



DEVELOPMENT ACTIVITY REPORT

3rd QUARTER 2020

Division of Planning, Monmouth County, New Jersey July 1, 2020 to September 30, 2020

Last Updated: 6/2/22

Purpose: The Development Activity Report provides a summary of county-wide development activity in Monmouth County, New Jersey for the 3rd Quarter of 2020. This report details development activity on a quarterly basis to identify current trends and to compare these to previous quarters.

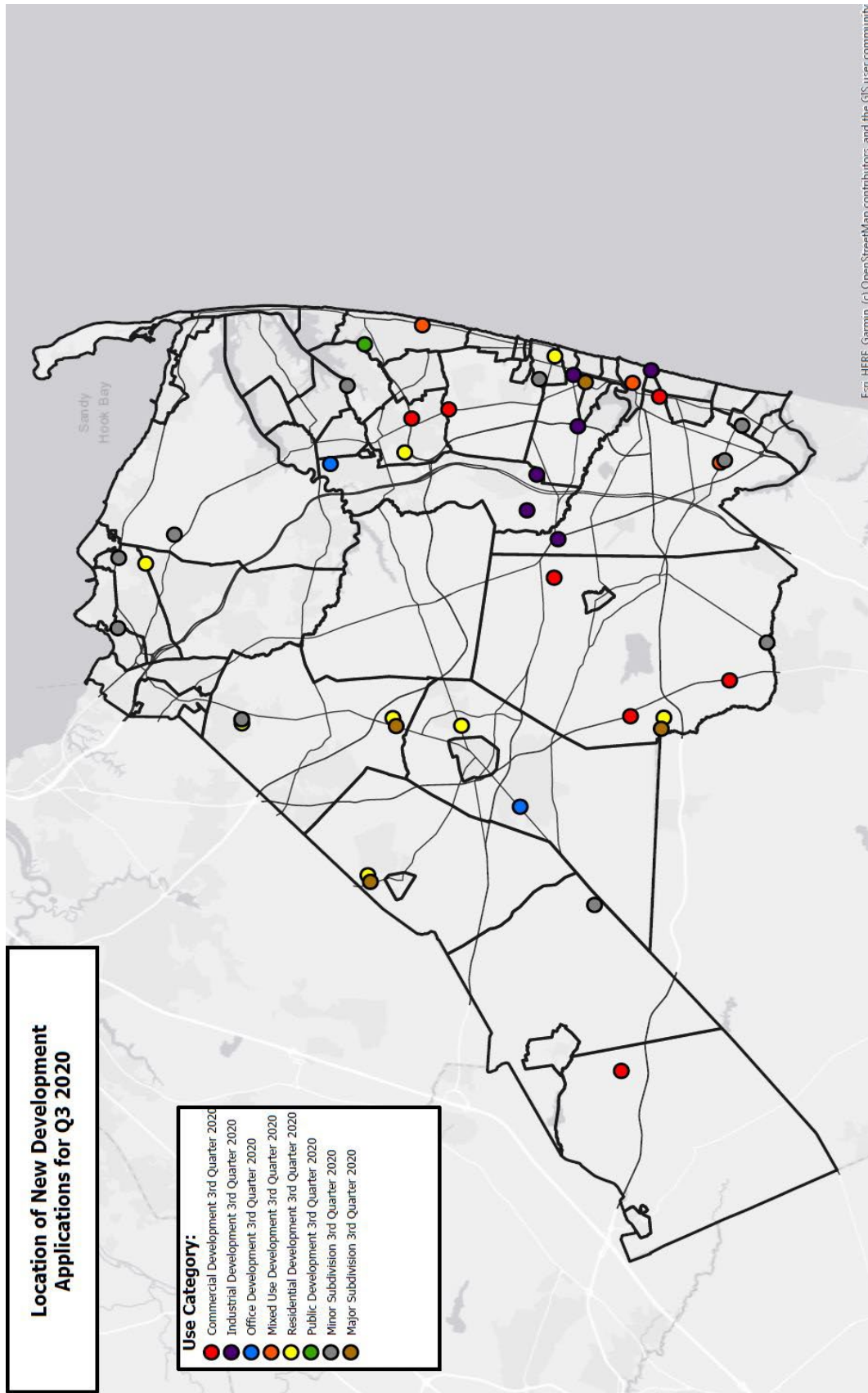
Highlights:

- 1251 Jumping Brook Road: 113,016 square foot Shipping & Receiving Building in Tinton Falls.
Status - Request for Information - 8/10/2020
- The Place at Marlboro: 258 Unit Multifamily Residence in Marlboro.
Status - Request for Information - 9/14/20
- PSI Atlantic Neptune NJ, LLC: 104,488 square foot Self-Storage Facility in Neptune Township.
Status - Final Approval - 9/28/20
- Lexus of Monmouth: 68,078 square foot Auto Dealership in Ocean Township.
Status - County Approval Not Required - 9/18/20

Summary of Development Statistics for Projects Submitted in Q3 2020 (fig. 1)

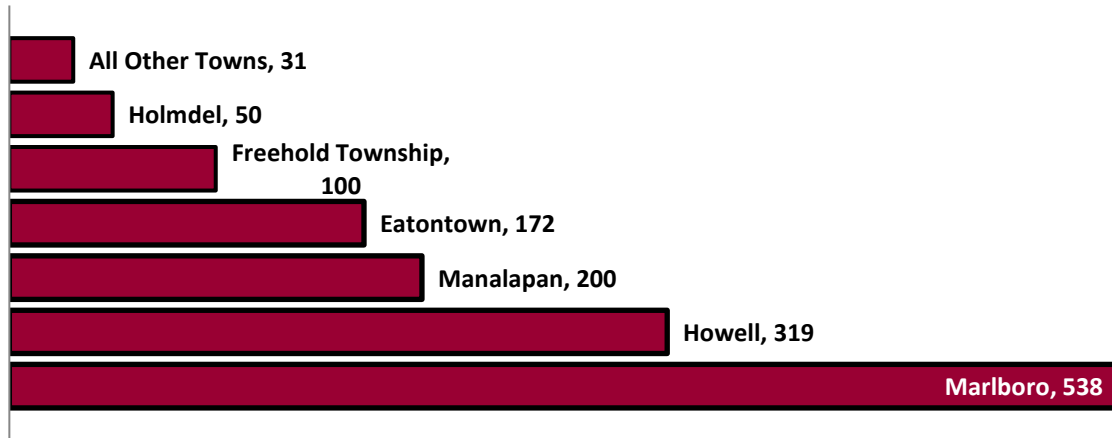
Use:	Building Area (square feet)	Dwelling Units	Proposed New Building Lots	Number of Applications
Commercial	84,217			7
Industrial	296,404			6
Office	13,372			2
Mixed Use	10,916	34		3
Public	3,200			1
Residential Units		978		8
Minor Subdivision		*	8	10
Major Subdivision		*	489	4

*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)



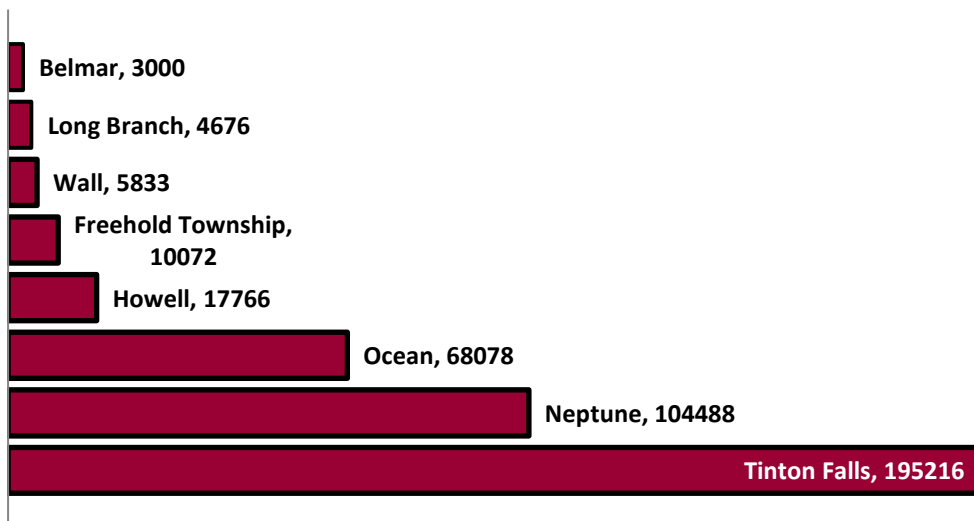
(fig. 2)

Residential, Mixed Use, & Subdivision Applications by Municipality (Units) Submitted Q3 2020



(fig. 3)

Non-Residential Development by Municipality (Square Feet) Submitted Q3 2020



(fig. 4)

Development Statistics for Projects Submitted in Q3 2020 (fig. 5)

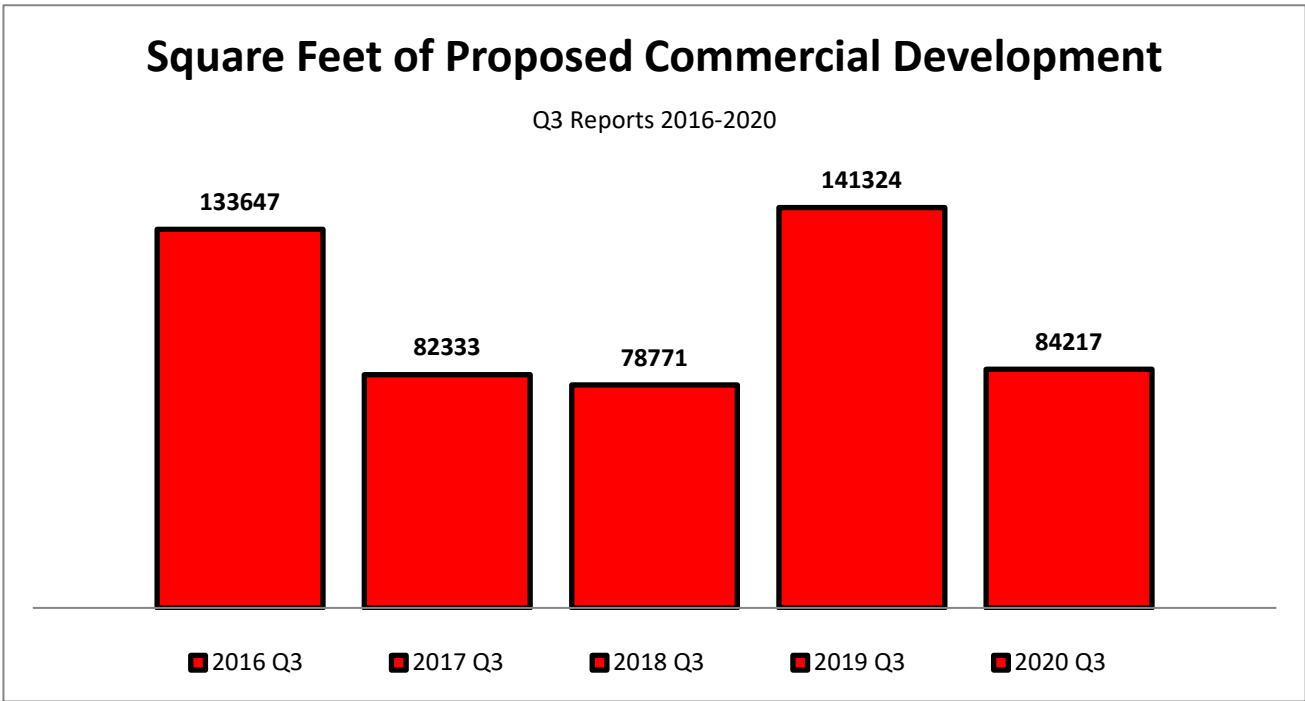
File #	Project Name	Municipality	Type	Category	Status	Square Feet	Lots	Units
WSP10078	Wall Gateway Emporium	Wall	Site Plan	Commercial	CANR	-607	.	.
HWSP10081	Firestone Auto Service	Howell	Site Plan	Commercial	CANR	6808	.	.
UFTSP10085	Wagner Pole Barn	Upper Freehold Township	Site Plan	Commercial	CA	5000	.	.
HWSP10086	All Sales Auto Group	Howell	Site Plan	Commercial	FA	6800	.	.
ETSP10088	Eatontown 36, LLC	Eatontown	Site Plan	Commercial	CANR	-6020	.	.
HWSP7690G	Eagle Oaks Conservatory	Howell	Site Plan	Commercial	FA	4158	.	.
OSP7338B	Lexus of Monmouth	Ocean	Site Plan	Commercial	CANR	68078	.	.
TFSP10079	1251 Jumping Brook Road	Tinton Falls	Site Plan	Industrial	RI	113016	.	.
NSP10080	1111 Warehouse LLC	Neptune Township	Site Plan	Industrial	CANR	0	.	.
WSP10082	1303-1309 Highway 34	Wall	Site Plan	Industrial	CANR	0	.	.
BLSP10093	Verizon Wireless - Belmar	Belmar	Site Plan	Industrial	FA	0	.	.
NSP10094	PSI Atlantic Neptune NJ, LLC	Neptune Township	Site Plan	Industrial	FA	104488	.	.
TFSP10096	Massaro Realty	Tinton Falls	Site Plan	Industrial	INC	78900	.	.
FRTSP10075	Freehold Mediplex	Freehold Township	Site Plan	Office	CA	10072	.	.
TFSP10098	Proposed Office Building	Tinton Falls	Site Plan	Office	CANR	3300	.	.
BLSP10084	Residences at 900 Main	Belmar	Site Plan	Mixed Use	RI	3000	.	30
LBSP10089	69 Brighton Avenue	Long Branch	Site Plan	Mixed Use	CANR	1476	.	3

WSP10097	1914 Atlantic Avenue	Wall	Site Plan	Mixed Use	RI	6440	.	1
LBSP7495A	Pleasure Bay Pool	Long Branch	Site Plan	Public	CA	3200	.	.
FRTSP10076	Chesterfield Garden Apartments	Freehold Township	Site Plan	Residential	RI	.	.	100
HWSP10077	Views at Monmouth Manor	Howell	Site Plan	Residential	RI	.	.	247
ETSP10083	Wedgewood Court at Eatontown	Eatontown	Site Plan	Residential	CANR	.	.	172
HLSP10087	Holmdel Family Apartments	Holmdel	Site Plan	Residential	INC	.	.	50
MNSP10091	Pinebrook Crossing	Manalapan	Site Plan	Residential	RI	.	.	75
MRSP10090	Marlboro Parke	Marlboro	Site Plan	Residential	INC	.	.	56
MRSP10092	The Place at Marlboro	Marlboro	Site Plan	Residential	RI	.	.	258
APSP10095	405-409 Sewall Avenue Site Plan	Asbury Park	Site Plan	Residential	CANR	.	.	20
AP389	1405 Fourth Avenue Minor Subdivision	Asbury Park	Minor	Subdivision	Exempt	.	1	.
HZ401	Highland Avenue Minor Subdivision	Hazlet	Minor	Subdivision	Exempt	.	0	.
MQ386	Main Street Boundary Line Adjustment	Manasquan	Minor	Subdivision	Exempt	.	0	.
OP371	Bonforte Minor Subdivision	Oceanport	Minor	Subdivision	Exempt	.	0	.
MD1455A	Curmi Minor Subdivision	Middletown	Minor	Subdivision	Exempt	.	0	.
HW1422	Bry Avenue Minor Subdivision	Howell	Minor	Subdivision	Exempt	.	1	.

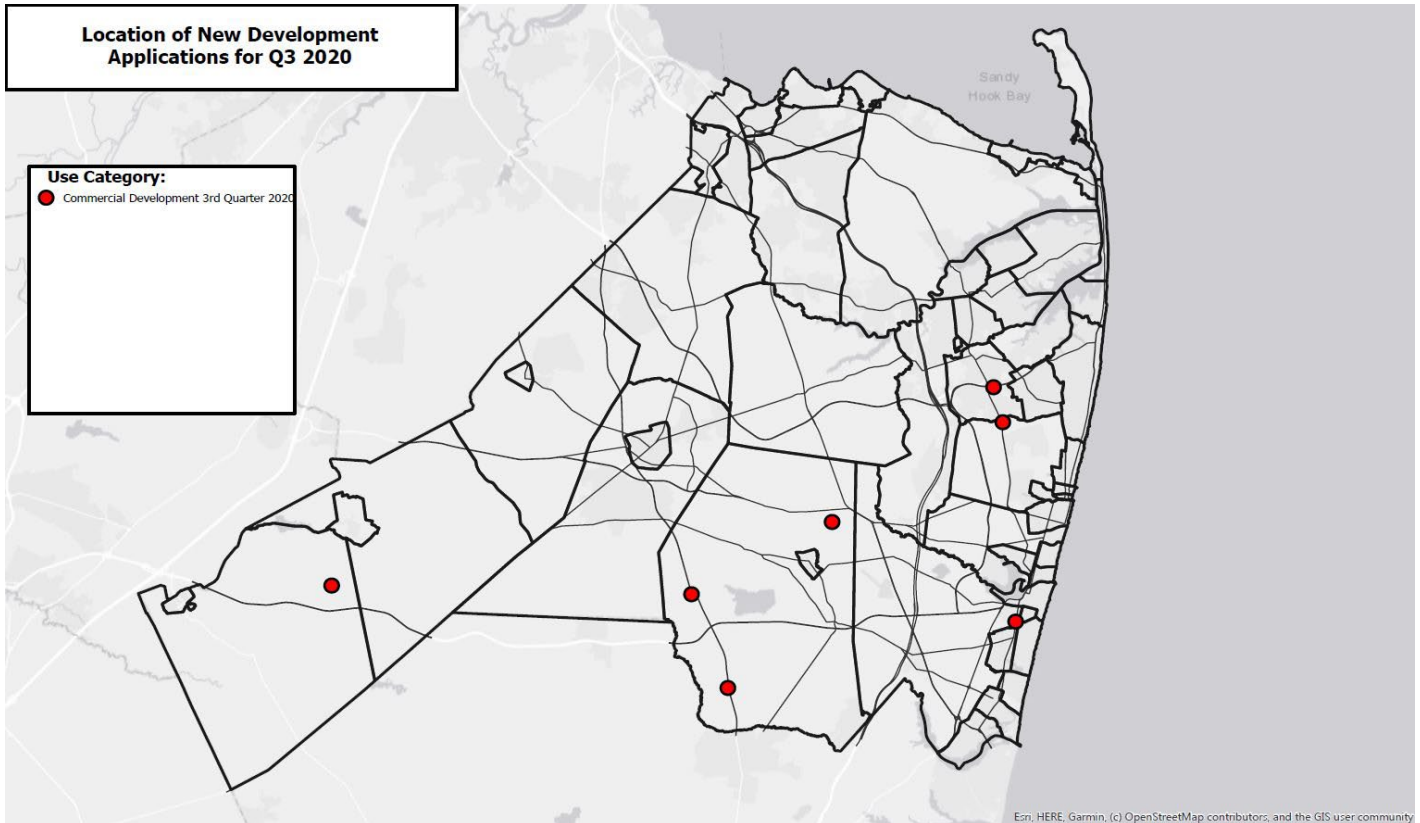
HZ402	Vena Minor Subdivision	Hazlet	Minor	Subdivision	Exempt	.	2	.
W1416	1903/1913 Atlantic Avenue Subdivision	Wall	Minor ROW	Subdivision	FA	.	0	.
MS817	97 Stage Coach Road Minor Subdivision	Millstone	Minor ROW	Subdivision	RI	.	1	.
MR554	The Place at Marlboro Subdivision	Marlboro	Minor ROW	Subdivision	RI	.	3	.
HWMJ786	Views at Monmouth Manor Subdivision	Howell	Major	Subdivision	RI	.	73	.
MNMJ789	Pinebrook Crossing Subdivision	Manalapan	Major	Subdivision	RI	.	184	.
MRMJ787	Marlboro Parke Subdivision	Marlboro	Major	Subdivision	INC	.	226	.
NMJ788	Hemenway Major Subdivision	Neptune Township	Major	Subdivision	RI	.	6	.

*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)

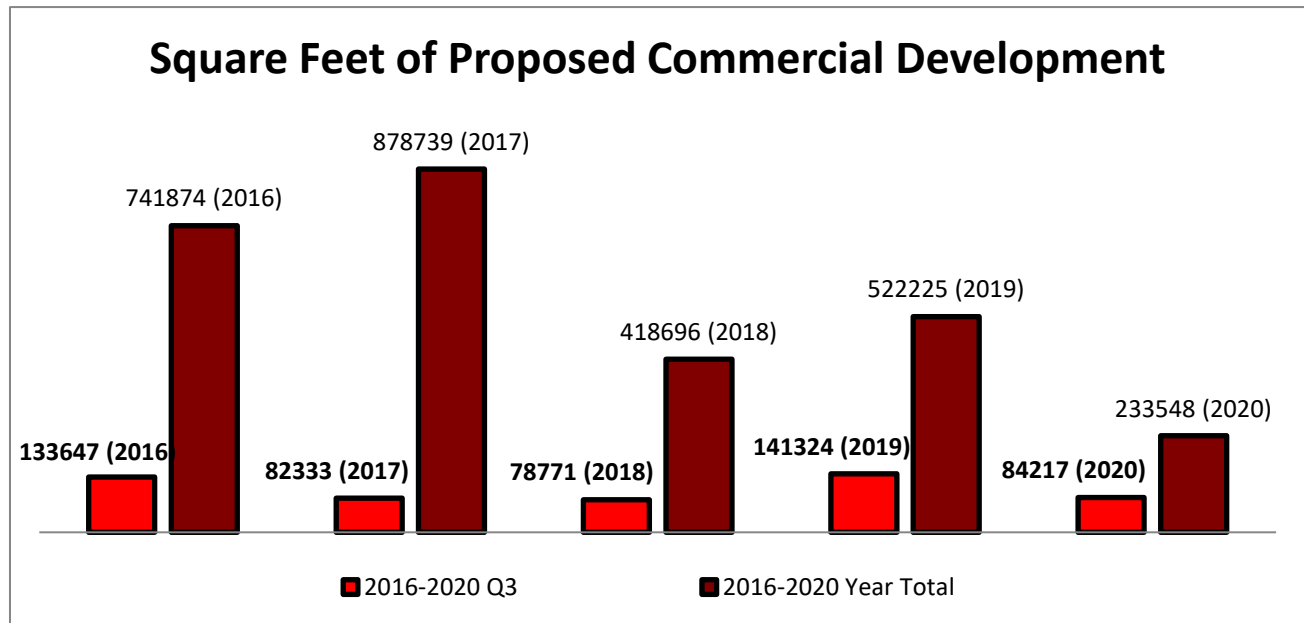
FA	Final Approval
CA	Conditional Approval
CPA	Conditional Preliminary Approval
PA	Preliminary Approval
RI	Request Information
CANR	County Approval Not Required
INC	Incomplete Application
ROW	Right-of-Way



(fig. 6)



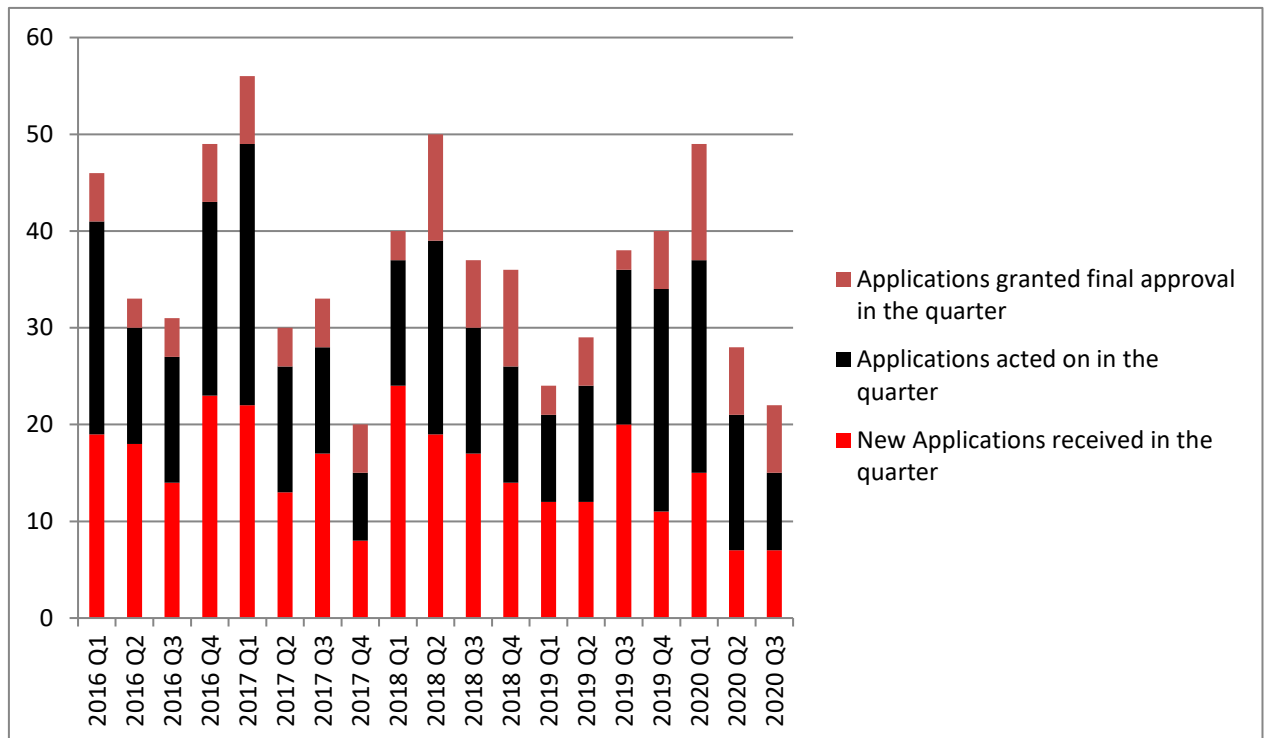
(fig. 7)



(fig. 8)

(fig. 9)

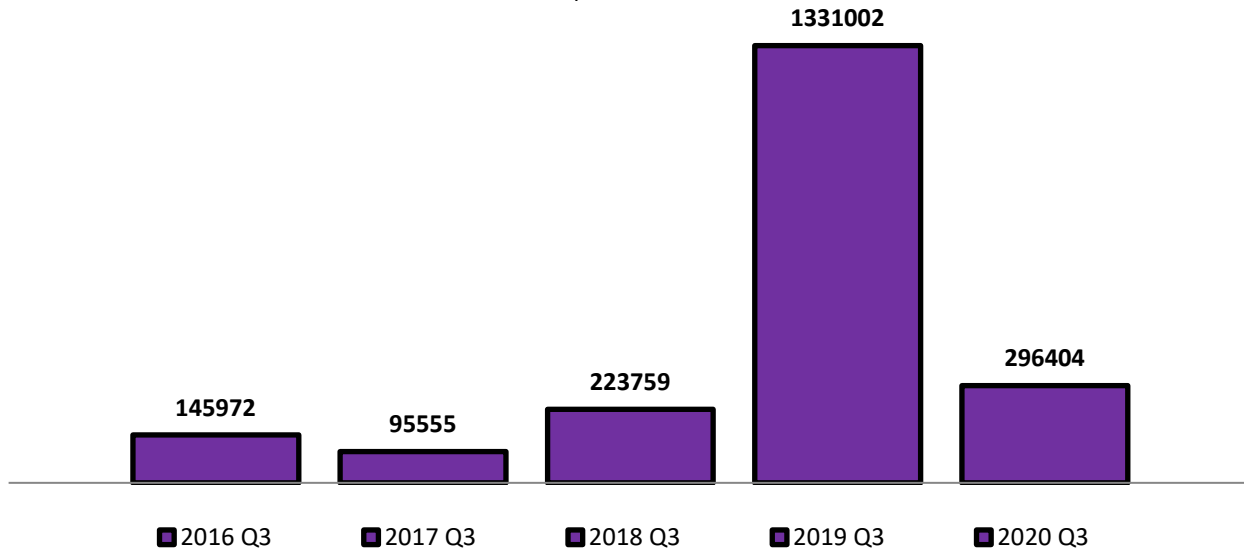
Commercial Development Approvals 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	Applications granted final approval in the quarter
2016 Q1	19	22	5
2016 Q2	18	12	3
2016 Q3	14	13	4
2016 Q4	23	20	6
2017 Q1	22	27	7
2017 Q2	13	13	4
2017 Q3	17	11	5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



(fig. 10)

Square Feet of Proposed Industrial Development

Q3 Reports 2016-2020

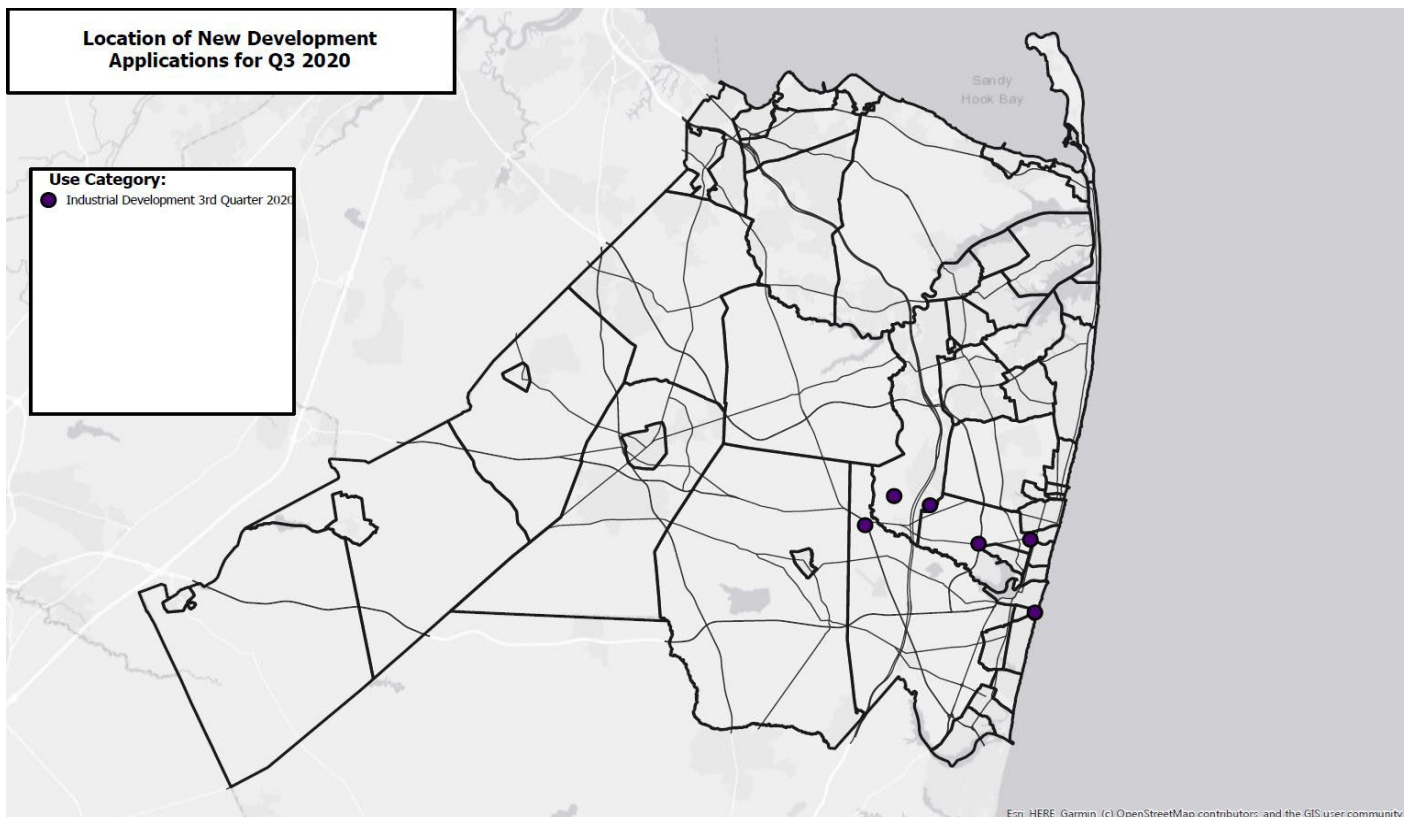


(fig. 11)

Location of New Development Applications for Q3 2020

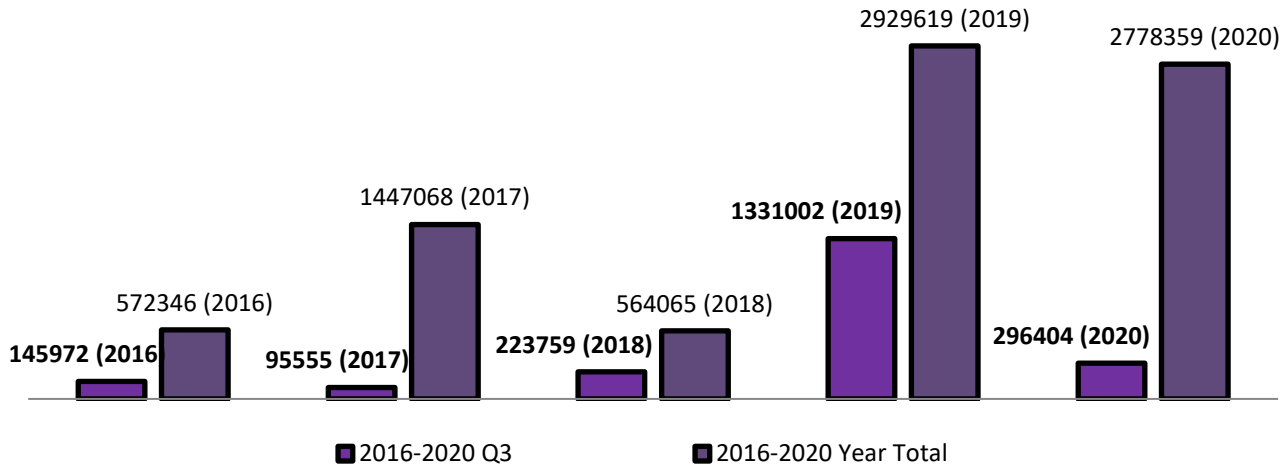
Use Category:

- Industrial Development 3rd Quarter 2020



(fig. 12)

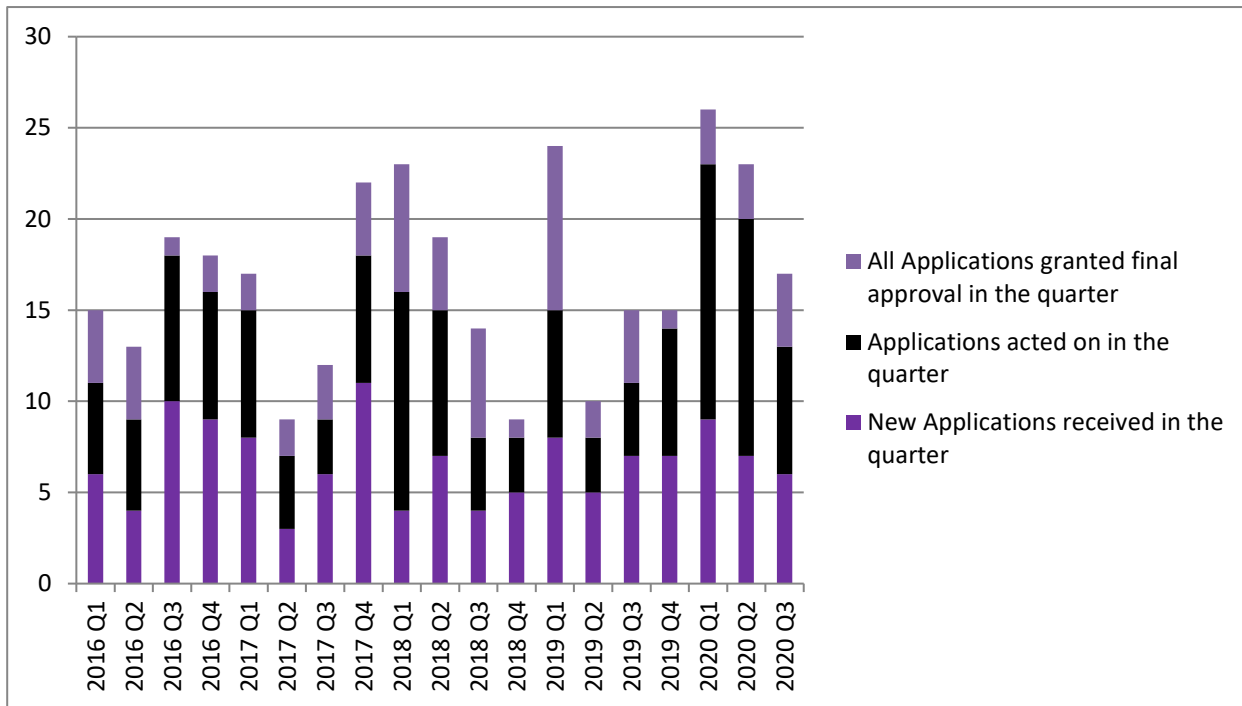
Square Feet of Proposed Industrial Development



(fig. 13)

(fig. 14)

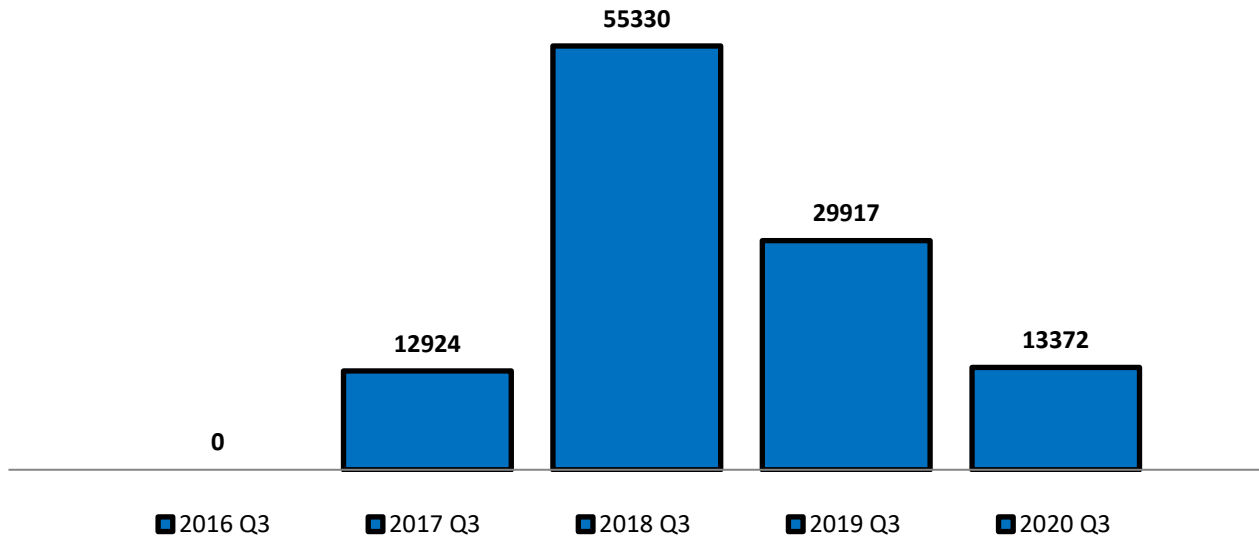
Industrial Development Applications 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications granted final approval in the quarter
2016 Q1	6	5	4
2016 Q2	4	5	4
2016 Q3	10	8	1
2016 Q4	9	7	2
2017 Q1	8	7	2
2017 Q2	3	4	2
2017 Q3	6	3	3
2017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



(fig. 15)

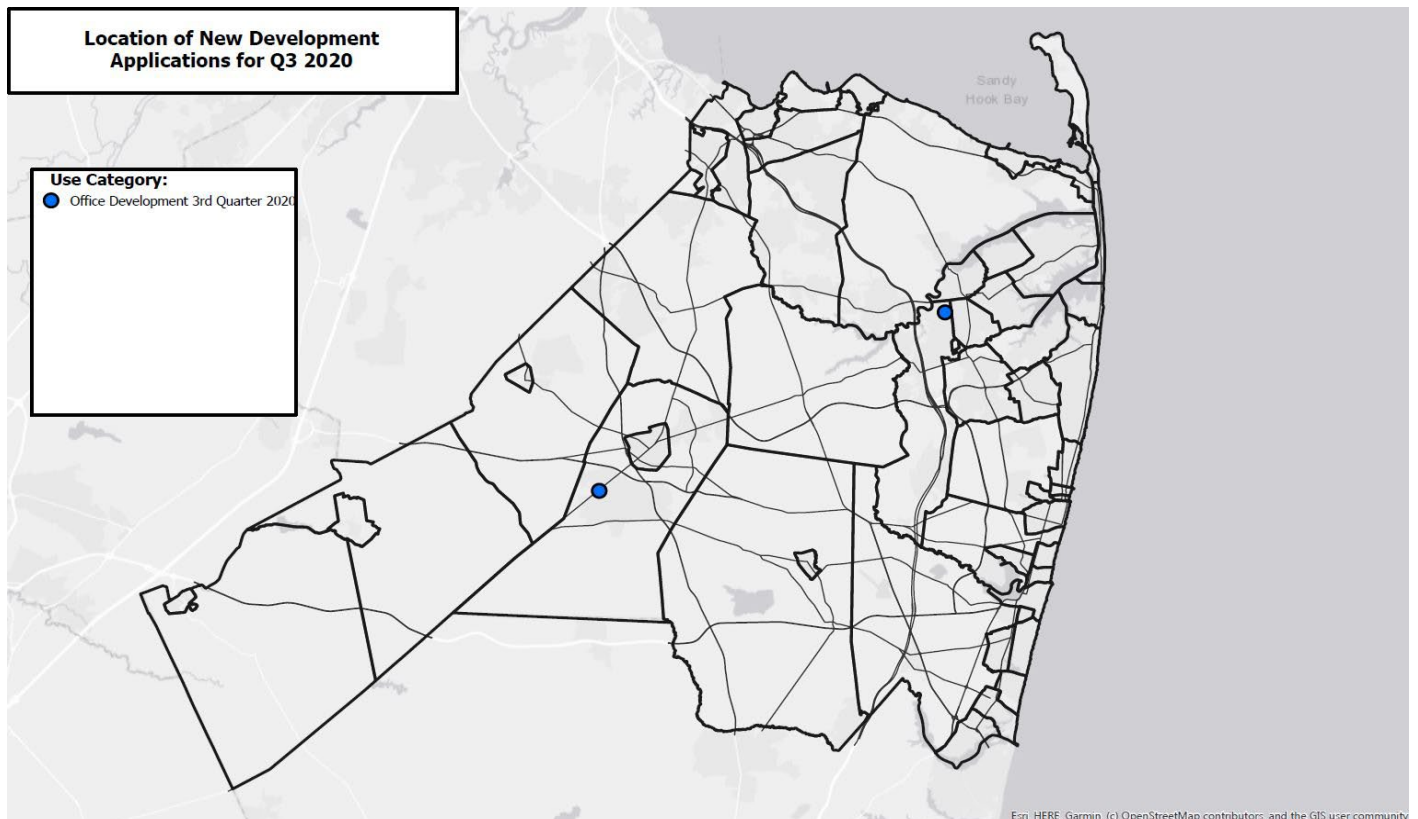
Square Feet of Proposed Office Development

Q3 Reports 2016-2020



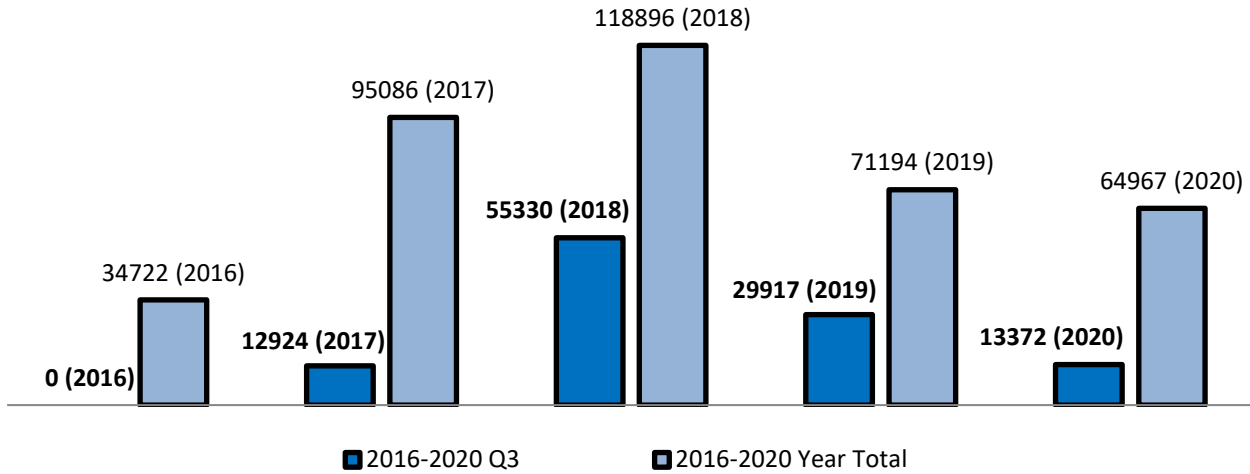
(fig. 16)

Location of New Development Applications for Q3 2020



(fig. 17)

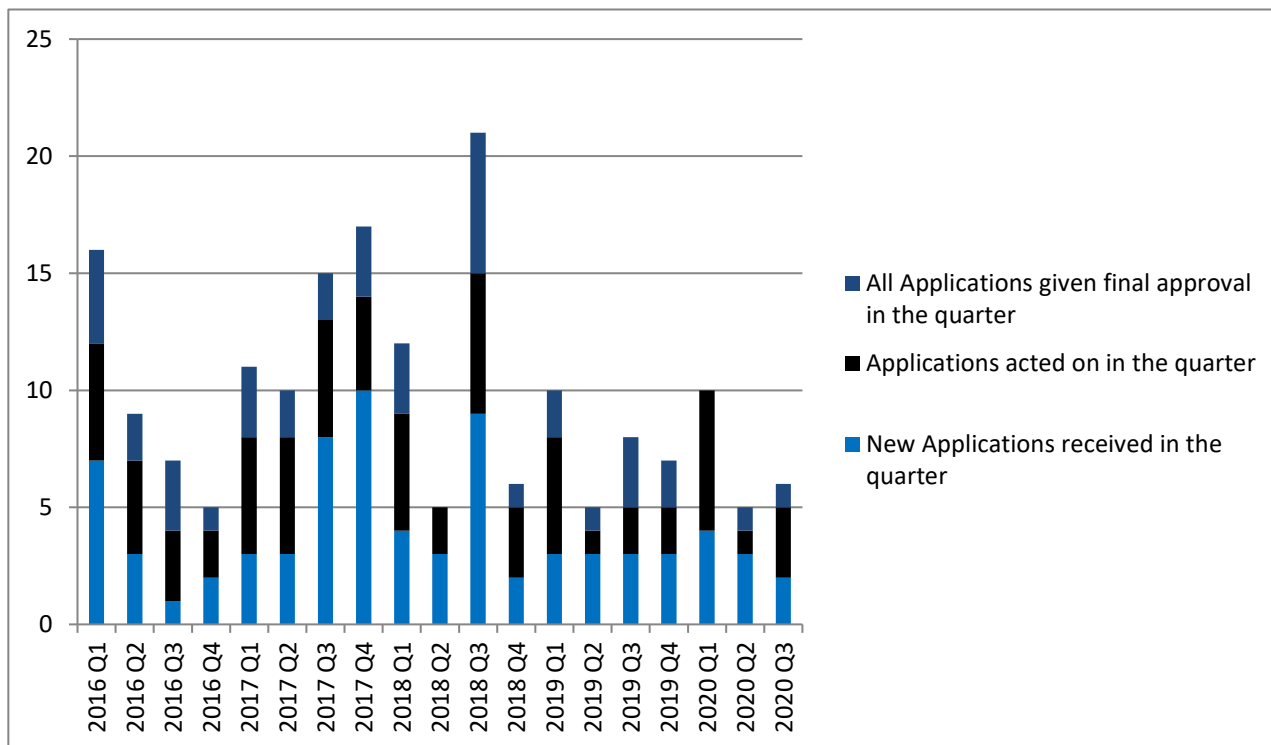
Square Feet of Proposed Office Development



(fig. 18)

(fig. 19)

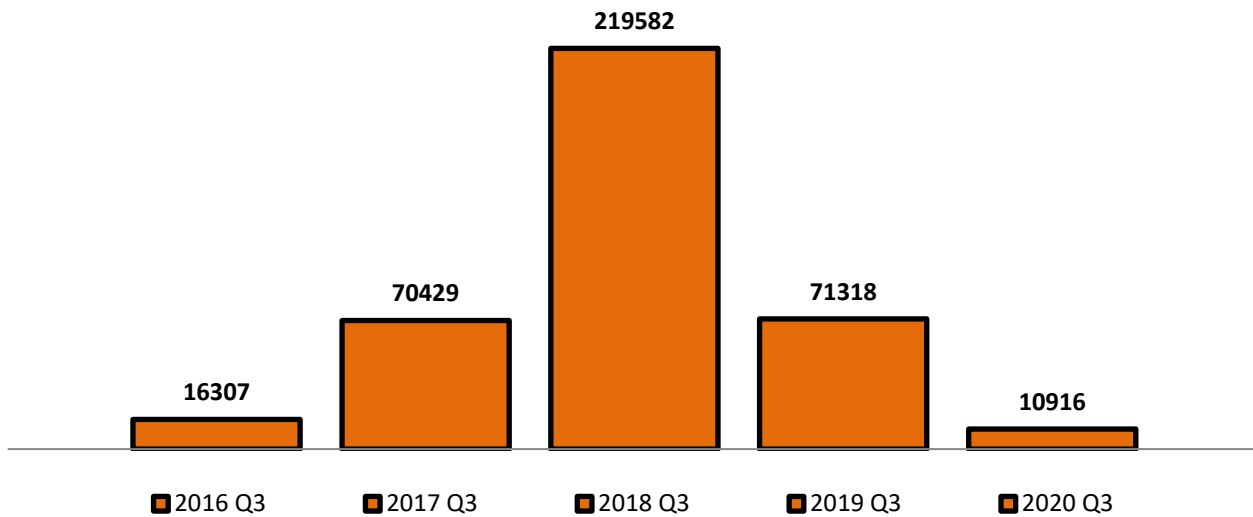
Office Development Applications 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter
2016 Q1	7	5	4
2016 Q2	3	4	2
2016 Q3	1	3	3
2016 Q4	2	2	1
2017 Q1	3	5	3
2017 Q2	3	5	2
2017 Q3	8	5	2
2017 Q4	10	4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



(fig. 20)

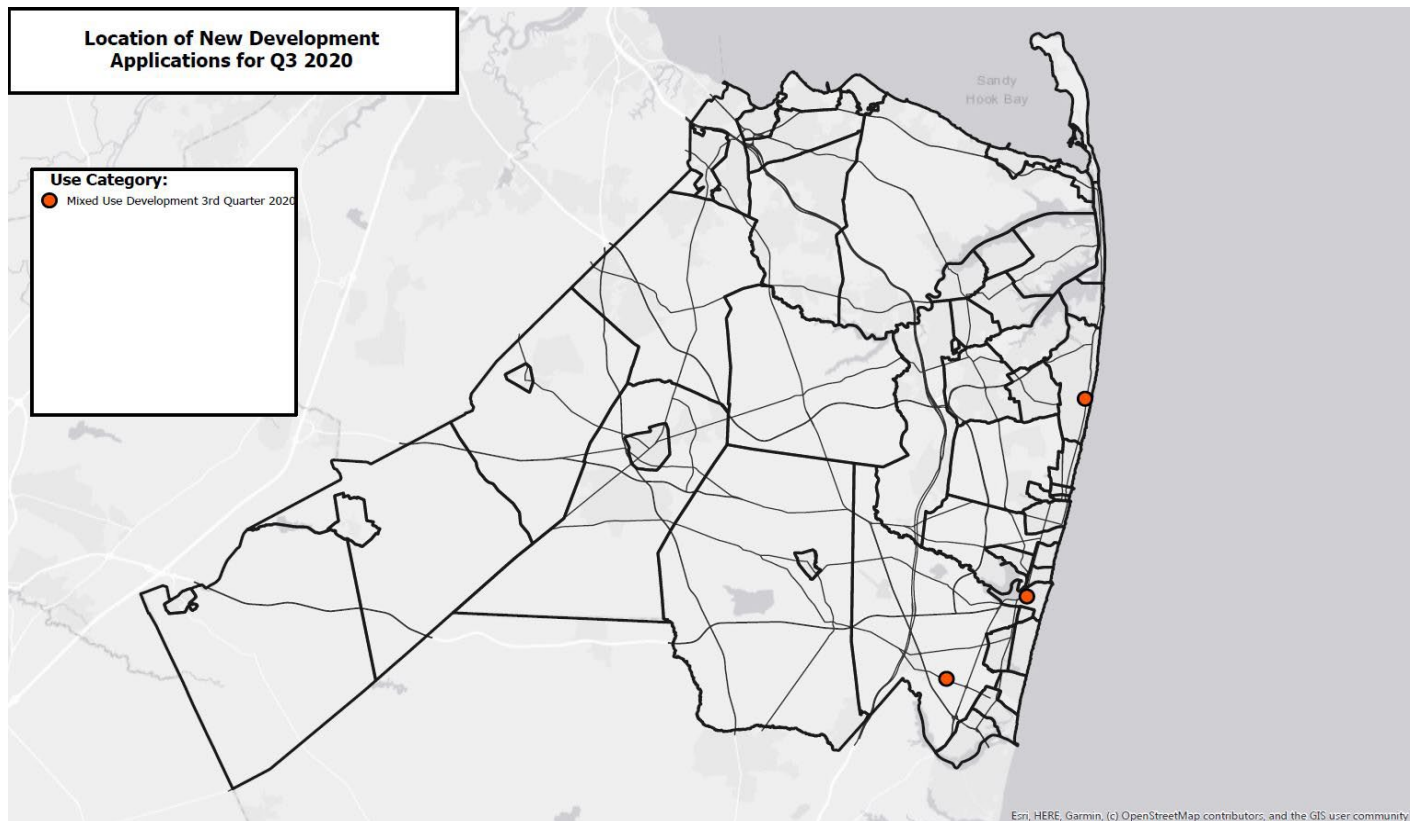
Square Feet of Proposed Mixed Use Development

Q3 Reports 2016-2020



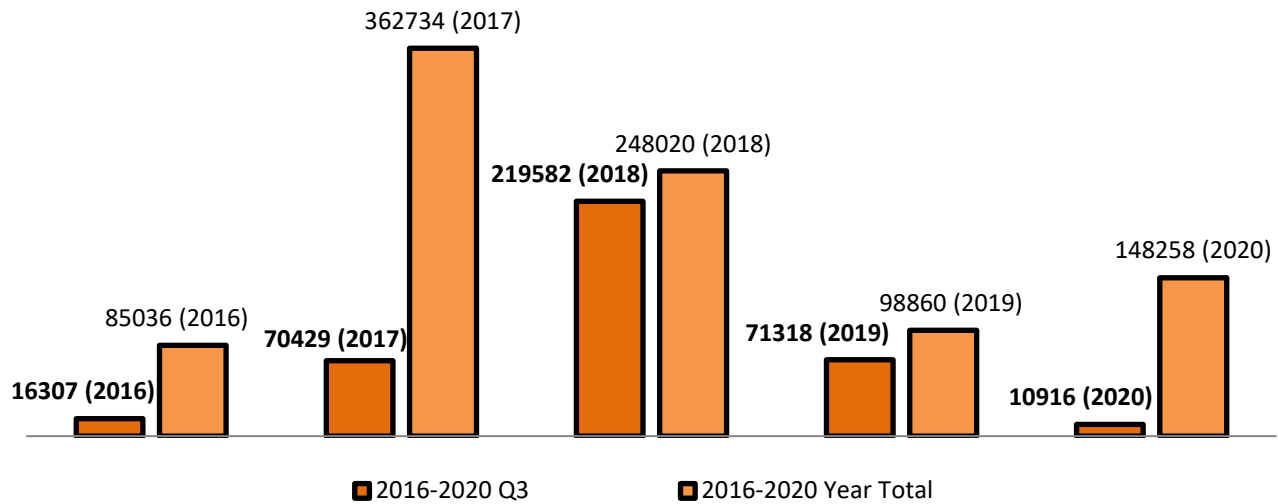
(fig. 21)

Location of New Development Applications for Q3 2020



(fig. 22)

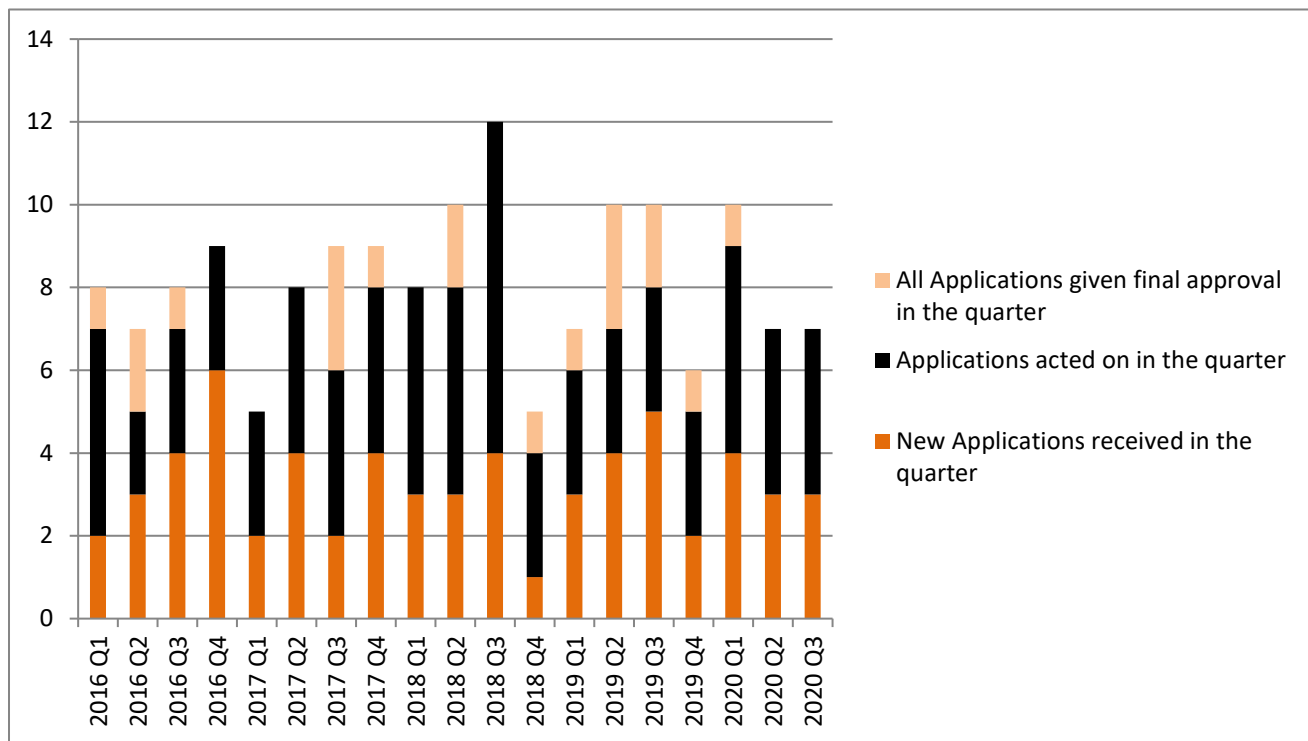
Square Feet of Proposed Mixed Use Development



(fig. 23)

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
2020 Q3	3	4	0

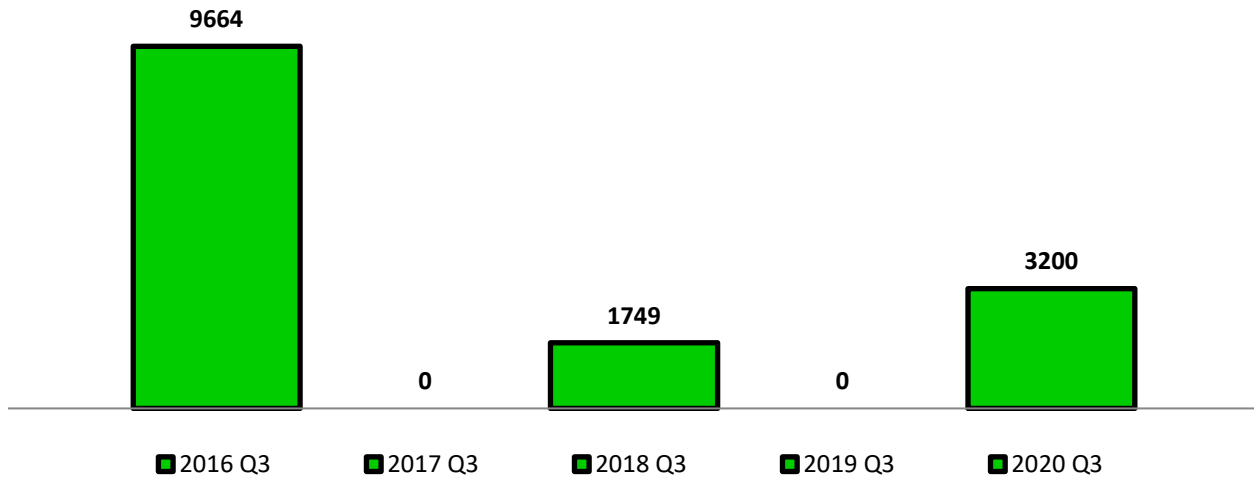
(fig. 24)



(fig. 25)

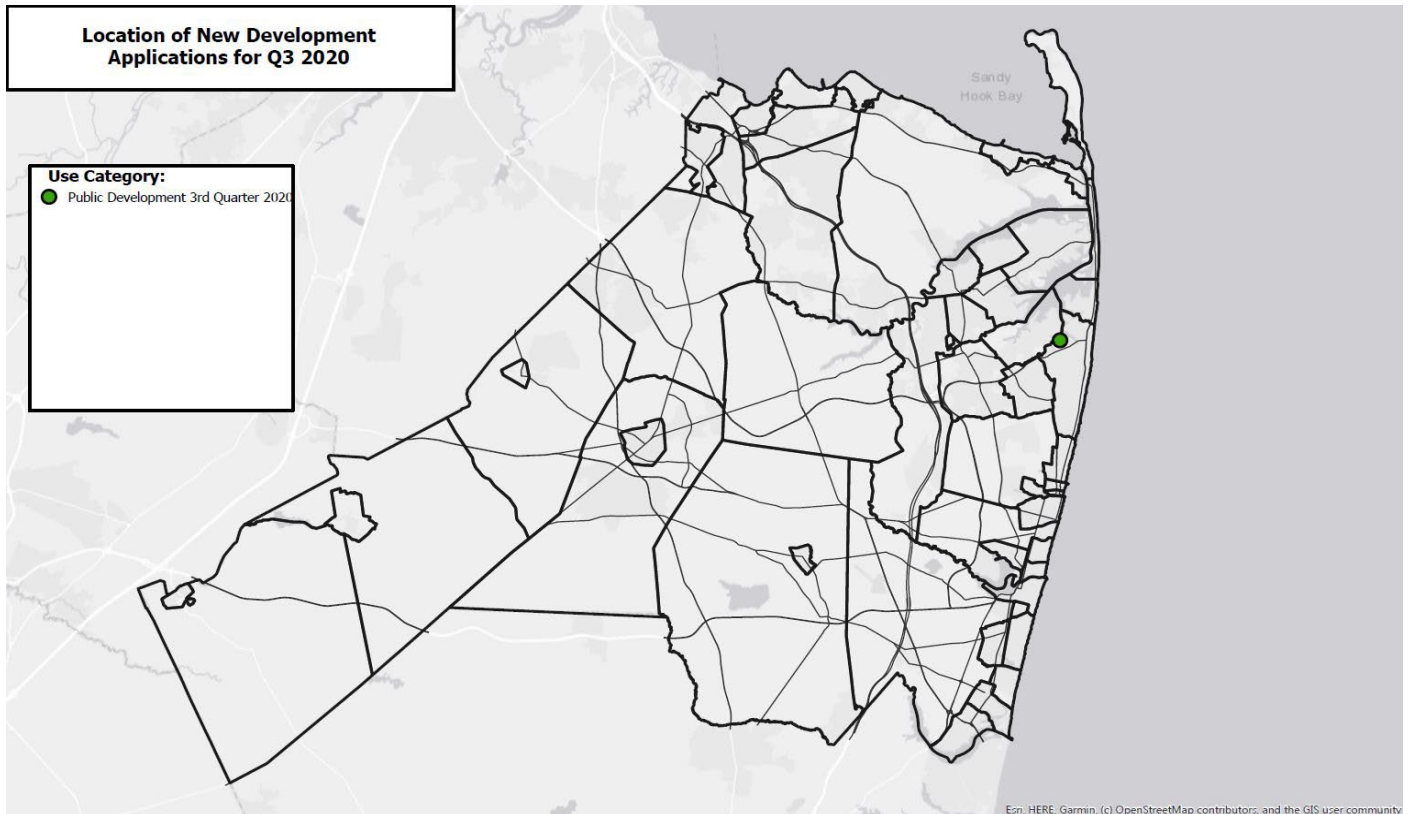
Square Feet of Proposed Public Development

Q3 Reports 2016-2020



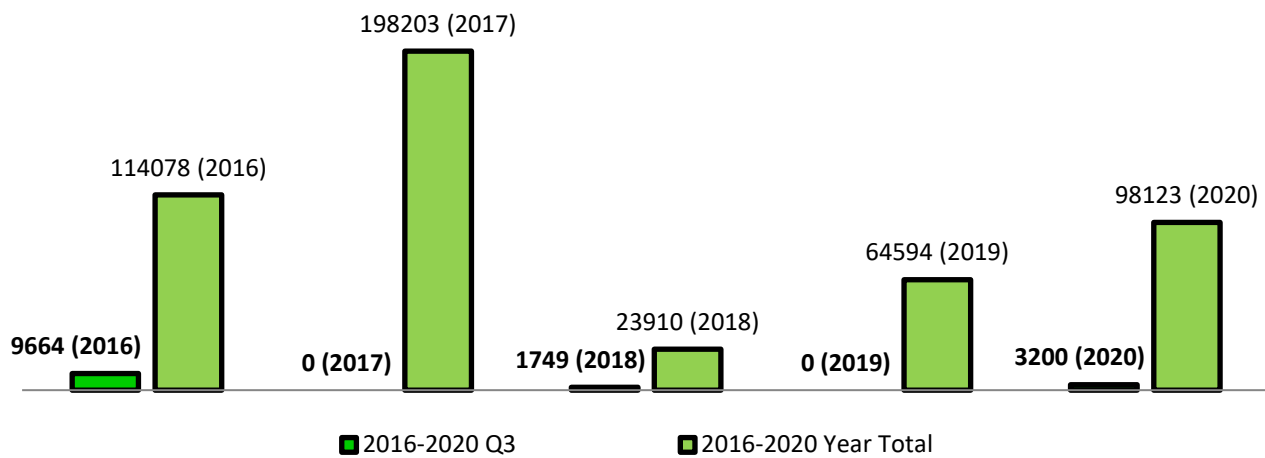
(fig. 26)

Location of New Development Applications for Q3 2020



(fig. 27)

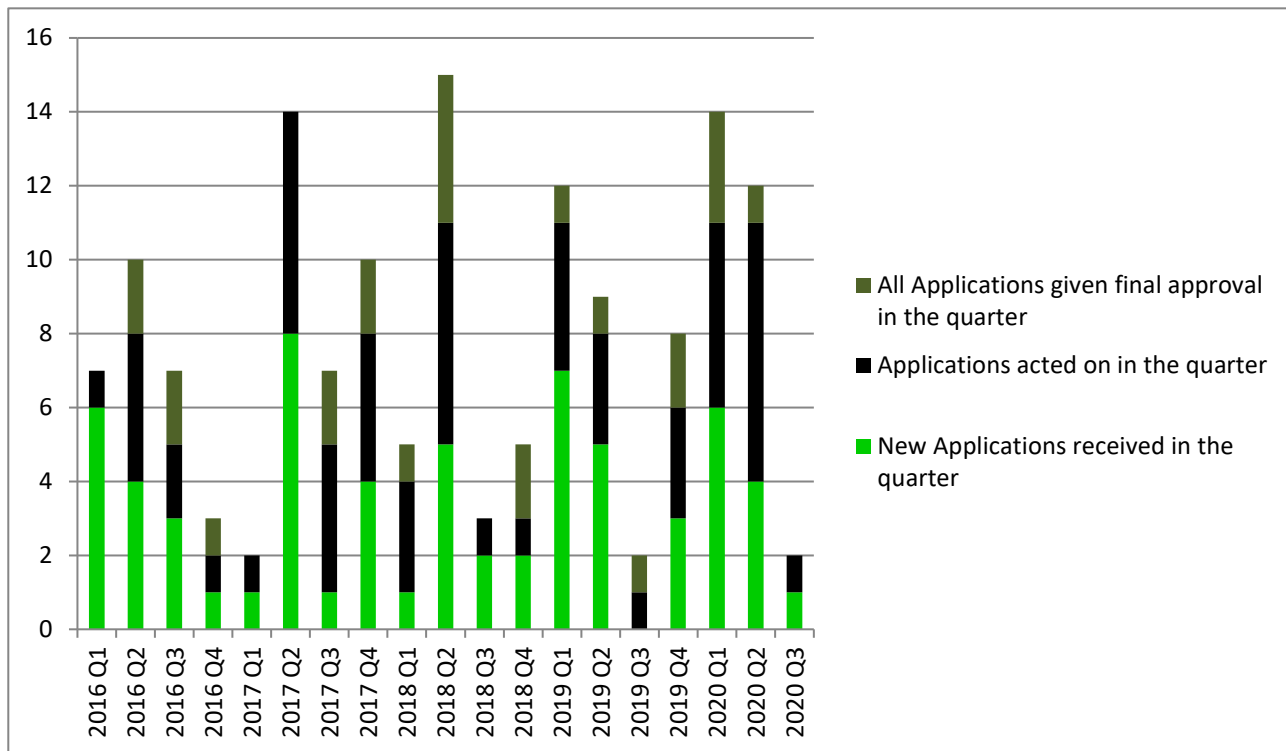
Square Feet of Proposed Public Development



(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	8	6	0
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	7	4	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
2020 Q3	1	1	0

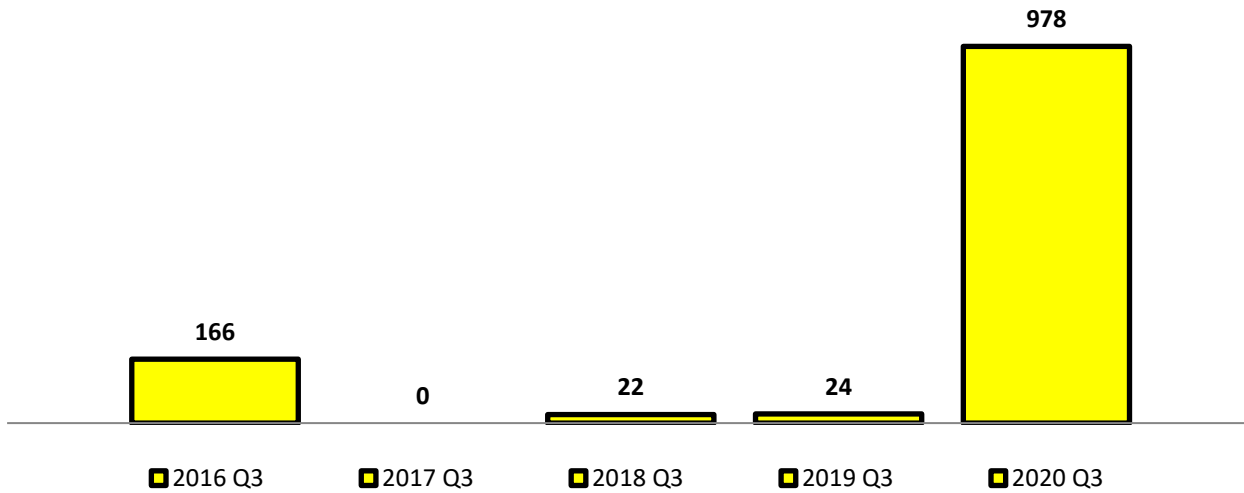
(fig. 29)



(fig. 30)

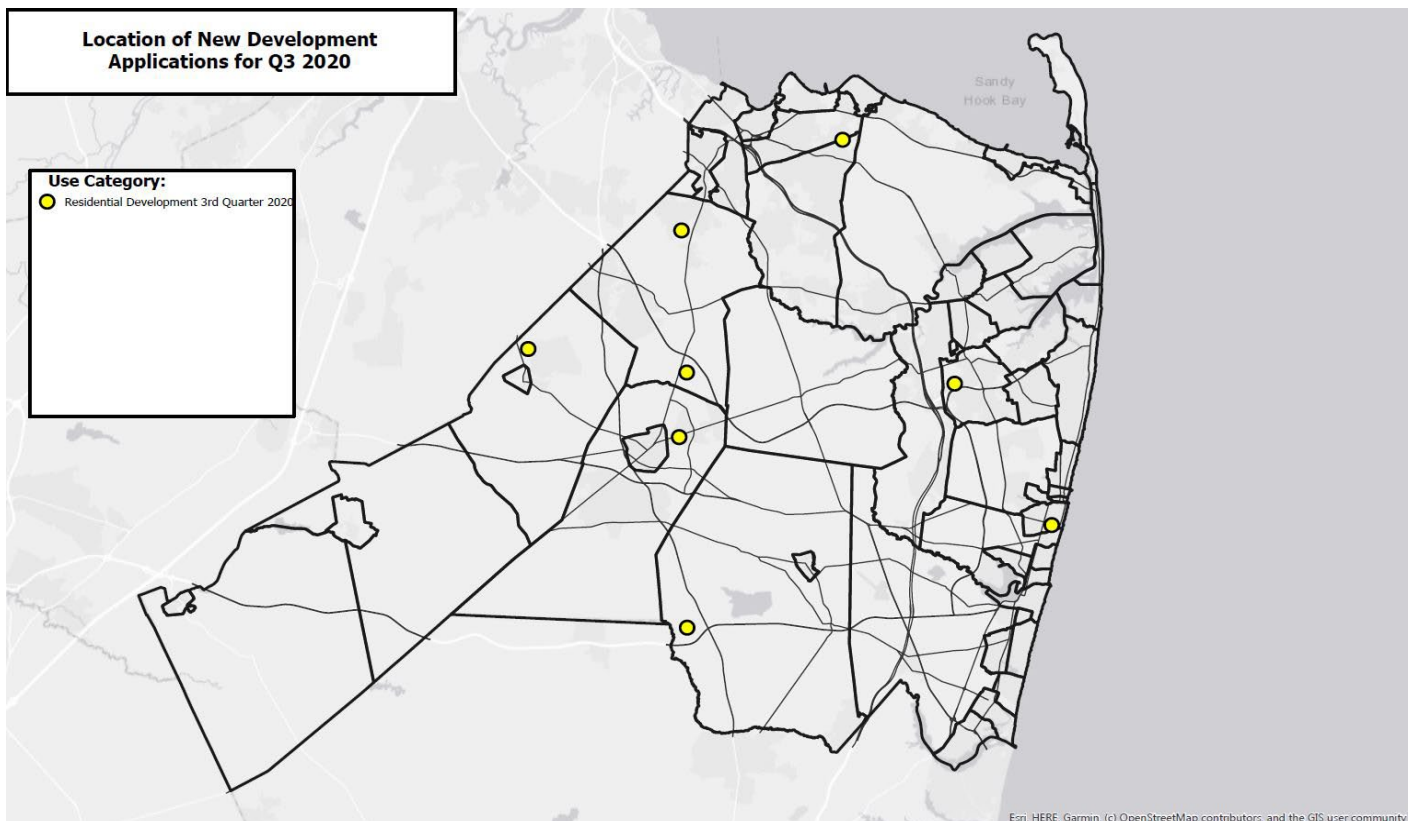
Number of Proposed Residential Units

Q3 Reports 2016-2020



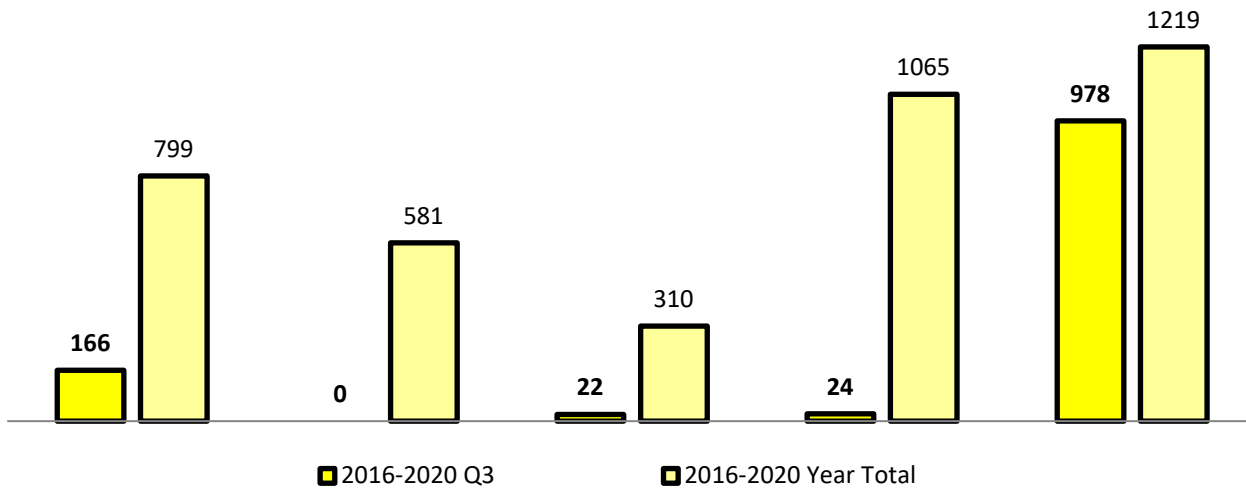
(fig. 31)

Location of New Development Applications for Q3 2020



(fig. 32)

Number of Proposed Residential Units

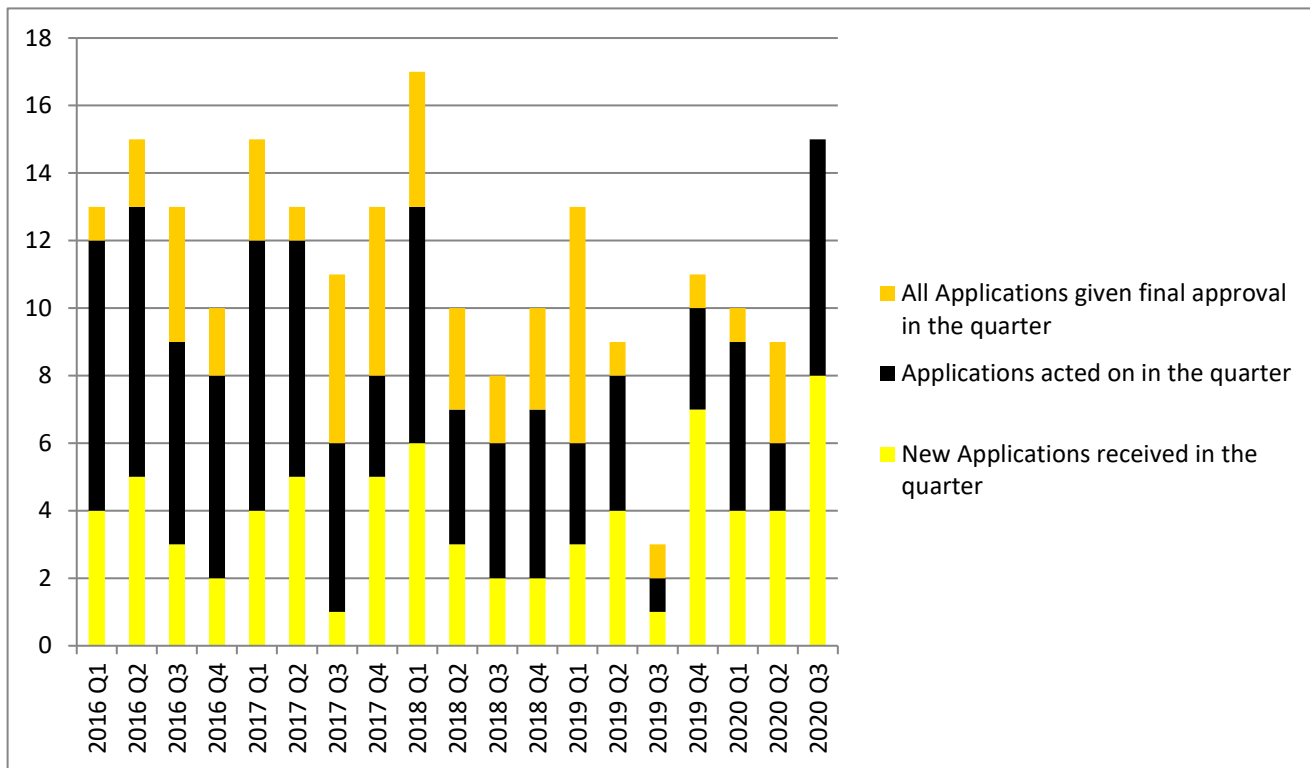


(fig. 33)

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
2020 Q3	8	7	0

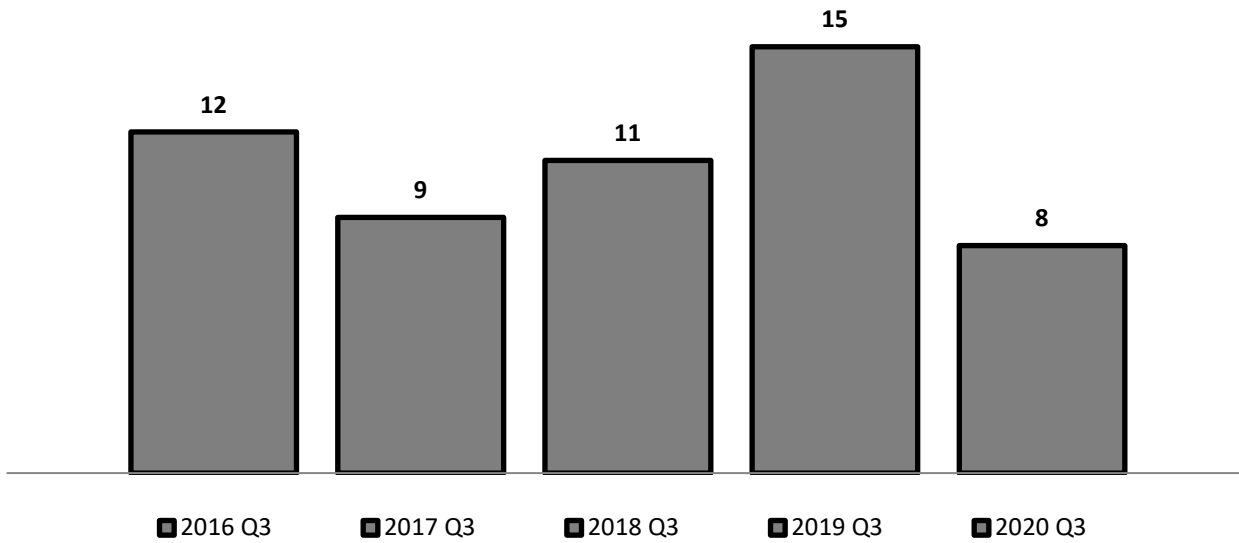
(fig. 34)



(fig. 35)

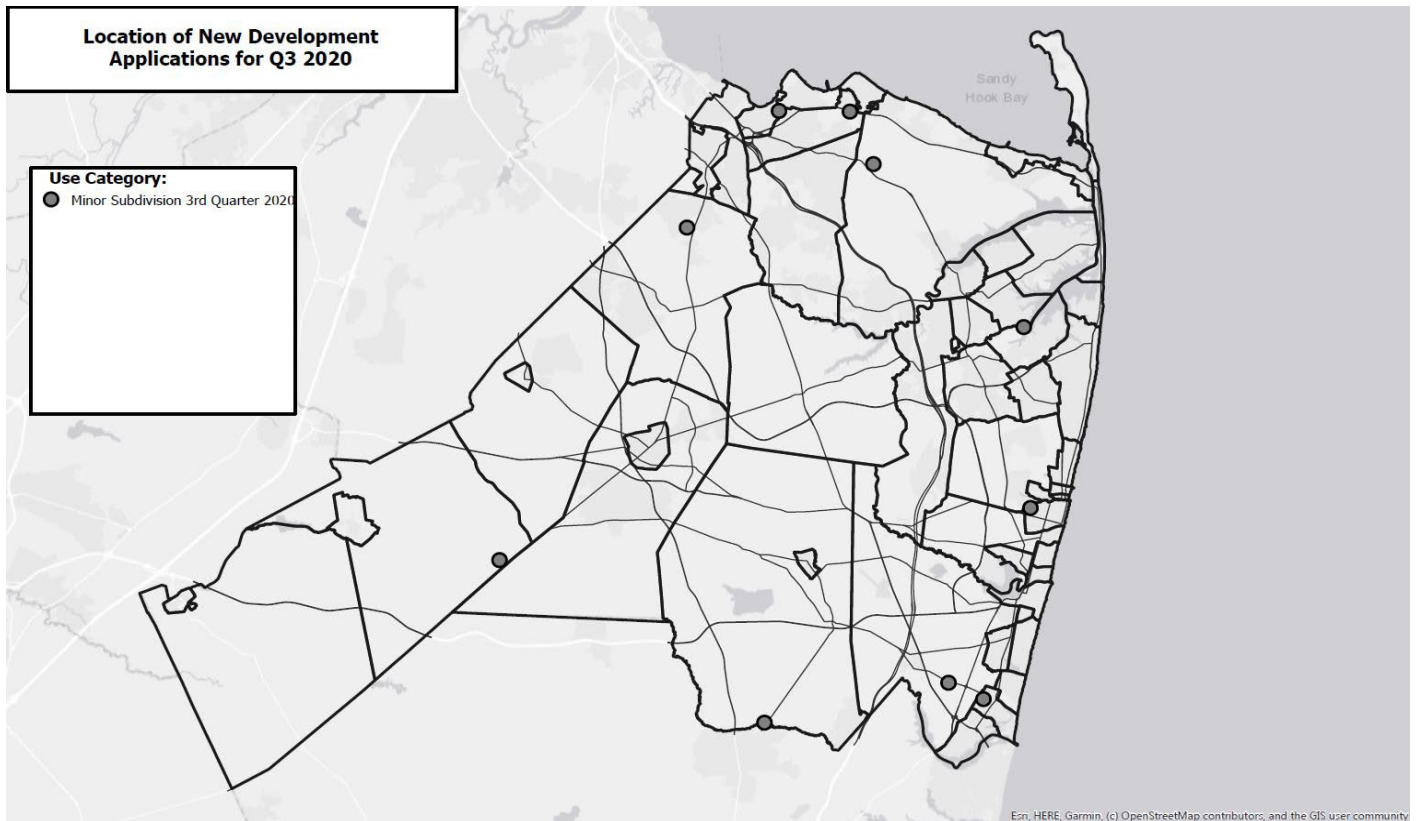
Number of Proposed Minor Subdivision Lots

Q3 Reports 2016-2020



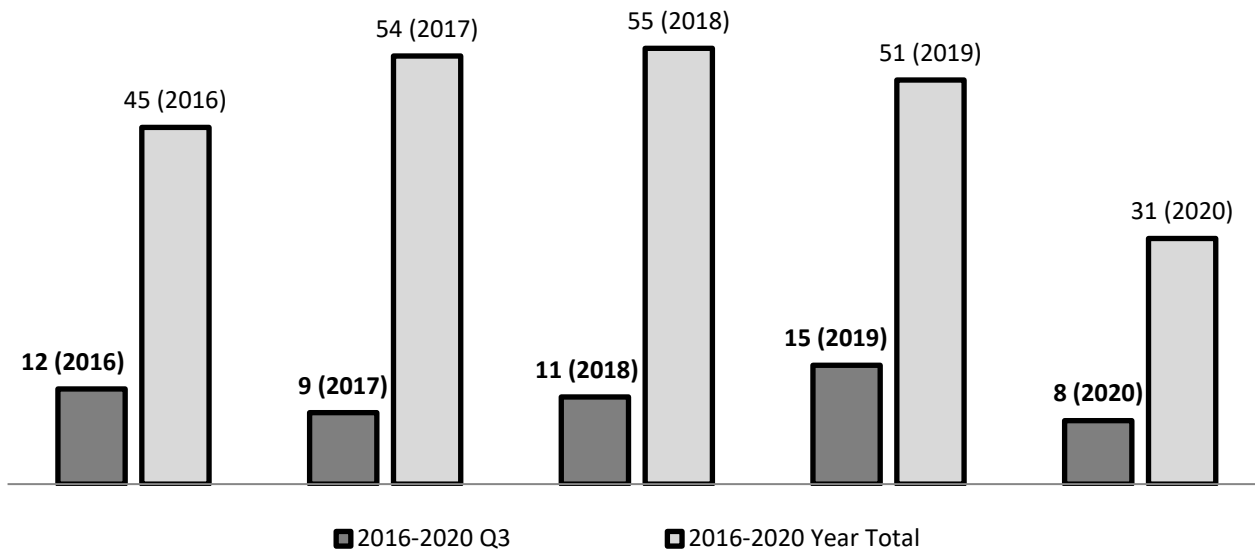
(fig. 36)

Location of New Development Applications for Q3 2020



(fig. 37)

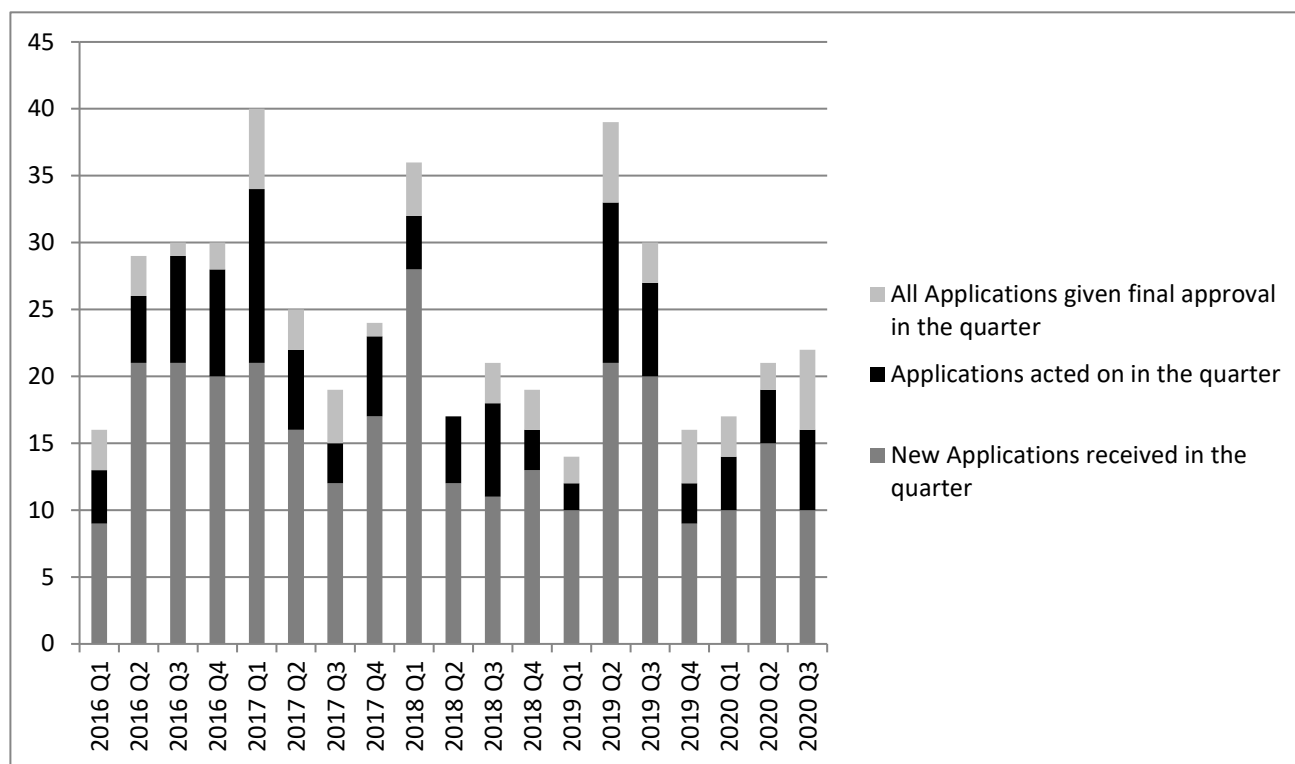
Number of Proposed Minor Subdivision Lots



(fig. 38)

(fig. 39)

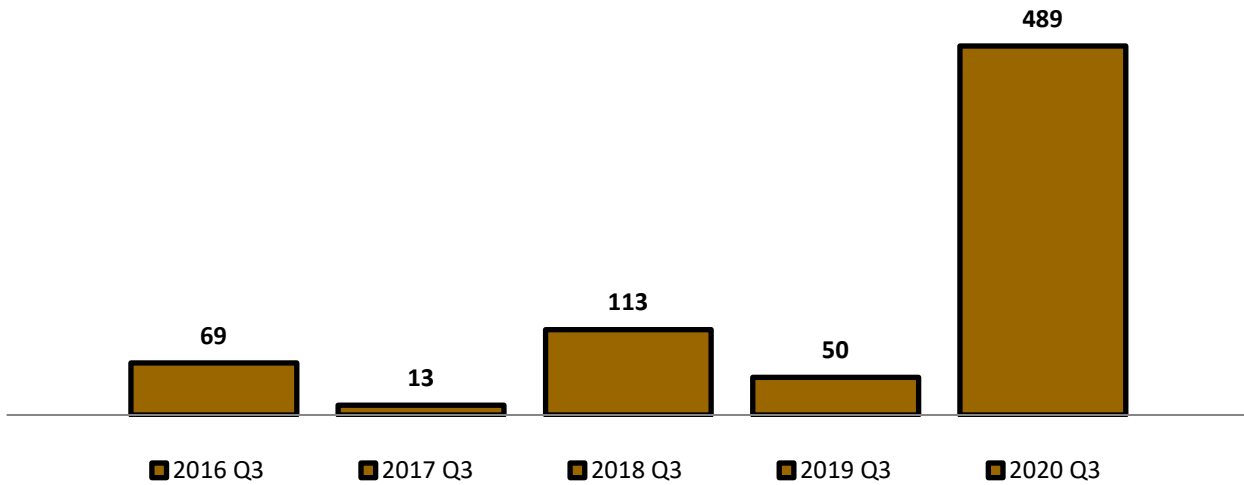
Minor Subdivision Approvals 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter
2016 Q1	9	4	3
2016 Q2	21	5	3
2016 Q3	21	8	1
2016 Q4	20	8	2
2017 Q1	21	13	6
2017 Q2	16	6	3
2017 Q3	12	3	4
2017 Q4	17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



(fig. 40)

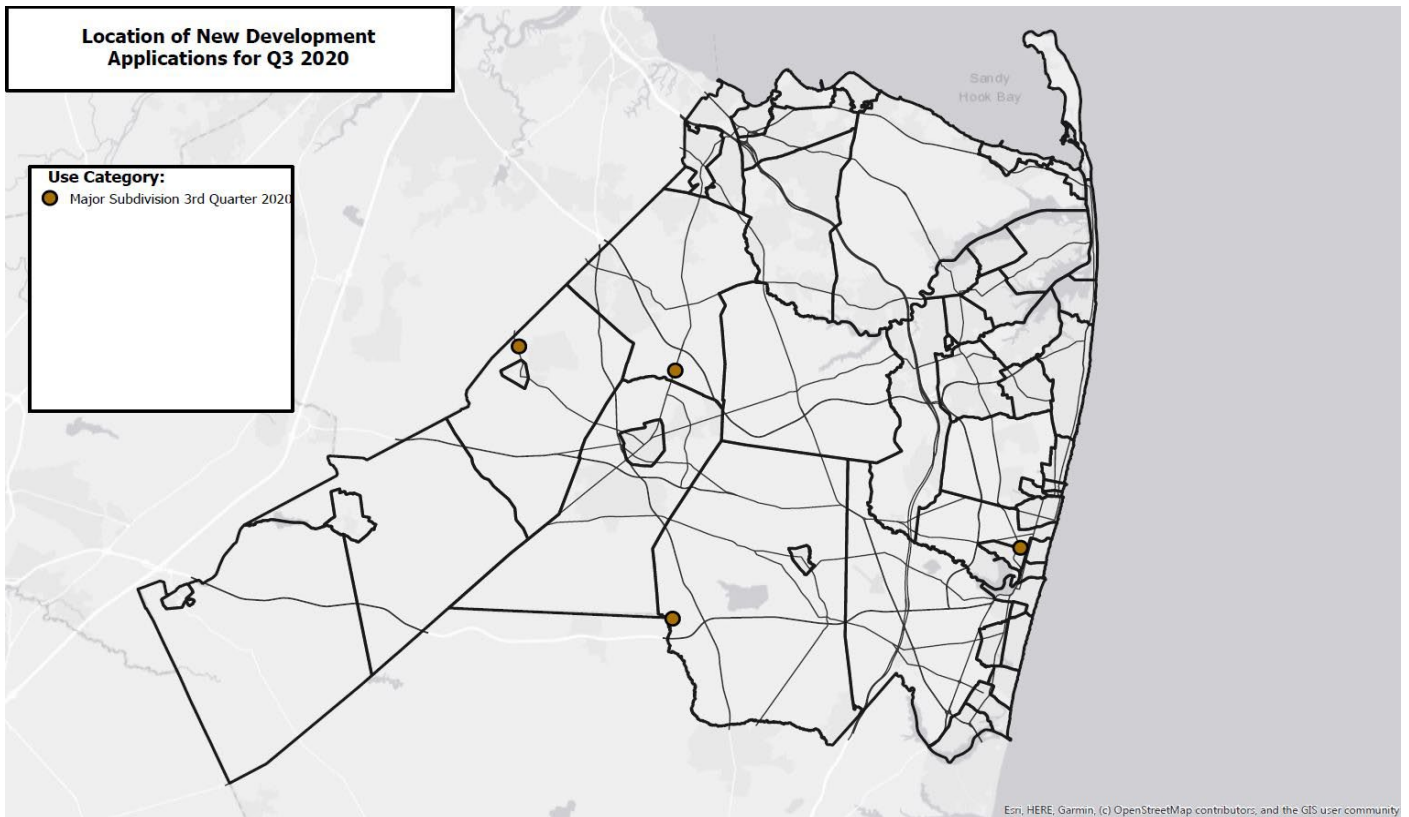
Number of Proposed Major Subdivision Lots

Q3 Reports 2016-2020



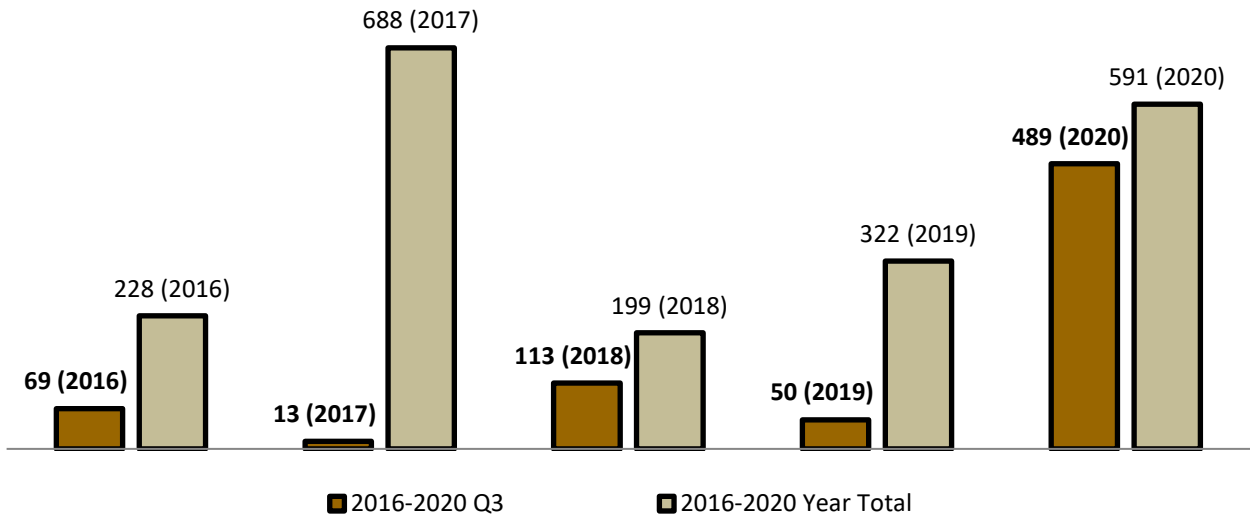
(fig. 41)

Location of New Development Applications for Q3 2020



(fig. 42)

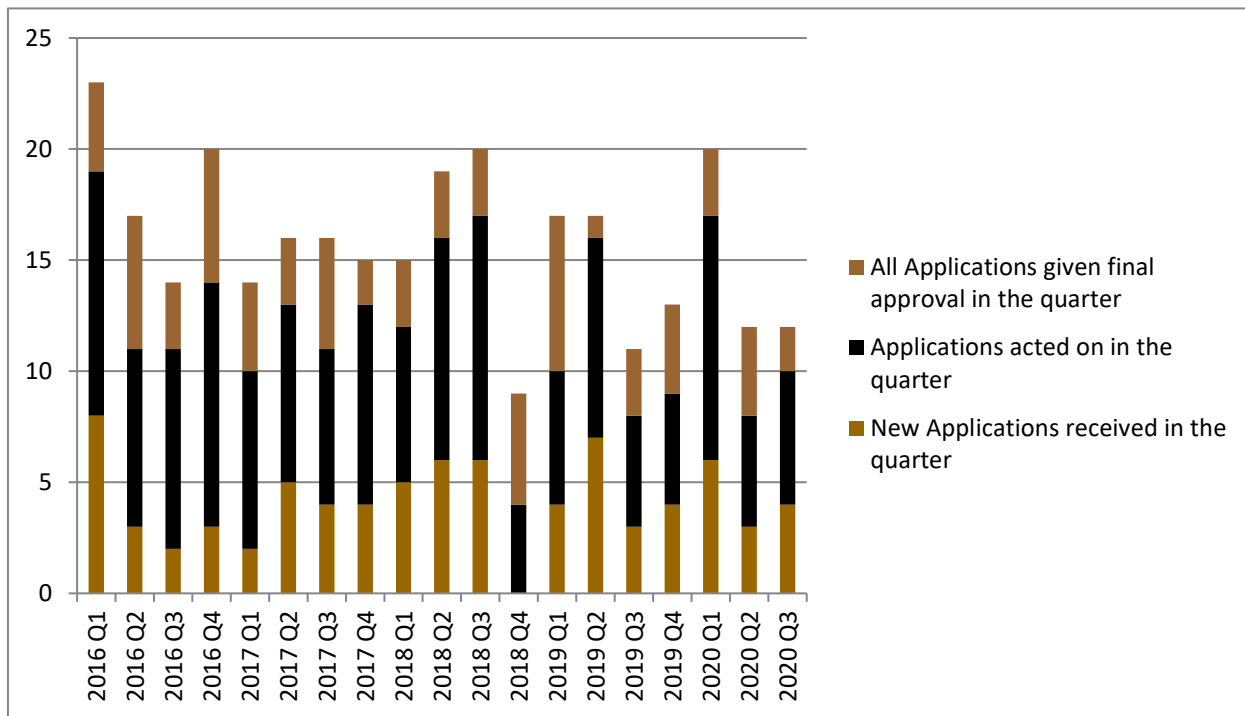
Number of Proposed Major Subdivision Lots



(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
2020 Q3	4	6	2



(fig. 45)

Summary

The County experienced an notable increase in both the number of applications and residential units received this quarter when compared to last year's third quarter, whereas there was a notable drop in the number of non-residential development projects. Commercial development this quarter was located on or near major roads and had a propensity to be in the east and south-eastern towns. One exception to this was the Wagner Pole Barn application in Upper Freehold. Industrial development this quarter was found most commonly in Tinton Falls, Neptune, Wall, and Belmar. The two office development applications received this quarter were in Freehold Township and Tinton Falls. Of the three mixed-use applications received this quarter, two were located in municipalities along the shore with the third in Wall. The only public development proposed this quarter, a public pool, was located in Long Branch. Residential development this quarter was primarily located in western municipalities with one to the north in Holmdel and two to the east in Eatontown and Asbury Park. There has been at least one residential application in Asbury Park every quarter this year implying steady development. Minor subdivision applications were generally proposed in municipalities either to the north of County Route 520 or to the south of County Route 524. Minor subdivisions outside of those areas were in Oceanport and Asbury Park. The major subdivisions proposed this quarter were mostly located to in western municipalities with one exception in Neptune.

In the third quarter of 2020, the county received 10 minor subdivision applications and 1 public development application. Minor subdivision applications were the most common application type, while public development applications were the least common. Industrial development applications had the largest total proposed building area at 217,504 square feet. Public development applications had the least total proposed building area at 3,200 square feet.

The total proposed building floor area of commercial development in the third quarter fell in 2017, and only began rising during 2019's third quarter. This year's third quarter represents a drop in proposed building floor area compared to 2019. However, there was still more commercial floor area proposed this year as compared to 2017 or 2018. The number of applications and the amount of floor area proposed for industrial development applications have decreased this quarter as compared to last year. Industrial development still represents the majority of new building floor area proposed this quarter. The amount of office applications received this quarter continues the decline observed since 2019 in both floor area and applications. The amount of building floor area and residential units proposed this quarter for mixed/multiple use development applications is at the lowest it has been in the past four years. This year's third quarter broke a decline in proposed building floor area and applications received for public development. The number of residential development applications and proposed units is higher this quarter than in previous third quarters at 978 proposed units and 8 applications. There has been a decrease in both the number of proposed lots and number of minor subdivision applications received making this quarter similar to the third quarter of 2017. Finally, the number of major subdivision applications and lots proposed increased this quarter as compared to 2019.

Approval Status Stats for projects received in Q3 2020:

- Final Approval: 5
- Conditional Approval: 3
- Request Information: 12
- County Approval Not Required: 10
- Exempt: 7
- Incomplete: 4