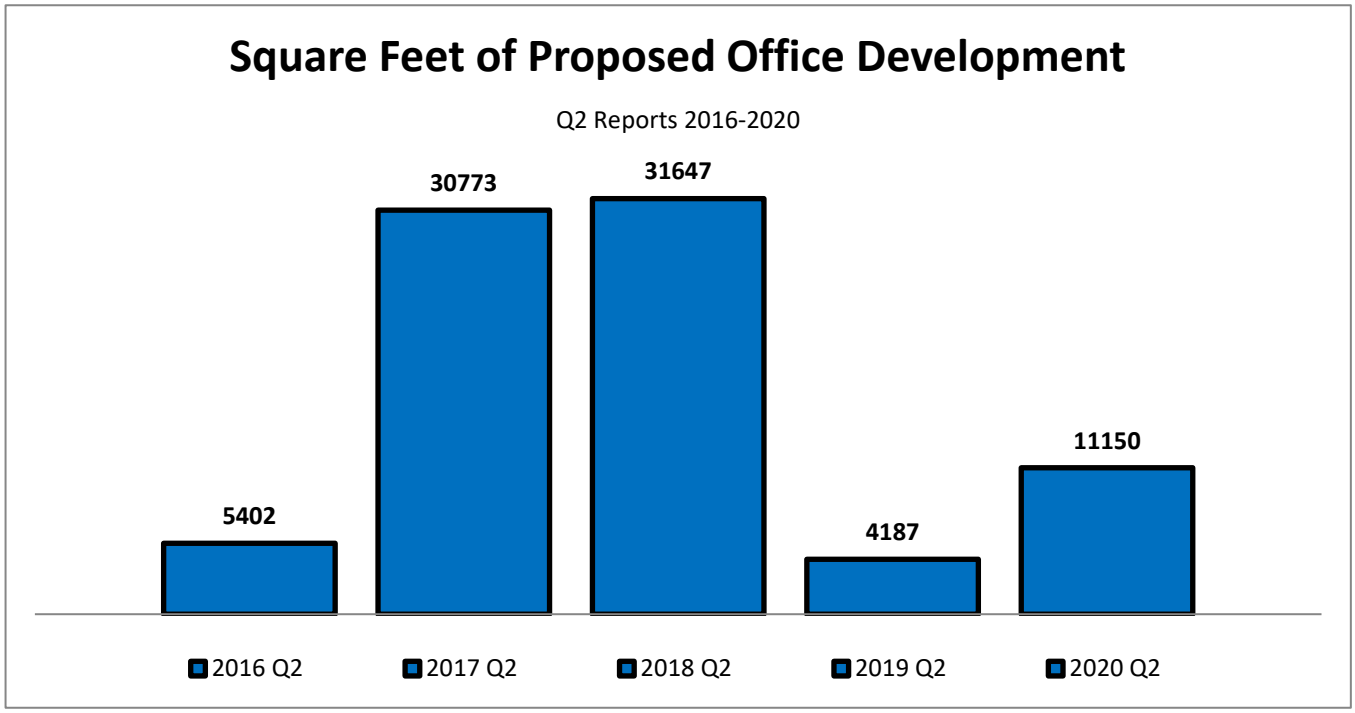
(fig. 13)

(fig. 14)

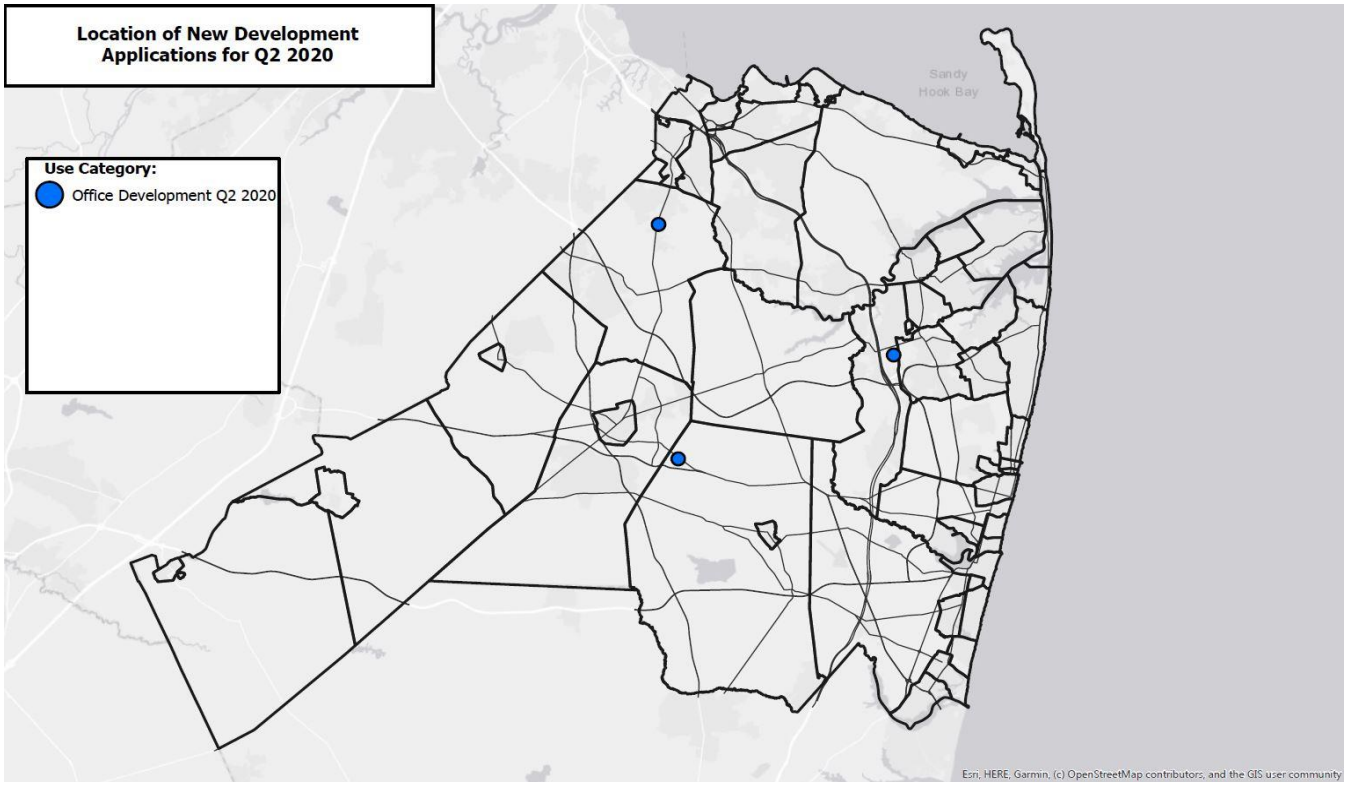
Industrial Development Applications 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**All Applications granted final approval in the quarter**
2016 Q1	6	5	4
2016 Q2	4	5	4
2016 Q3	10	8	1
2016 Q4	9	7	2
2017 Q1	8	7	2
2017 Q2	3	4	2
2017 Q3	6	3	3
2017 Q4	11	7	4
2018 Q1	4	12	7
2018 Q2	7	8	4
2018 Q3	4	4	6
2018 Q4	5	3	1
2019 Q1	8	7	9
2019 Q2	5	3	2
2019 Q3	7	4	4
2019 Q4	7	7	1
2020 Q1	9	14	3
2020 Q2	7	13	3


30
25
20
15
10
5
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
All Applications granted final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

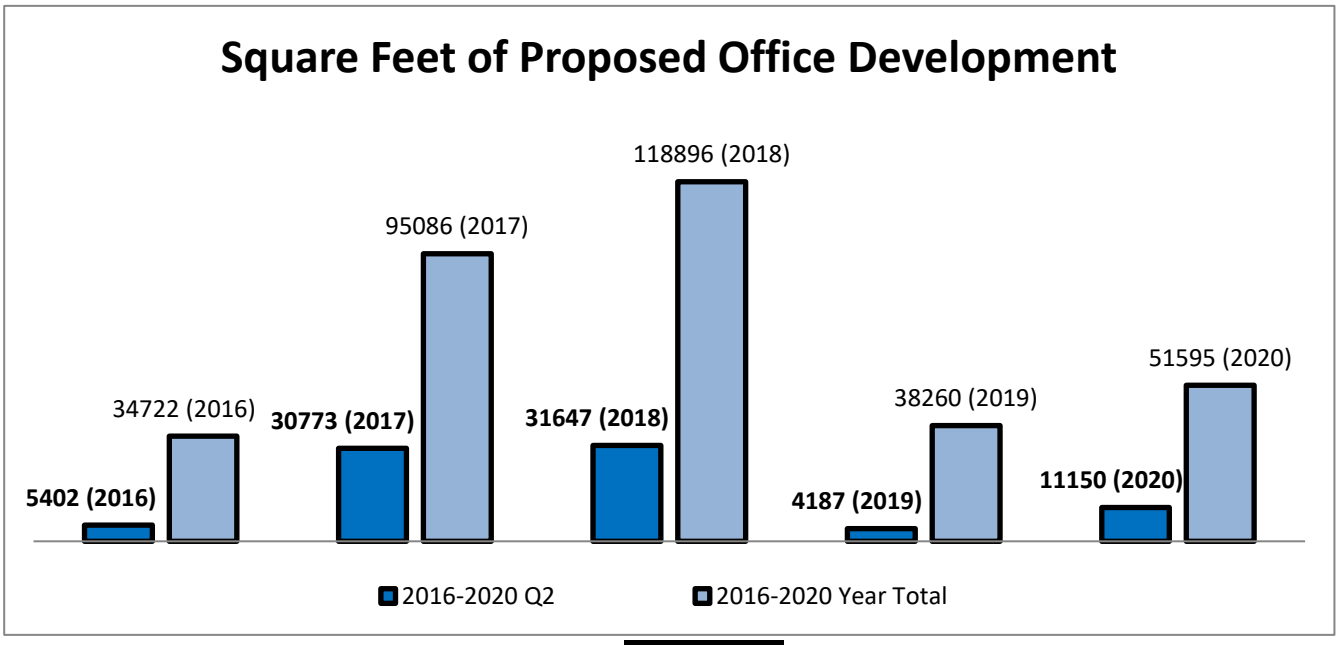
(fig. 15)


Square Feet of Proposed Office Development
Q2 Reports 2016-2020
5402
30773
31647
4187
11150
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 16)


Location of New Development Applications for Q2 2020
Use Category:
Office Development Q2 2020
Sandy Hook Bay
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

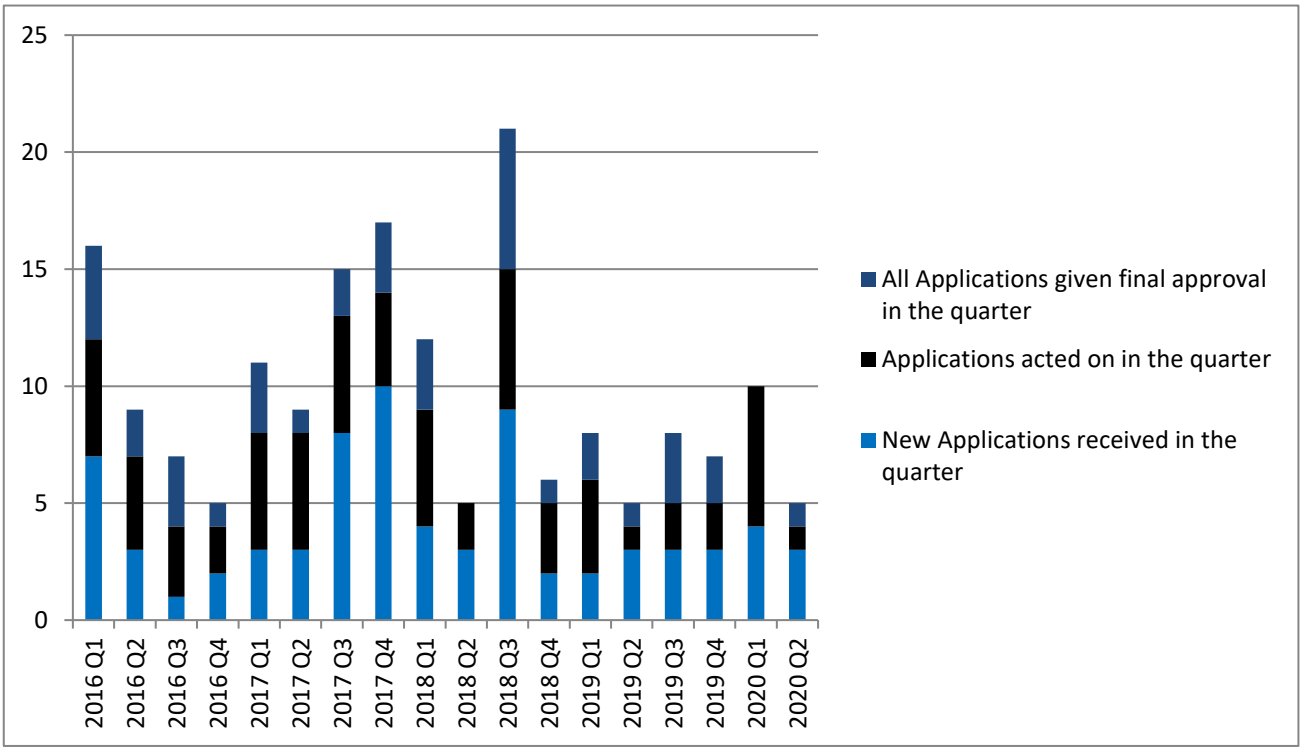
(fig. 17)



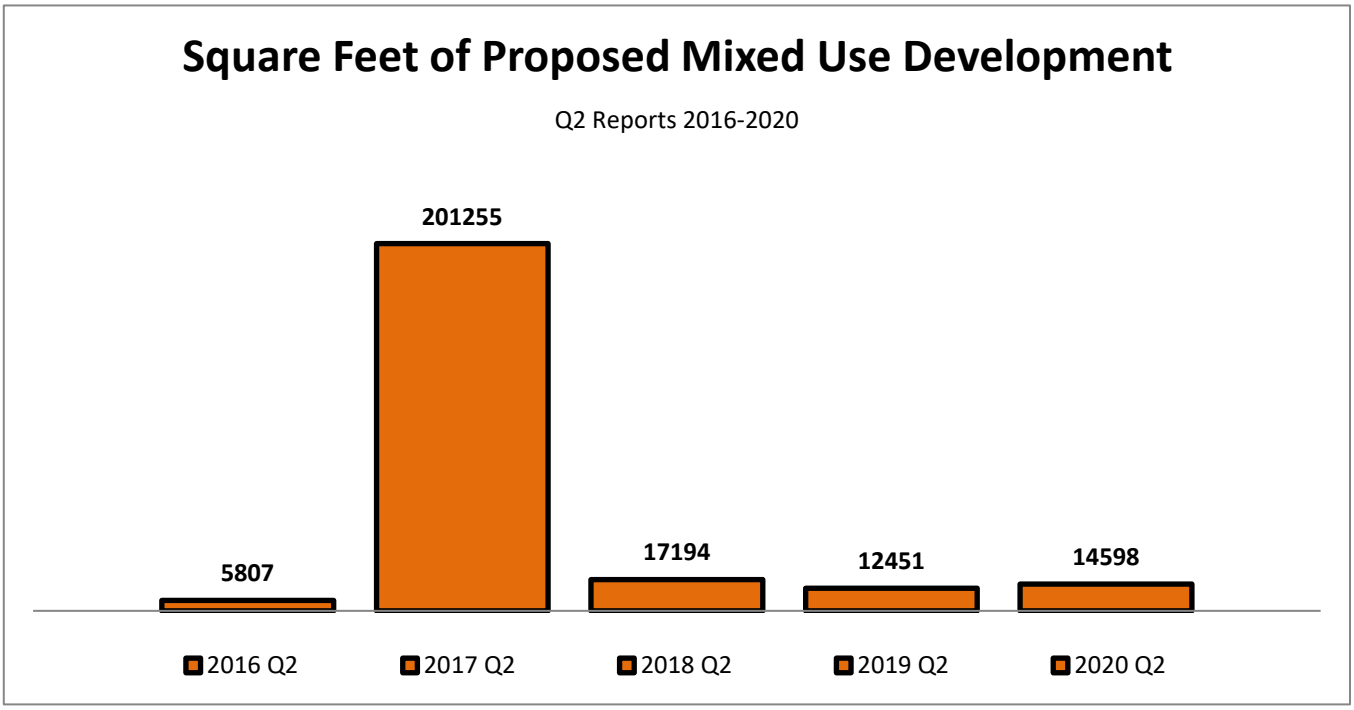
(fig. 18)

(fig. 19)

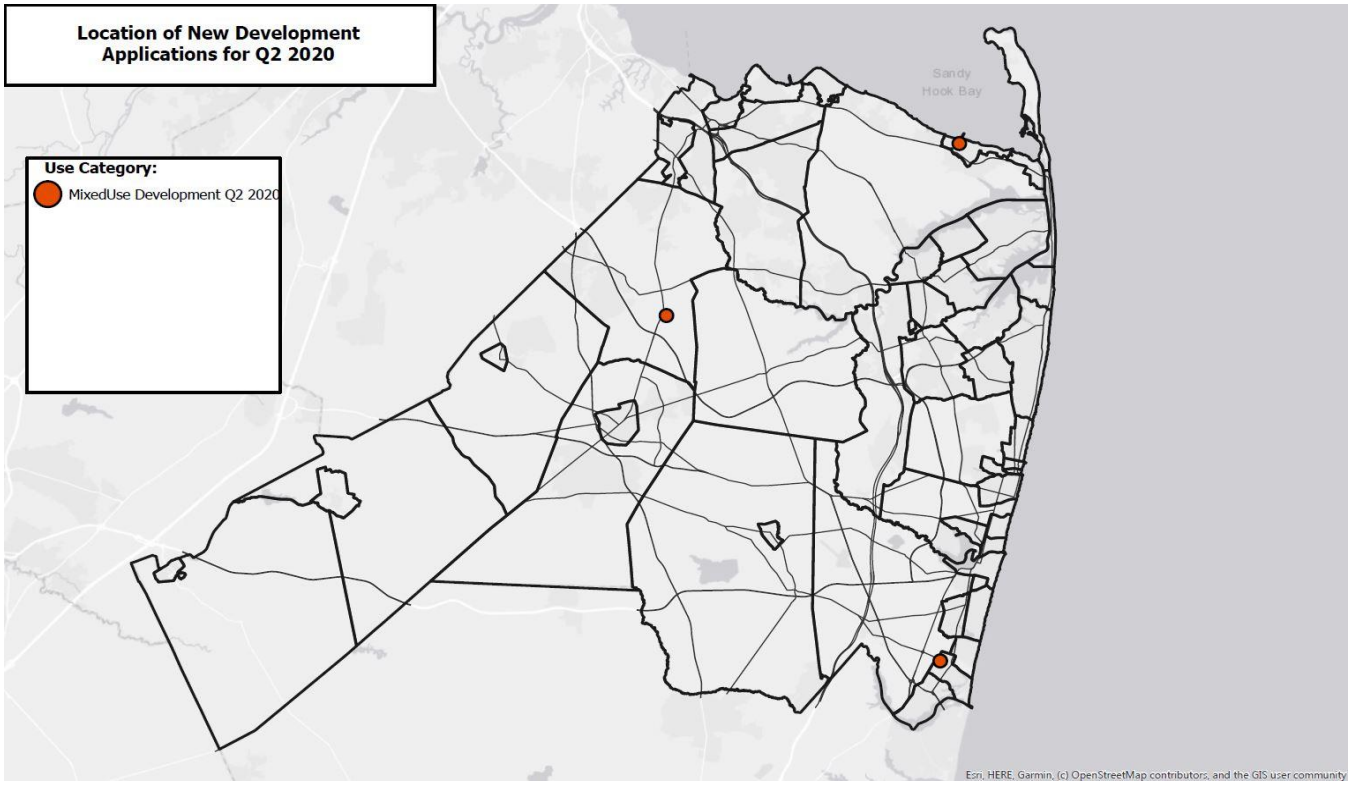
Office Development Applications 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**All Applications given final approval in the quarter**
2016 Q1	7	5	4
2016 Q2	3	4	2
2016 Q3	1	3	3
2016 Q4	2	2	1
2017 Q1	3	5	3
2017 Q2	3	5	1
2017 Q3	8	5	2
2017 Q4	10	4	3
2018 Q1	4	5	3
2018 Q2	3	2	0
2018 Q3	9	6	6
2018 Q4	2	3	1
2019 Q1	2	4	2
2019 Q2	3	1	1
2019 Q3	3	2	3
2019 Q4	3	2	2
2020 Q1	4	6	0
2020 Q2	3	1	1


25
20
15
10
5
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
All Applications given final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

(fig. 20)


Square Feet of Proposed Mixed Use Development
Q2 Reports 2016-2020
201255
5807
17194
12451
14598
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 21)


Location of New Development Applications for Q2 2020
Use Category:
MixedUse Development Q2 2020
Sandy Hook Bay
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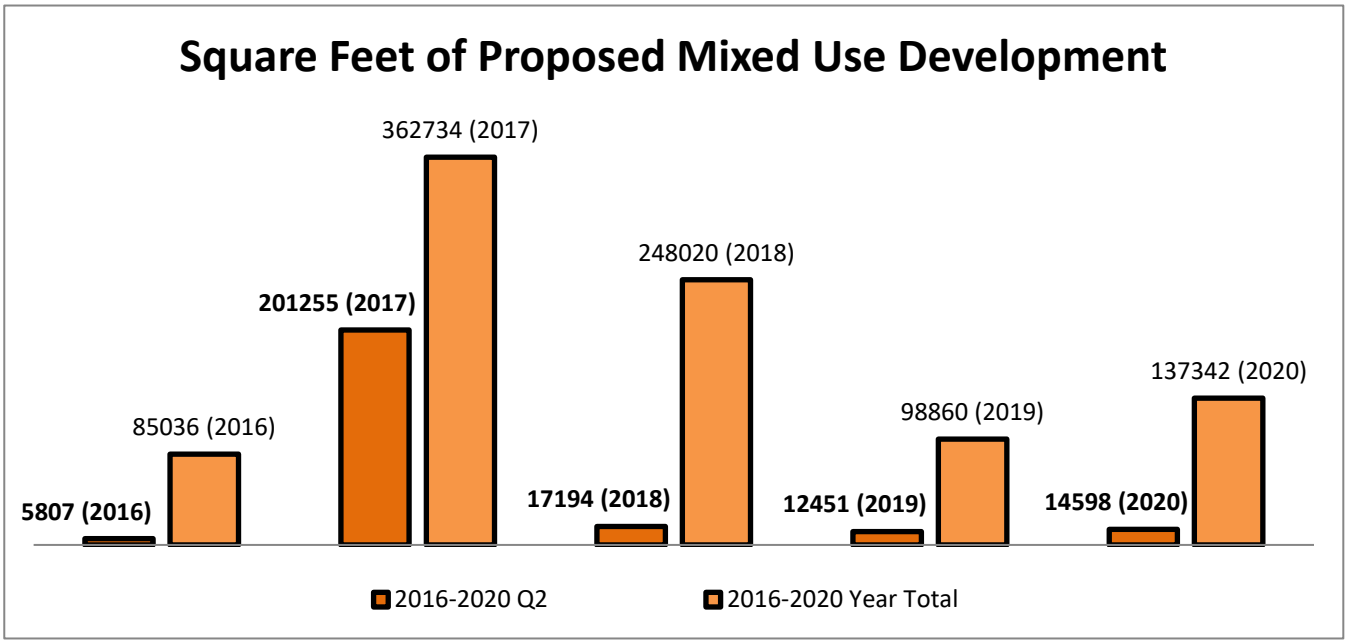
(fig. 22)

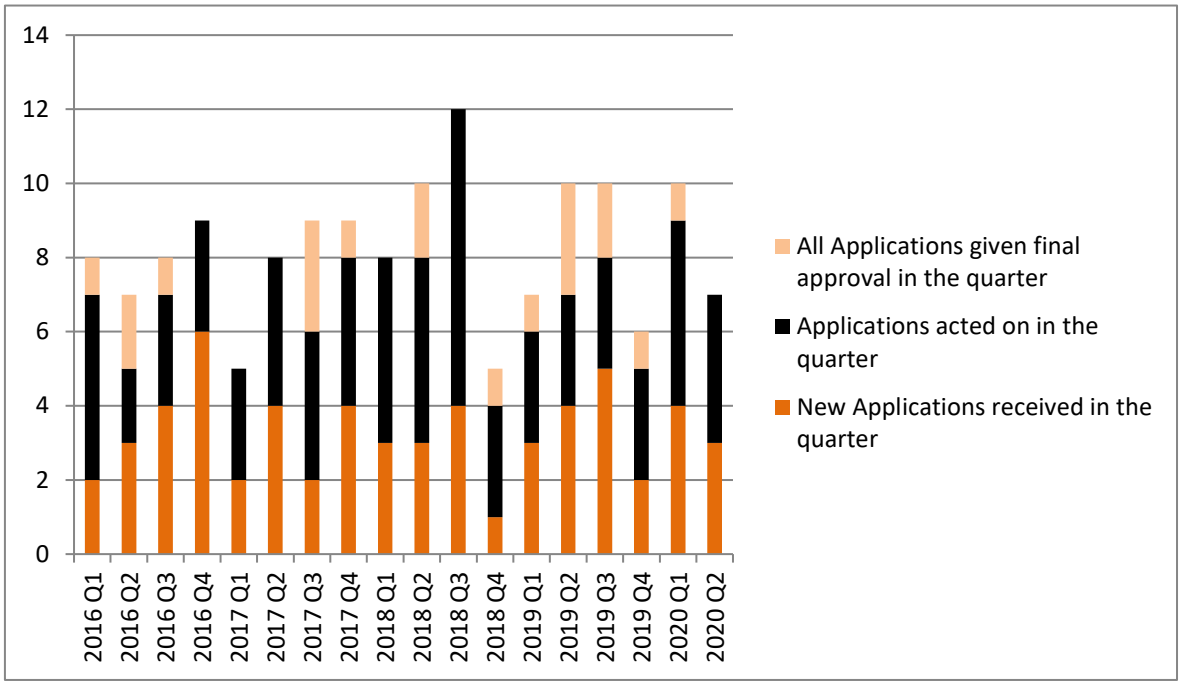


(fig. 23)

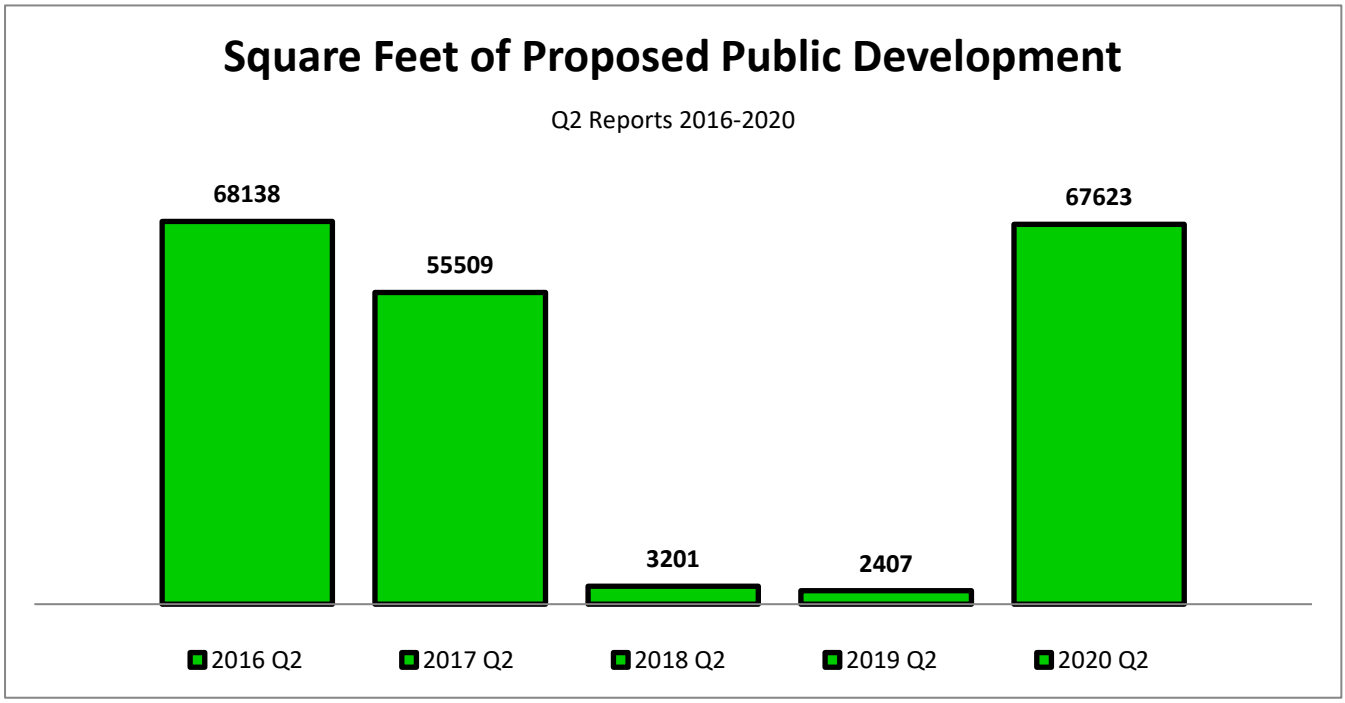
(fig. 24)

Mixed Use Development Applications 2016-2020

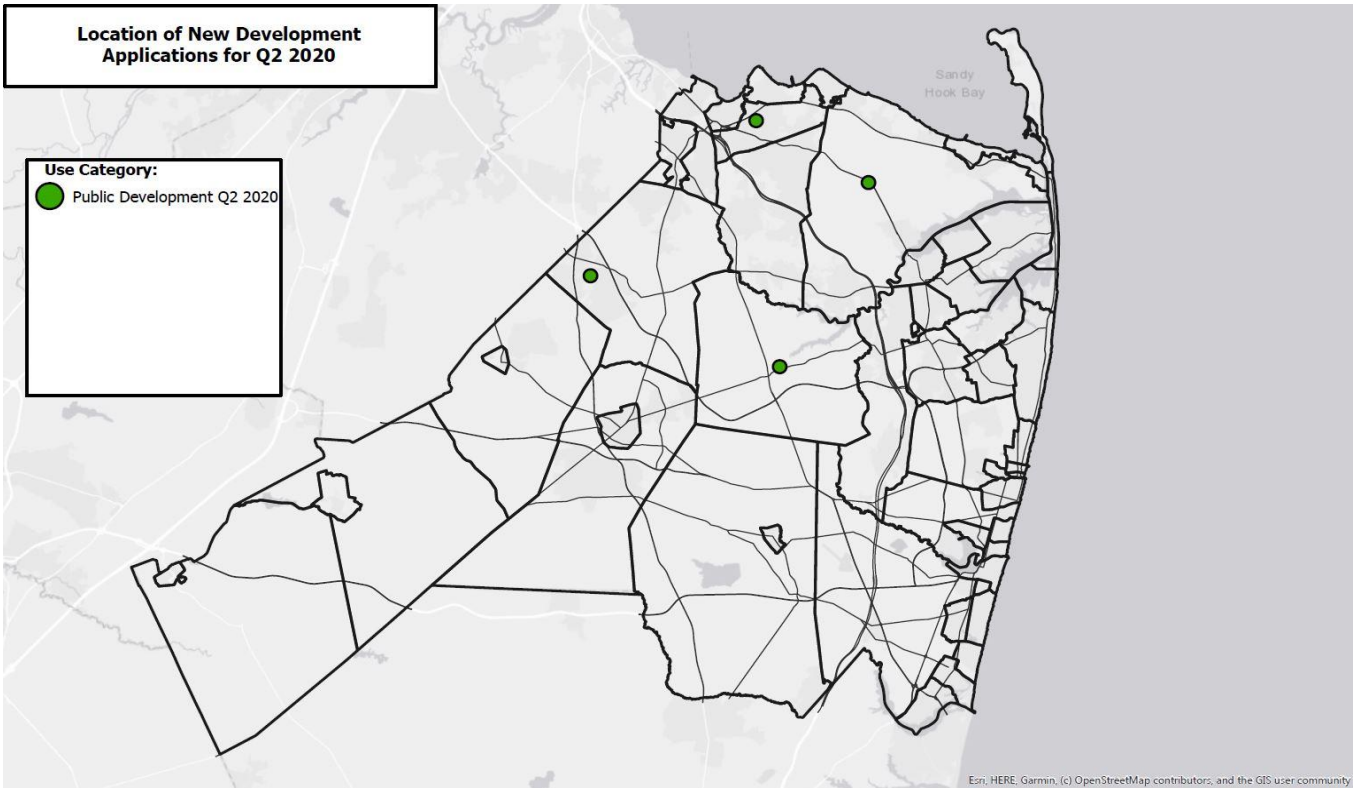
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter
2016 Q1	2	5	1
2016 Q2	3	2	2
2016 Q3	4	3	1
2016 Q4	6	3	0
2017 Q1	2	3	0
2017 Q2	4	4	0
2017 Q3	2	4	3
2017 Q4	4	4	1
2018 Q1	3	5	0
2018 Q2	3	5	2
2018 Q3	4	8	0
2018 Q4	1	3	1
2019 Q1	3	3	1
2019 Q2	4	3	3
2019 Q3	5	3	2
2019 Q4	2	3	1
2020 Q1	4	5	1
2020 Q2	3	4	0


14
12
10
8
6
4
2
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
All Applications given final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

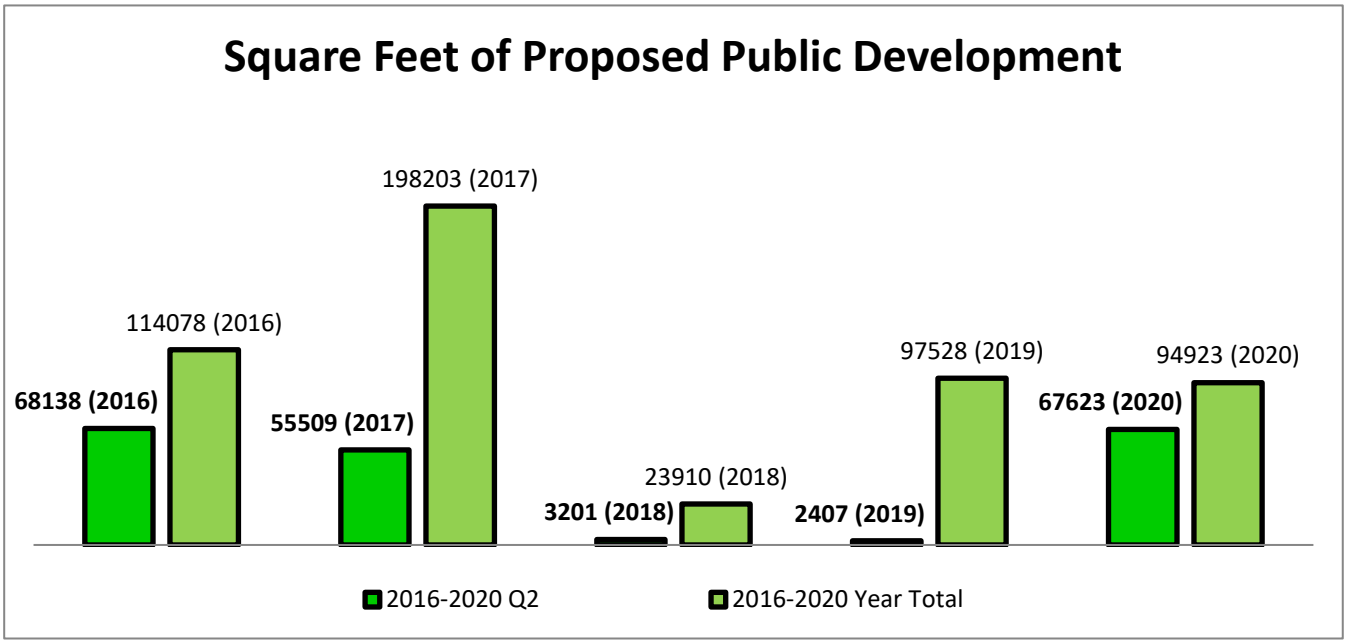
(fig. 25)


Square Feet of Proposed Public Development
Q2 Reports 2016-2020
68138
55509
3201
2407
67623
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 26)


Location of New Development Applications for Q2 2020
Use Category:
Public Development Q2 2020
Sandy Hook Bay
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

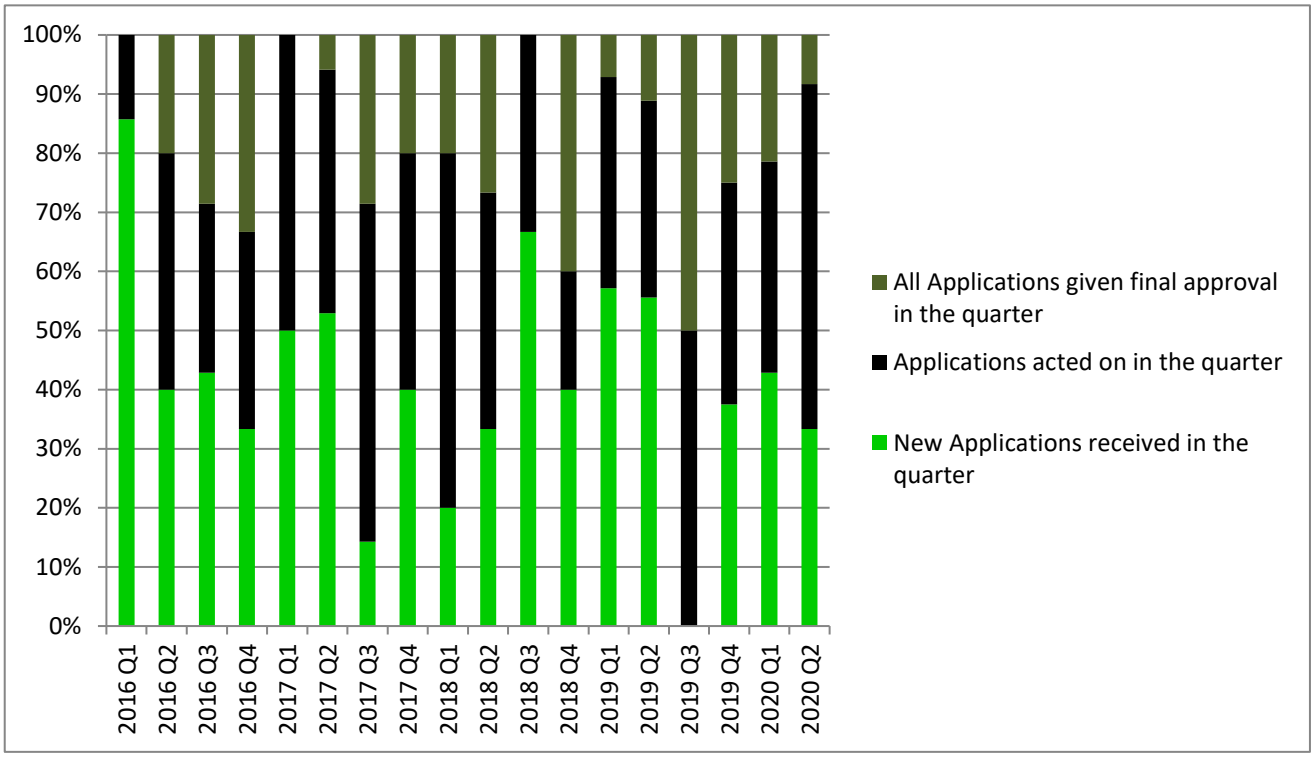
(fig. 27)



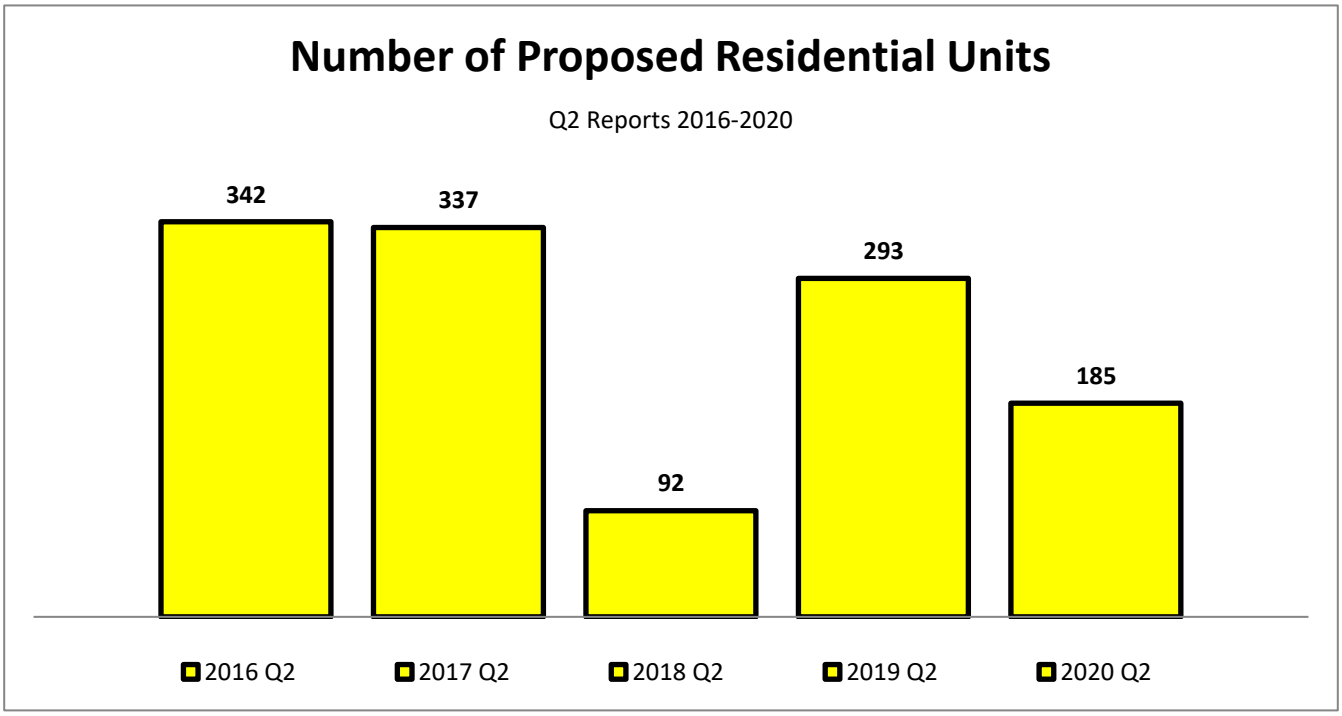
(fig. 28)

Public Development Applications 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**All Applications given final approval in the quarter**
2016 Q1	6	1	0
2016 Q2	4	4	2
2016 Q3	3	2	2
2016 Q4	1	1	1
2017 Q1	1	1	0
2017 Q2	9	7	1
2017 Q3	1	4	2
2017 Q4	4	4	2
2018 Q1	1	3	1
2018 Q2	5	6	4
2018 Q3	2	1	0
2018 Q4	2	1	2
2019 Q1	8	5	1
2019 Q2	5	3	1
2019 Q3	0	1	1
2019 Q4	3	3	2
2020 Q1	6	5	3
2020 Q2	4	7	1

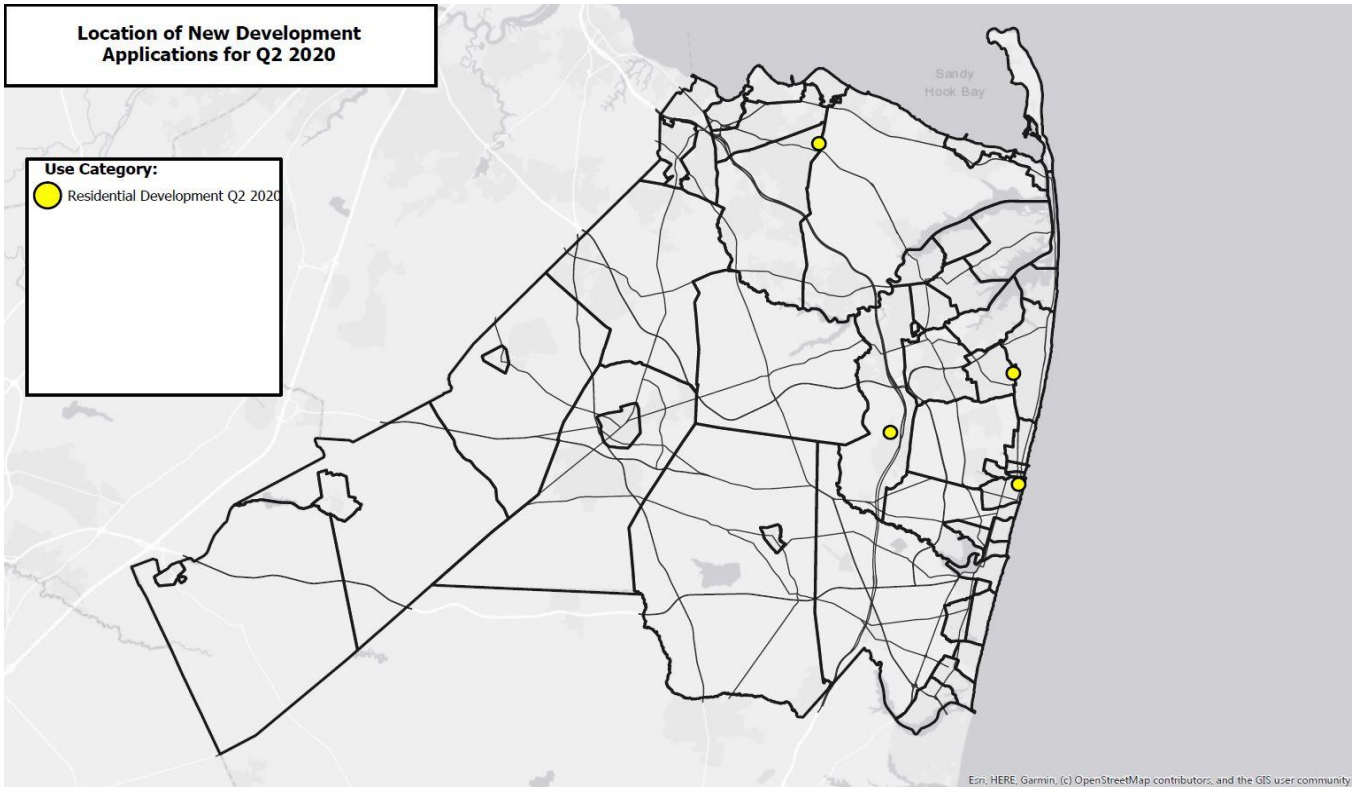
(fig. 29)


100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
All Applications given final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

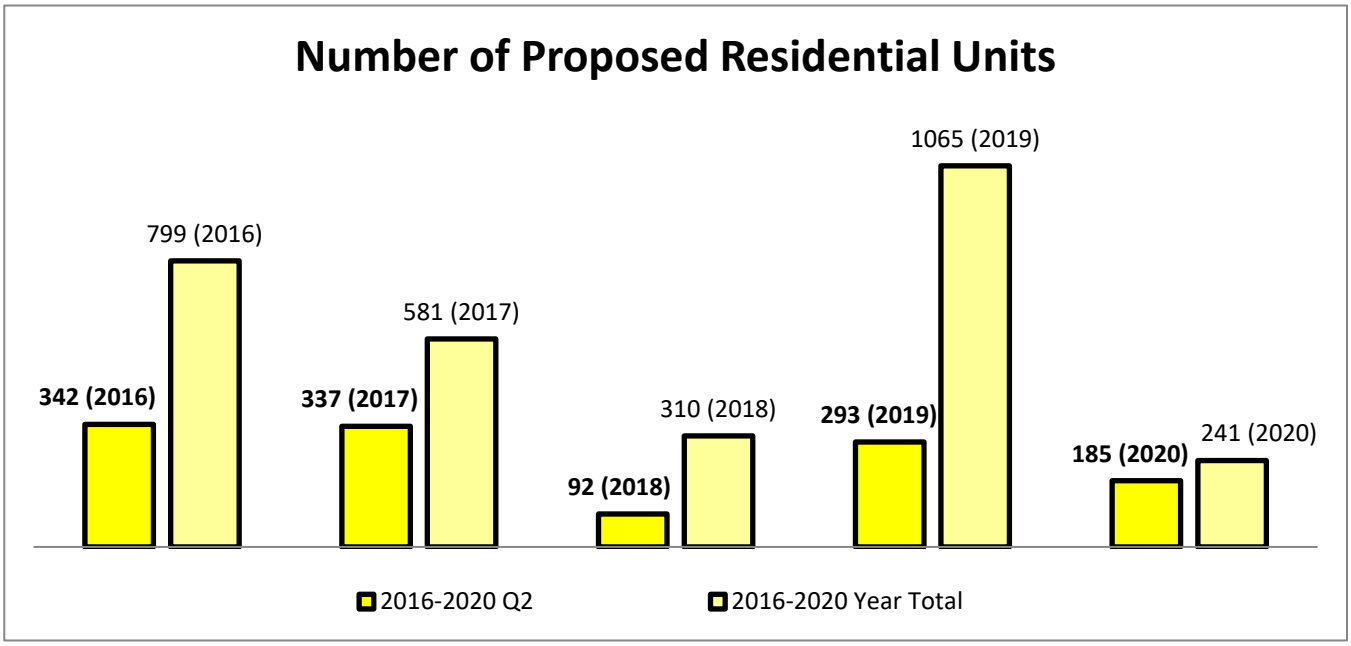
(fig. 30)


Number of Proposed Residential Units
Q2 Reports 2016-2020
342
337
92
293
185
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 31)


Location of New Development Applications for Q2 2020
Use Category:
Residential Development Q2 2020
Sandy Hook Bay
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

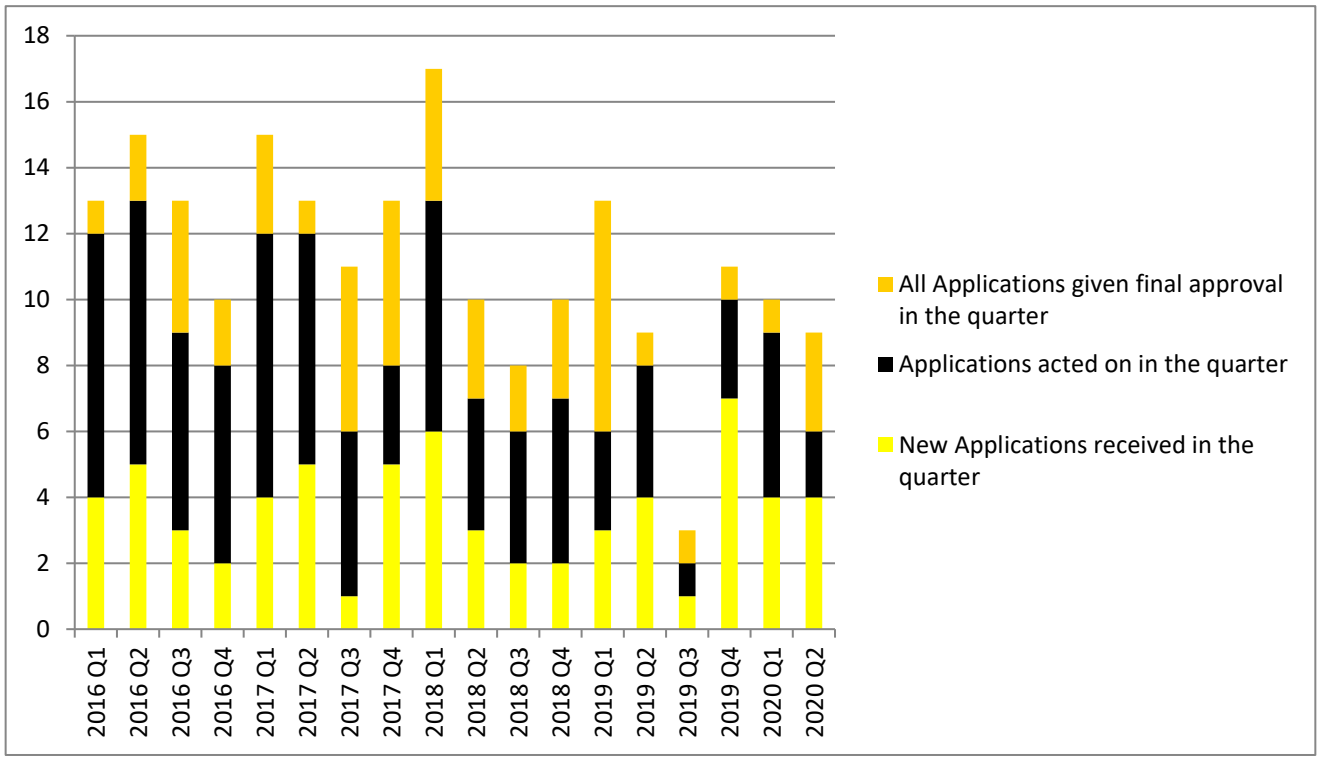
(fig. 32)



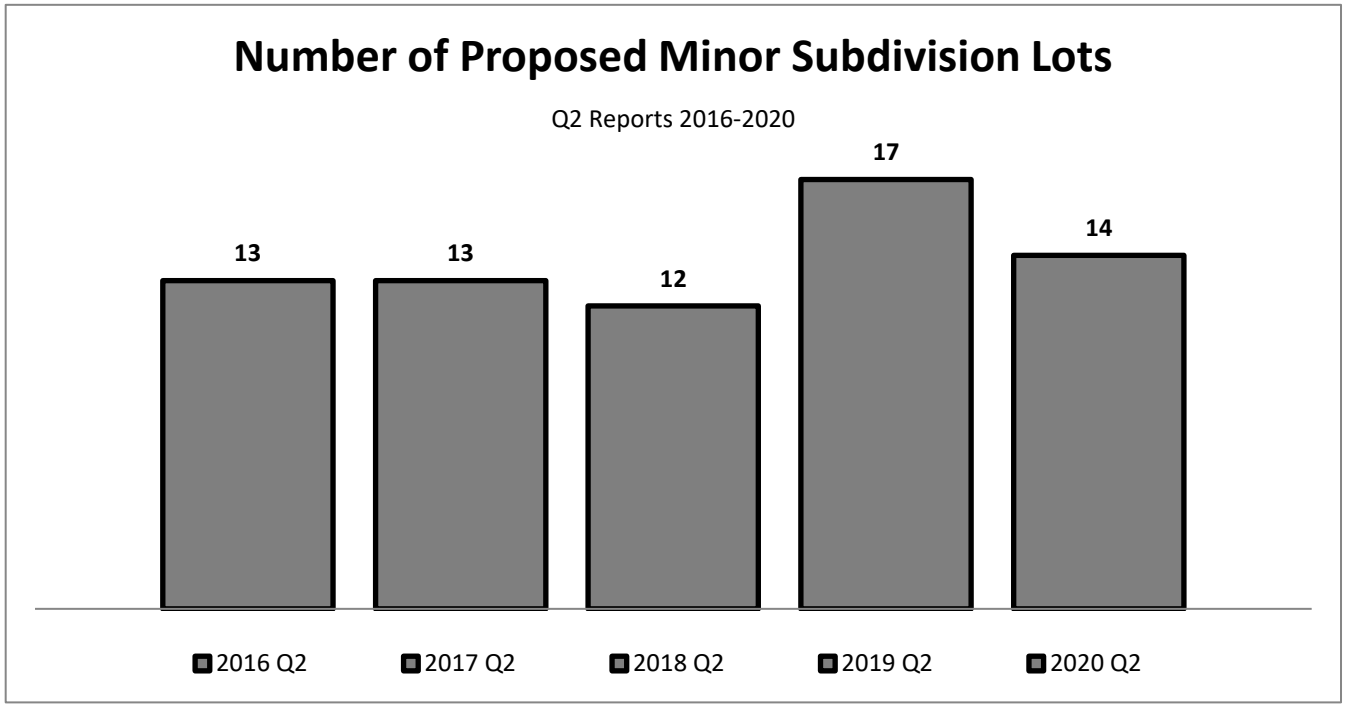
(fig. 33)

(fig. 34)

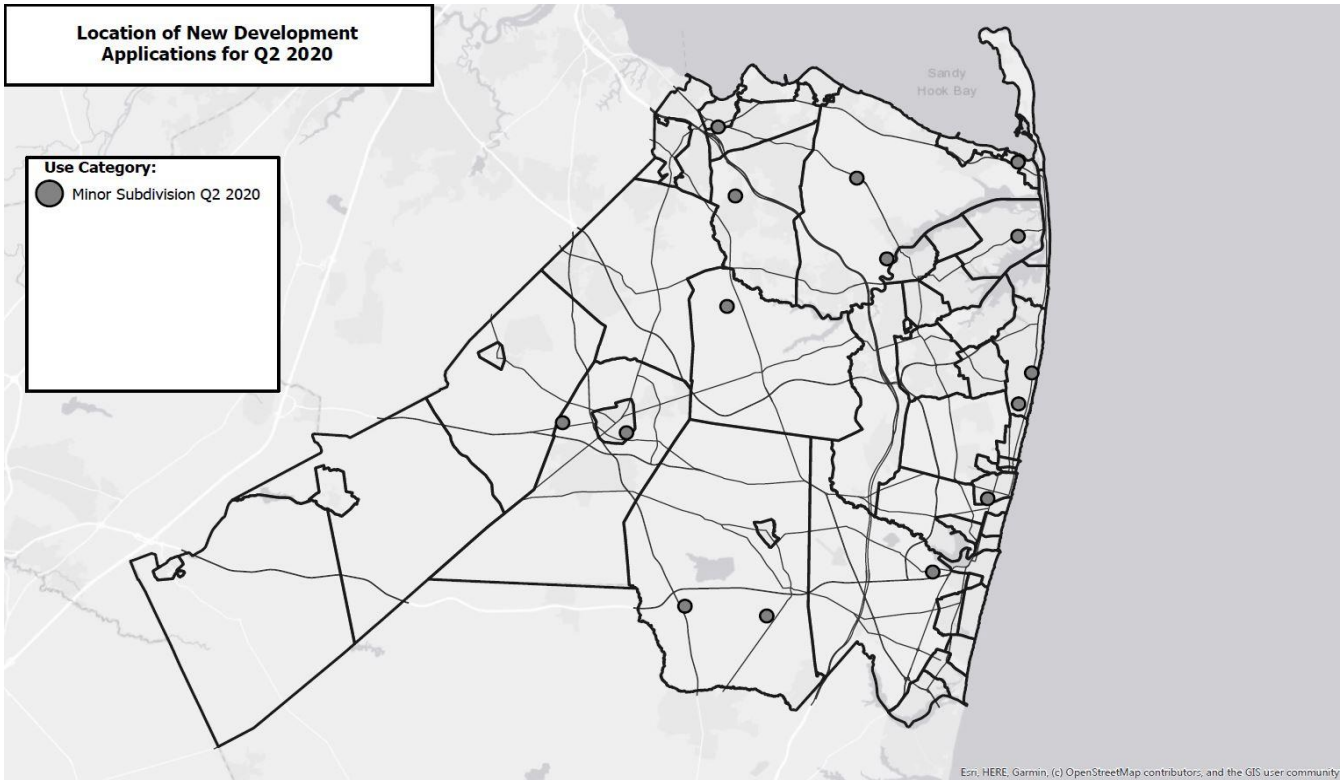
Residential Development Applications 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**All Applications given final approval in the quarter**
2016 Q1	4	8	1
2016 Q2	5	8	2
2016 Q3	3	6	4
2016 Q4	2	6	2
2017 Q1	4	8	3
2017 Q2	5	7	1
2017 Q3	1	5	5
2017 Q4	5	3	5
2018 Q1	6	7	4
2018 Q2	3	4	3
2018 Q3	2	4	2
2018 Q4	2	5	3
2019 Q1	3	3	7
2019 Q2	4	4	1
2019 Q3	1	1	1
2019 Q4	7	3	1
2020 Q1	4	5	1
2020 Q2	4	2	3


18
16
14
12
10
8
6
4
2
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
All Applications given final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

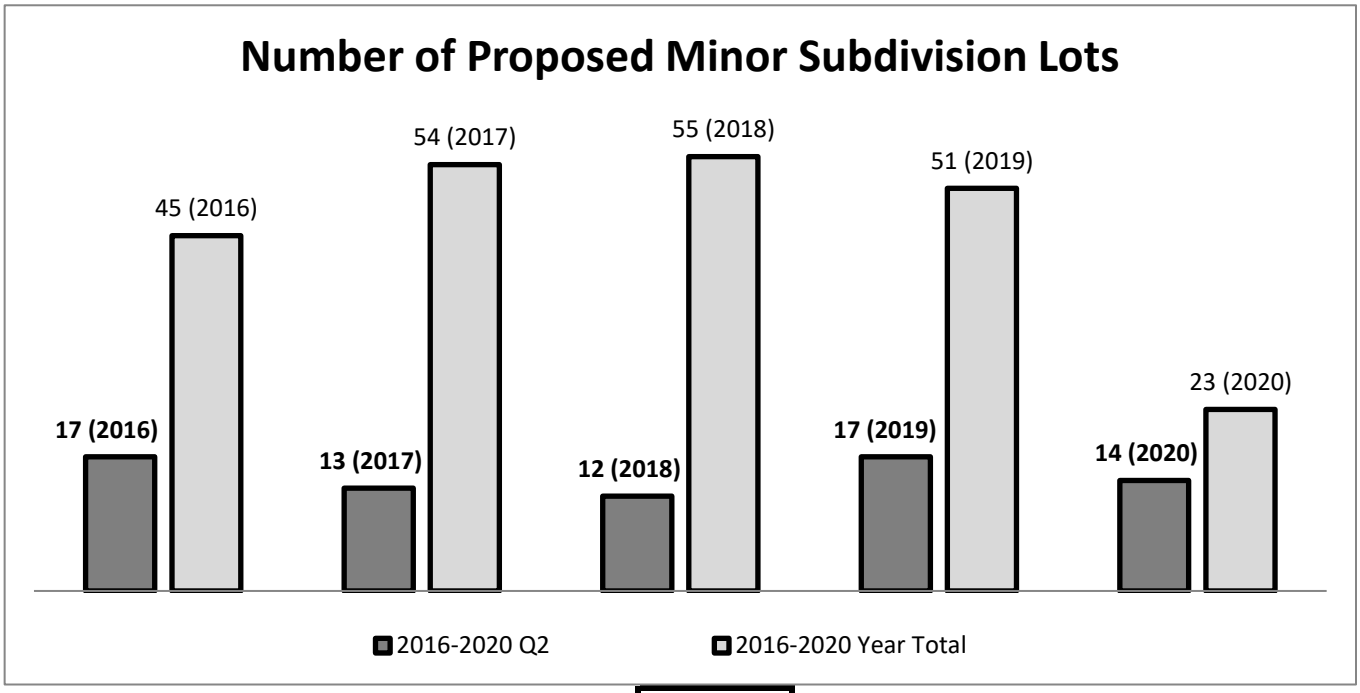
(fig. 35)


Number of Proposed Minor Subdivision Lots
Q2 Reports 2016-2020
13
13
12
17
14
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 36)


Location of New Development Applications for Q2 2020
Use Category:
Minor Subdivision Q2 2020
Sandy Hook Bay
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

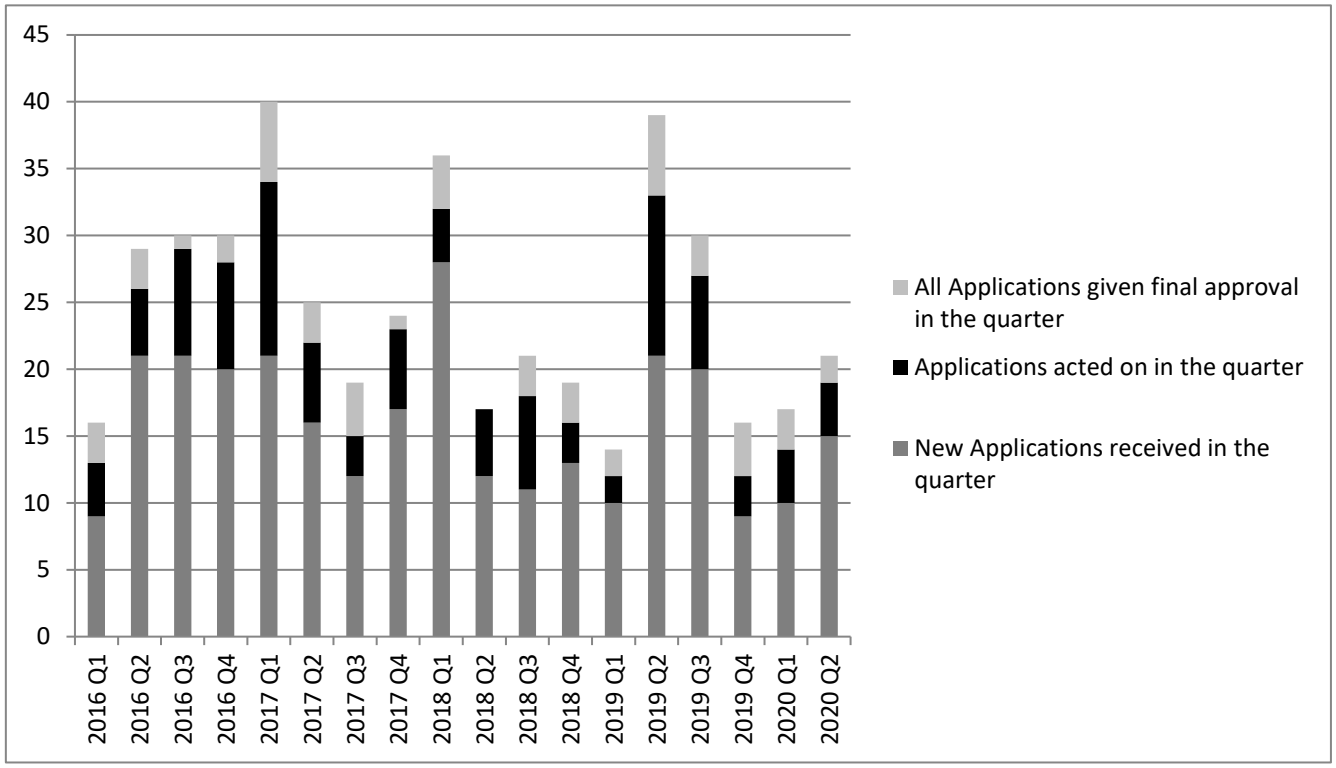
(fig. 37)



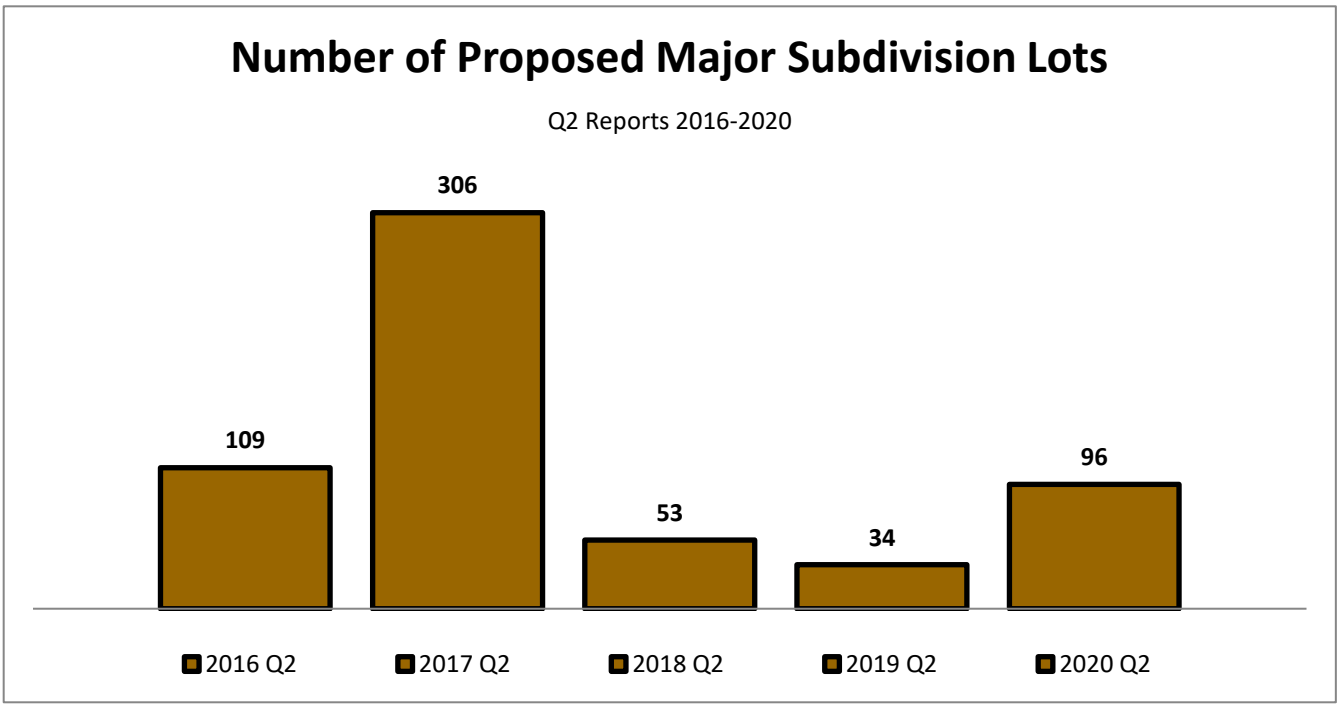
(fig. 38)

Minor Subdivision Approvals 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**All Applications given final approval in the quarter**
2016 Q1	9	4	3
2016 Q2	21	5	3
2016 Q3	21	8	1
2016 Q4	20	8	2
2017 Q1	21	13	6
2017 Q2	16	6	3
2017 Q3	12	3	4
2017 Q4	17	6	1
2018 Q1	28	4	4
2018 Q2	12	5	0
2018 Q3	11	7	3
2018 Q4	13	3	3
2019 Q1	10	2	2
2019 Q2	21	12	6
2019 Q3	20	7	3
2019 Q4	9	3	4
2020 Q1	10	4	3
2020 Q2	15	4	2

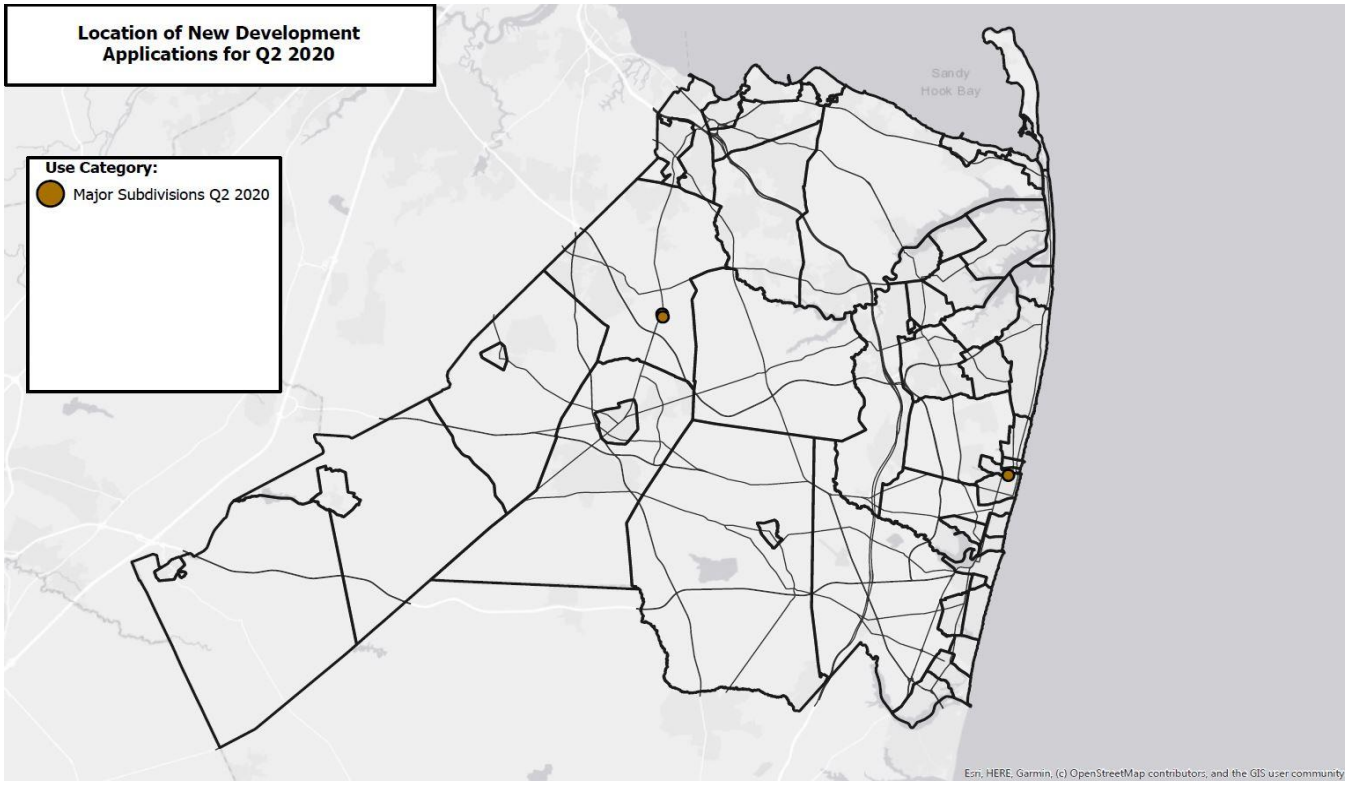
(fig. 39)


45
40
35
30
25
20
15
10
5
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
All Applications given final approval in the quarter
Applications acted on in the quarter
New Applications received in the quarter

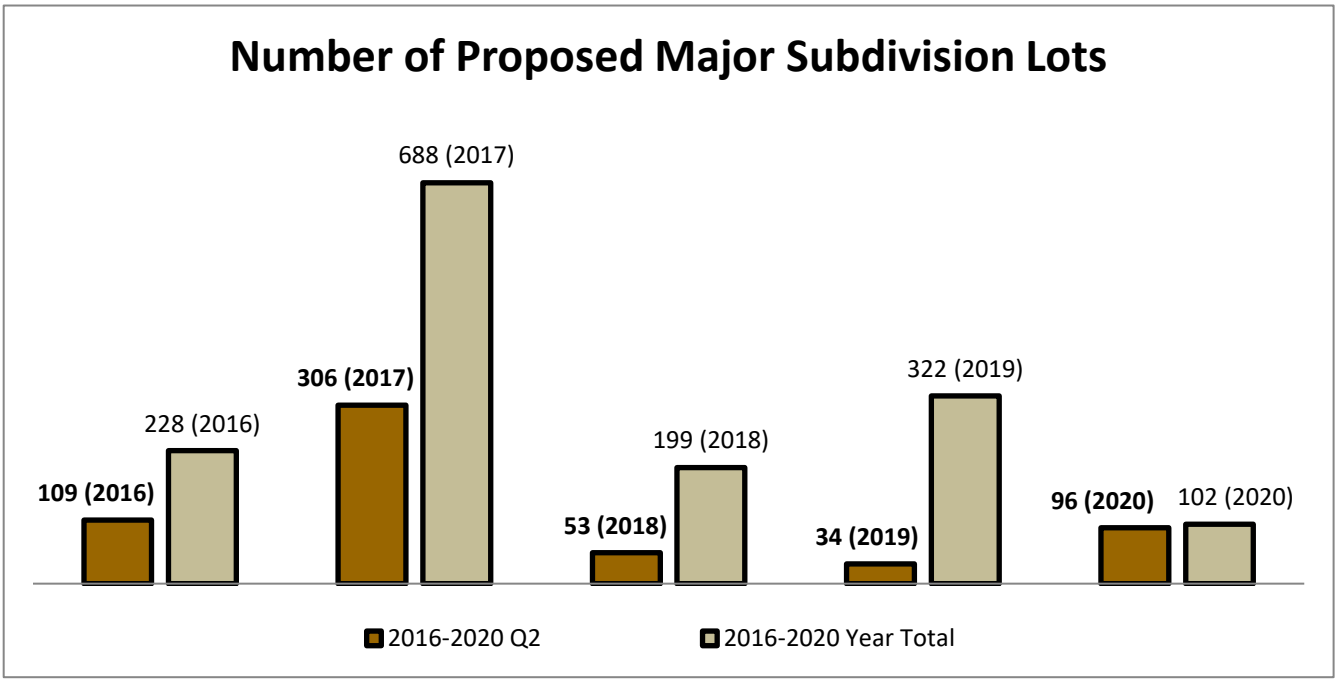
(fig. 40)


Number of Proposed Major Subdivision Lots
Q2 Reports 2016-2020
306
109
53
34
96
2016 Q2
2017 Q2
2018 Q2
2019 Q2
2020 Q2

(fig. 41)


Location of New Development Applications for Q2 2020
Use Category:
Major Subdivisions Q2 2020
Sandy Hook Bay
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

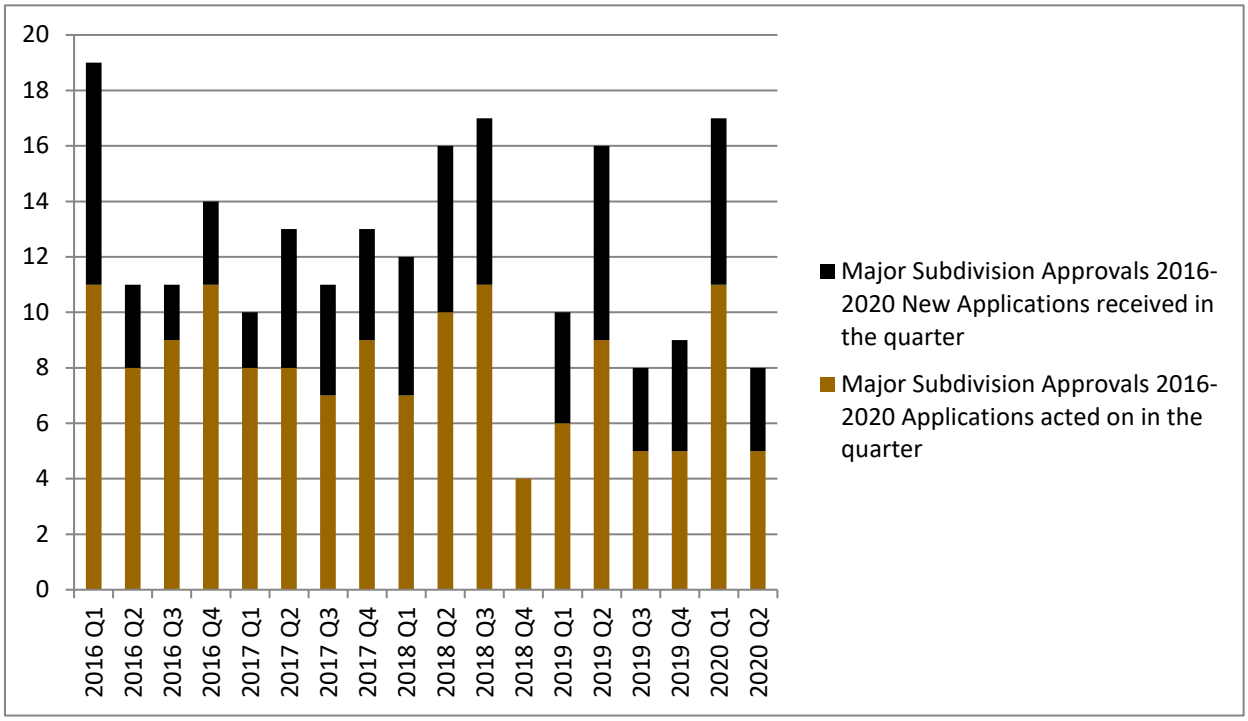
(fig. 42)



(fig. 43)

(fig. 44)

Major Subdivision Approvals 2016-2020			
Year & Quarter	**New Applications received in the quarter**	**Applications acted on in the quarter**	**All Applications given final approval in the quarter**
2016 Q1	8	11	4
2016 Q2	3	8	6
2016 Q3	2	9	3
2016 Q4	3	11	6
2017 Q1	2	8	4
2017 Q2	5	8	3
2017 Q3	4	7	5
2017 Q4	4	9	2
2018 Q1	5	7	3
2018 Q2	6	10	3
2018 Q3	6	11	3
2018 Q4	0	4	5
2019 Q1	4	6	7
2019 Q2	7	9	1
2019 Q3	3	5	3
2019 Q4	4	5	4
2020 Q1	6	11	3
2020 Q2	3	5	4


20
18
16
14
12
10
8
6
4
2
0
2016 Q1
2016 Q2
2016 Q3
2016 Q4
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
Major Subdivision Approvals 2016-2020 New Applications received in the quarter
Major Subdivision Approvals 2016-2020 Applications acted on in the quarter

(fig. 45)

The County saw a decrease in non-residential development applications and residential applications this quarter when compared to last year's second quarter. Similarly, there was a drop in non-residential application when compared to the first quarter of 2020. Commercial development this quarter occurred on or near major roads and tended to be in towns to the west and south-east. This is similar to where commercial developments were found last quarter which suggests that there is potential for future commercial development in those towns. The location of industrial development this quarter is compareable to lastr quarter. Developments of this type were found primarily along State Highway 33. Office development this quarter occurred in Marlboro, Tinton Falls, and Howell with no discernable pattern from last quarter. Of the three mixed-use applications received two were in municipalities along the shore. All three were located in or near a municipality where commercial development occurred last quarter. Public development primarily occurred north of State Highway 18. Public development projects this quarter tended to be in towns to the north and north-west. Residential development this quarter was primarily located in eastern municipalities with one project to the north in Holmdel. Roughly half of the minor subdivision applications received were in municipalities near the shore while the other half were in more inland municipalities. Minor subdivisions in municipalities near the shore were generally located away from the shore in their respective municipalities. The major subdivisions proposed this quarter were mostly located in Marlboro and are related to a mixed use development proposed there.

In the second quarter of 2020, the county has received 15 minor subdivision applications and 3 office, mixed use, and major subdivision development applications. Minor subdivision applications were the most common application type, while office, mixed use, and major subdivision development applications were the least common. Industrial development applications had the largest total proposed building area at 1,480,125 square feet. Office development applications had the least total proposed building area at 11,150 square feet. Office development decreased in square footage and industrial development increased in square footage.

Total proposed building area of commercial developments rose in 2017 and has been on the decline since 2018. This quarter saw a drop in both the amount of building area proposed and number of applications received. The total amount of building area proposed for industrial development has increased again and the number of applications has also increased this quarter. Industrial development continues to have the largest proposed building area of all development types implying a boon in warehouse development. The county has received 3 projects for office development in the second quarter for the last four years with this quarter continuing that pattern. The amount of mixed/multiple use development projects received have alternated between 3 and 4 in the past four years. This year's second quarter breaks a decline in the amount of proposed building area for public projects with a high of 67,623 square feet. The proposed units for residential development applications has dropped to 185 proposed units this quarter from 293 units at this time in 2019. There has been a decrease in both the amount of lots proposed and number of minor subdivision applications received this quarter. Finally, major subdivisions this quarter have increased in the number of lots proposed compared to the last 2 years, but decreased in the number of applications.

Approval Status Stats for projects received in Q2 2020:

- Final Approval: 2
- Conditional Final Approval: 1
- Conditional Approval: 5
- Preliminary Approval: 2
- Conditional Preliminary Approval: 1

- Request Information: 9
- County Approval Not Required (CANR): 11
- Exempt: 13
- Incomplete: 2