



DEVELOPMENT ACTIVITY REPORT

4th QUARTER 2020

Division of Planning, Monmouth County, New Jersey October 1, 2020 to December 31, 2020

Purpose: The Development Activity Report provides a summary of county-wide development activity in Monmouth County, New Jersey for the 4th Quarter of 2020. This report details development activity on a quarterly basis to identify current trends and to compare these to previous quarters.

Highlights:

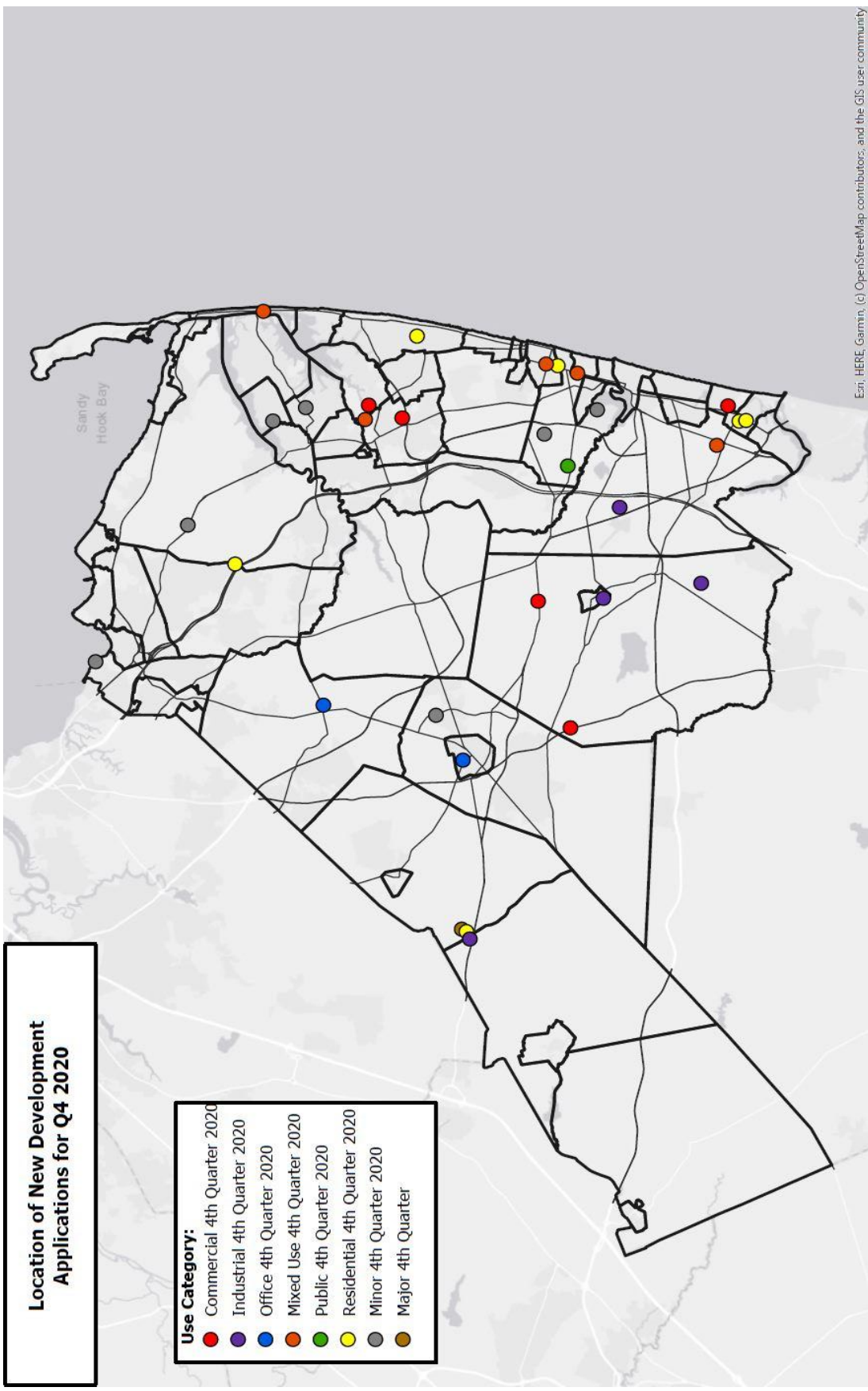
- Puglisi Egg Farms: 48,012 square foot addition to an existing Egg Farm/Warehouse in Howell.
Status - Final Approval - 11/9/2020
- 4158 Dunroamin Road: 44,770 square foot Commercial Warehouse/Office in Wall.
Status - Final Approval - 1/11/2021 (Received in the 4th of 2020 but acted on in the 1st quarter of 2021)
- Eatontown Art Barracks: 23,690 square foot Commercial Arts/Apartment buildings in Eatontown.
Status - Conditional Approval - 10/26/2020
- Manalapan Town Homes: 320 Unit Multi-Family Residential & Affordable housing project in Manalapan.
Status - Request Information - 11/23/2020

Summary of Development Statistics for Projects Submitted in Q4 2020 (fig. 1)

Use:	Building Area (square feet)	Multifamily Dwelling Units	Proposed New Building Lots	Number of Applications
Commercial	49,069			6
Industrial	104,168			4
Office	14,052			2
Mixed Use	28,277	33		5
Public	0			1
Residential Units		350		6
Minor Subdivision			6	7
Major Subdivision			227	1

Location of New Development Applications for Q4 2020

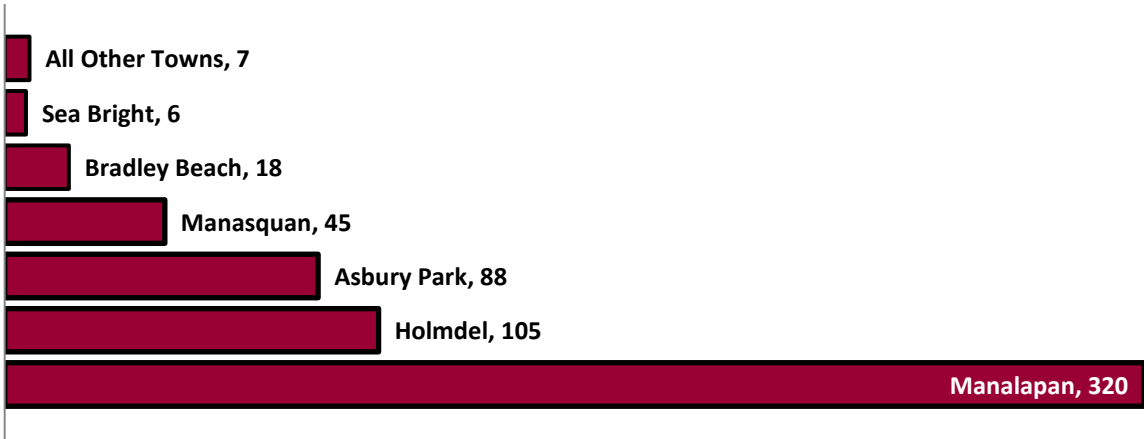
- Use Category:**
- Commercial 4th Quarter 2020
 - Industrial 4th Quarter 2020
 - Office 4th Quarter 2020
 - Mixed Use 4th Quarter 2020
 - Public 4th Quarter 2020
 - Residential 4th Quarter 2020
 - Minor 4th Quarter 2020
 - Major 4th Quarter



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

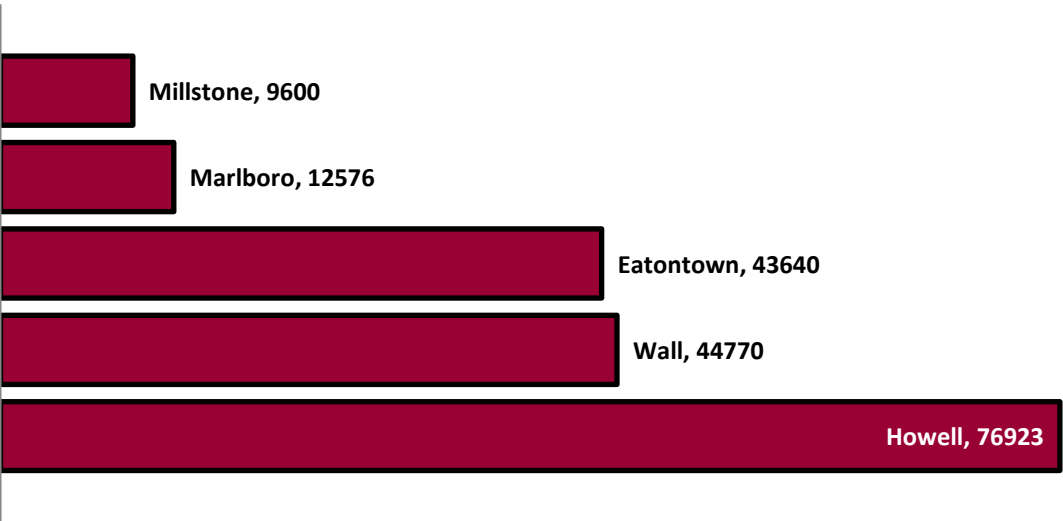
(fig. 2)

Residential, Mixed Use, & Subdivision Applications by Municipality (Units) Submitted Q4 2020



(fig. 3)

Non-Residential Development by Municipality (Square Feet) Submitted Q4 2020



(fig. 4)

Development Statistics for Projects Submitted in Q4 2020 (fig. 5)

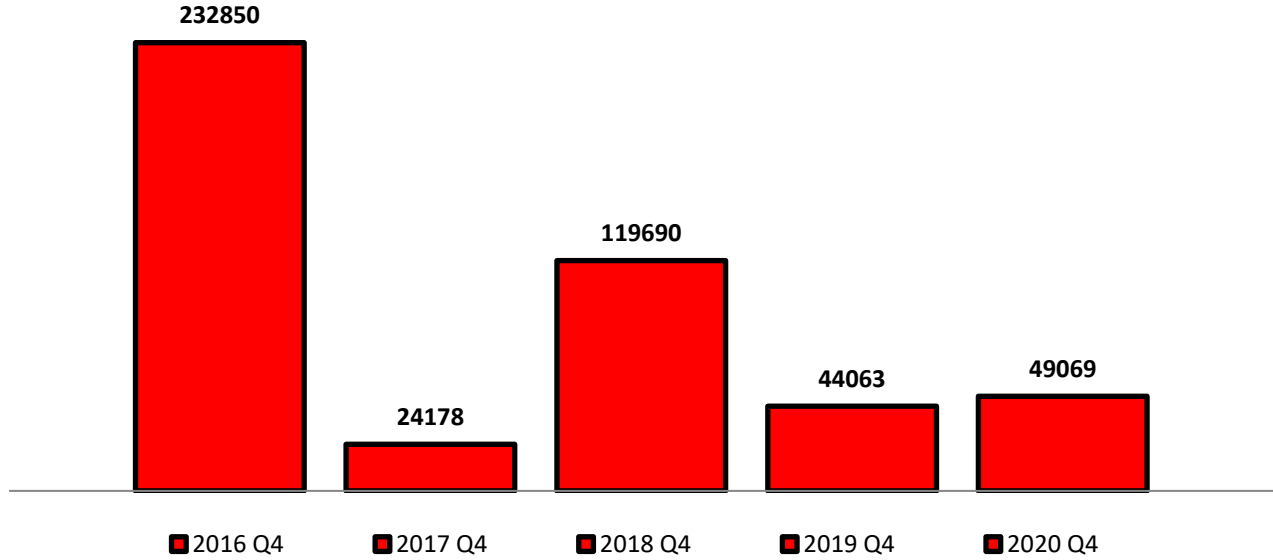
File #	Project Name	Municipality	Type	Category	Status	Square Feet	Lots	Units
OPSP10103	Oport Partners	Oceanport	Site Plan	Commercial	CANR	0	.	.
ETSP5744B	DCH Ford of Eatontown	Eatontown	Site Plan	Commercial	CANR	20281	.	.
HWSP10107	New Horizon Commercial Center	Howell	Site Plan	Commercial	FA	25912	.	.
SGSP10108	Rod's Tavern	Sea Girt	Site Plan	Commercial	CA	208	.	.
ETSP6743A	Monmouth Plaza	Eatontown	Site Plan	Commercial	RI	-331	.	.
HWSP10117	7-Eleven Convenience Store	Howell	Site Plan	Commercial	*CANR	2999	.	.
HWSP5729A	Puglisi Egg Farms	Howell	Site Plan	Industrial	FA	48012	.	.
MSSP7557B	Silvi Concrete	Millstone	Site Plan	Industrial	RI	9600	.	.
FMSP10109	32 Chestnut Street	Farmingdale	Site Plan	Industrial	CANR	1786	.	.
WSP10116	4158 Dunroamin Road	Wall	Site Plan	Industrial	*FA	44770	.	.
MRSP8308A	Marlboro Medical Arts Building C	Marlboro	Site Plan	Office	CA	12576	.	.
FRSP10114	Marshall Law Office	Freehold Borough	Site Plan	Office	CANR	1476	.	.
APSP10100	AP Shore Holdings	Asbury Park	Site Plan	Mixed Use	CANR	880	.	4
ETSP10099	Eatontown Art Barracks	Eatontown	Site Plan	Mixed Use	CA	23690	.	4
SBSP10101	The Break	Sea Bright	Site Plan	Mixed Use	CANR	2800	.	6
BBSP10111	Bradley West	Bradley Beach	Site Plan	Mixed Use	CANR	907	.	18
WSP10110	1510 Meetinghouse Road	Wall	Site Plan	Mixed Use	CANR	0	.	1
NSP10113	Holy Innocents Church	Neptune	Site Plan	Public	CA	0	.	.

APSP10102	Proposed Multi-Family Development	Asbury Park	Site Plan	Residential	CANR	.	.	84
MQSP10104	Broad Street 34	Manasquan	Site Plan	Residential	RI	.	.	22
MQSP10105	Union Avenue 33	Manasquan	Site Plan	Residential	CANR	.	.	23
MNSP10106	Manalapan Town Homes	Manalapan	Site Plan	Residential	RI	.	.	96
LBSP10112	The Enclave	Long Branch	Site Plan	Residential	INC	.	.	20
HLSP10115	The Enclave at Holmdel	Holmdel	Site Plan	Residential	*RI	.	.	105
MD1476	Accurate Builders Minor Subdivision	Middletown	Subdivision	Minor	Exempt	.	1	.
LS253	Church Street Minor Subdivision	Little Silver	Subdivision	Minor ROW	RI	.	1	.
N551	Lawson Minor Subdivision	Neptune	Subdivision	Minor ROW	RI	.	1	.
ABT473	Woodcrest Drive Minor Subdivision	Aberdeen	Subdivision	Minor	Exempt	.	0	.
FRT652	Generation Pines Minor Subdivision	Freehold Township	Subdivision	Minor ROW	FA	.	2	.
N552	Park Place Minor Subdivision	Neptune	Subdivision	Minor	Exempt	.	0	.
FH325	412 River Road Minor Subdivision	Fair Haven	Subdivision	Minor ROW	RI	.	1	.
MNMJ790	Manalapan Town Homes Subdivision	Manalapan	Subdivision	Major	RI	.	227	.

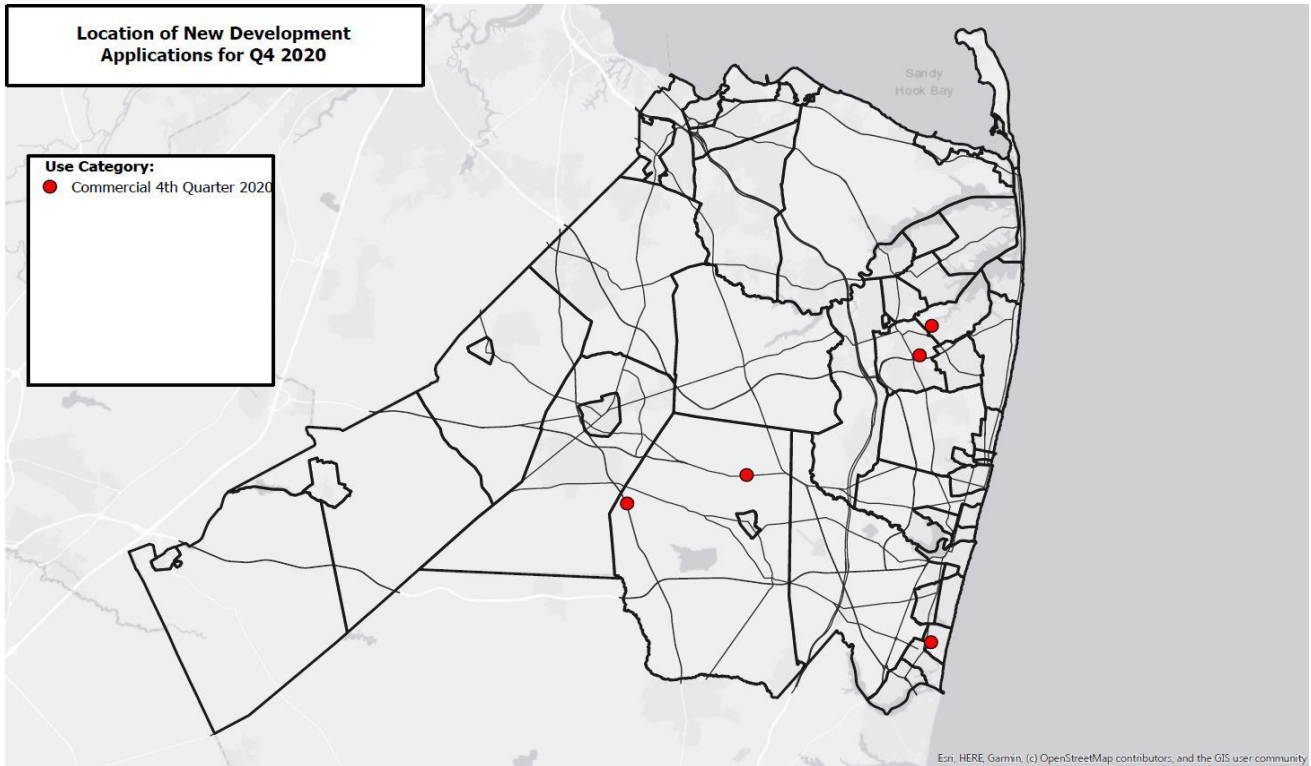
FA	Final Approval
CA	Conditional Approval
CPA	Conditional Preliminary Approval
RI	Request Information
CANR	County Approval Not Required
INC	Incomplete Application
ROW	Right-of-Way
*	Not acted on in Quarter 4 of 2020

Square Feet of Proposed Commercial Development

Q4 Reports 2016-2020

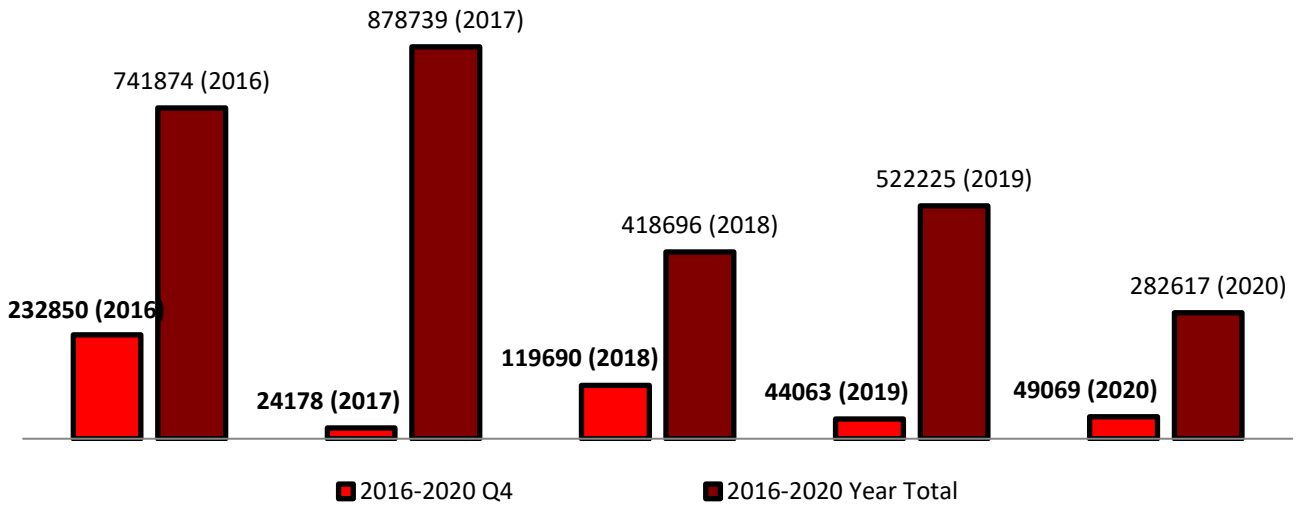


(fig. 6)



(fig. 7)

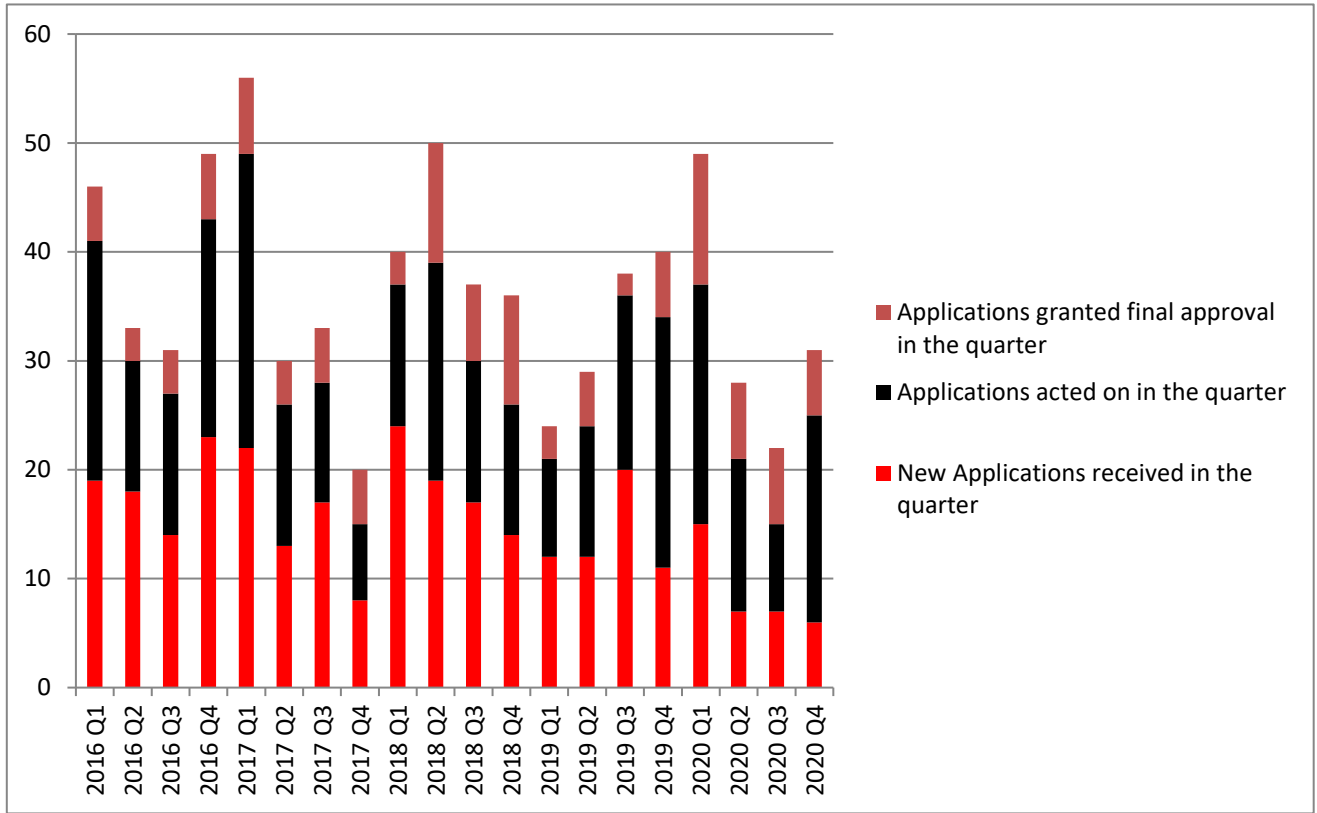
Square Feet of Proposed Commercial Development



(fig. 8)

(fig. 9)

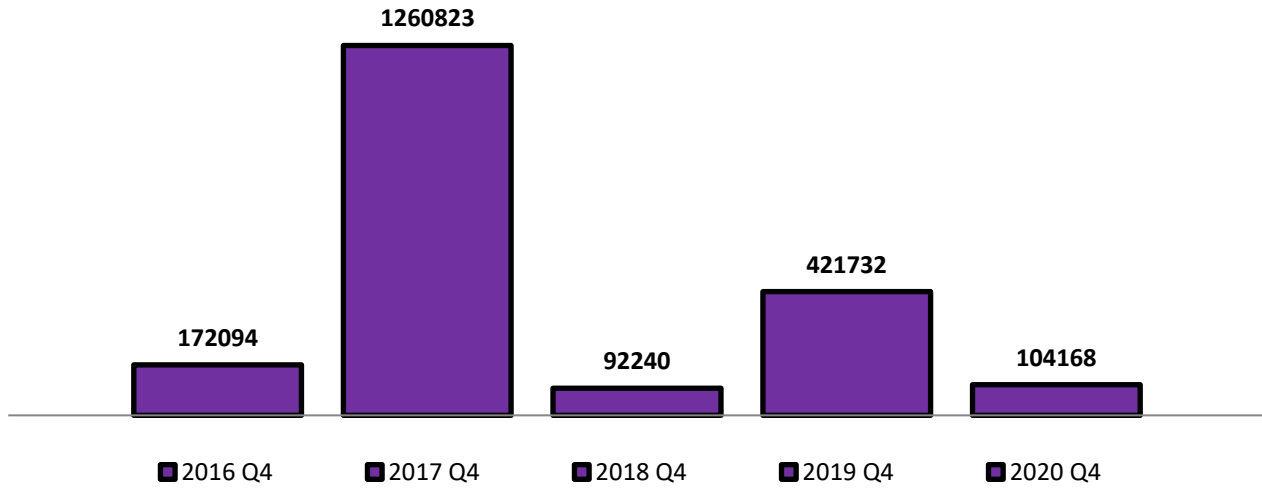
Commercial Development Approvals 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	Applications granted final approval in the quarter
2016 Q1	19	22	5
2016 Q2	18	12	3
2016 Q3	14	13	4
2016 Q4	23	20	6
2017 Q1	22	27	7
2017 Q2	13	13	4
2017 Q3	17	11	5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



(fig. 10)

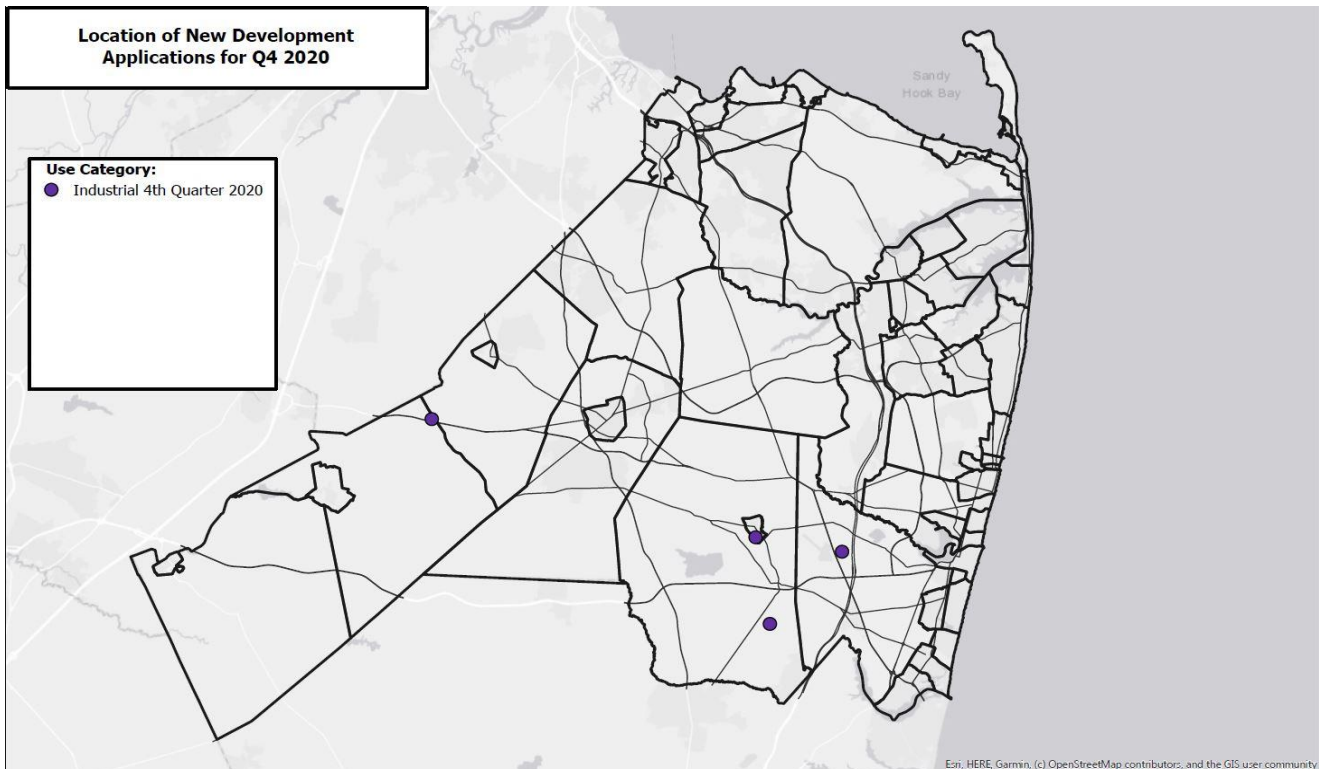
Square Feet of Proposed Industrial Development

Q4 Reports 2016-2020



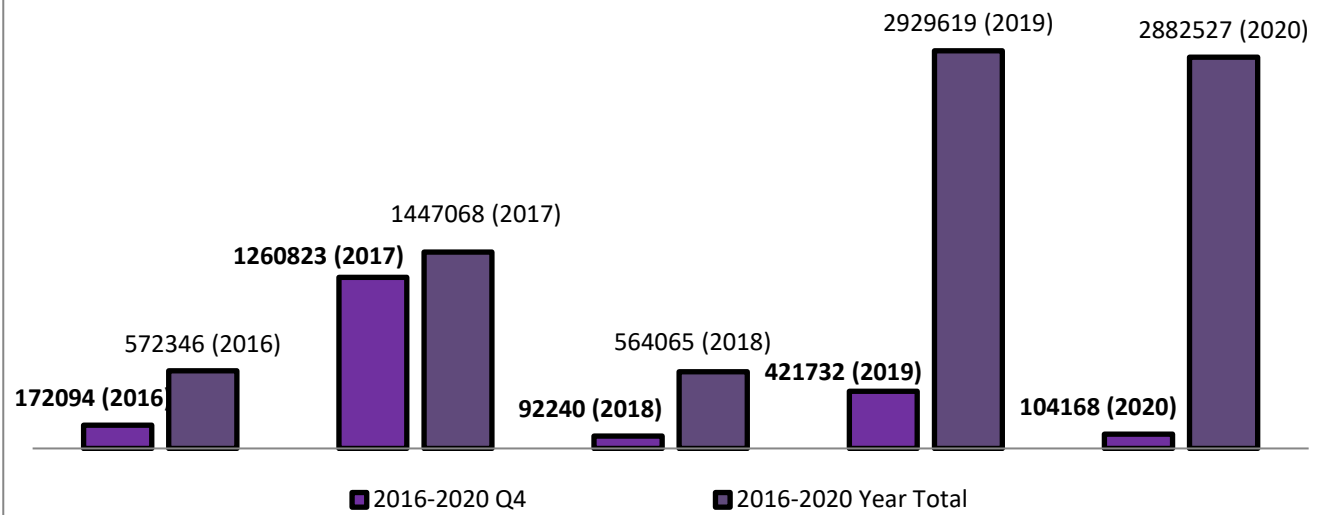
(fig. 11)

Location of New Development Applications for Q4 2020



(fig. 12)

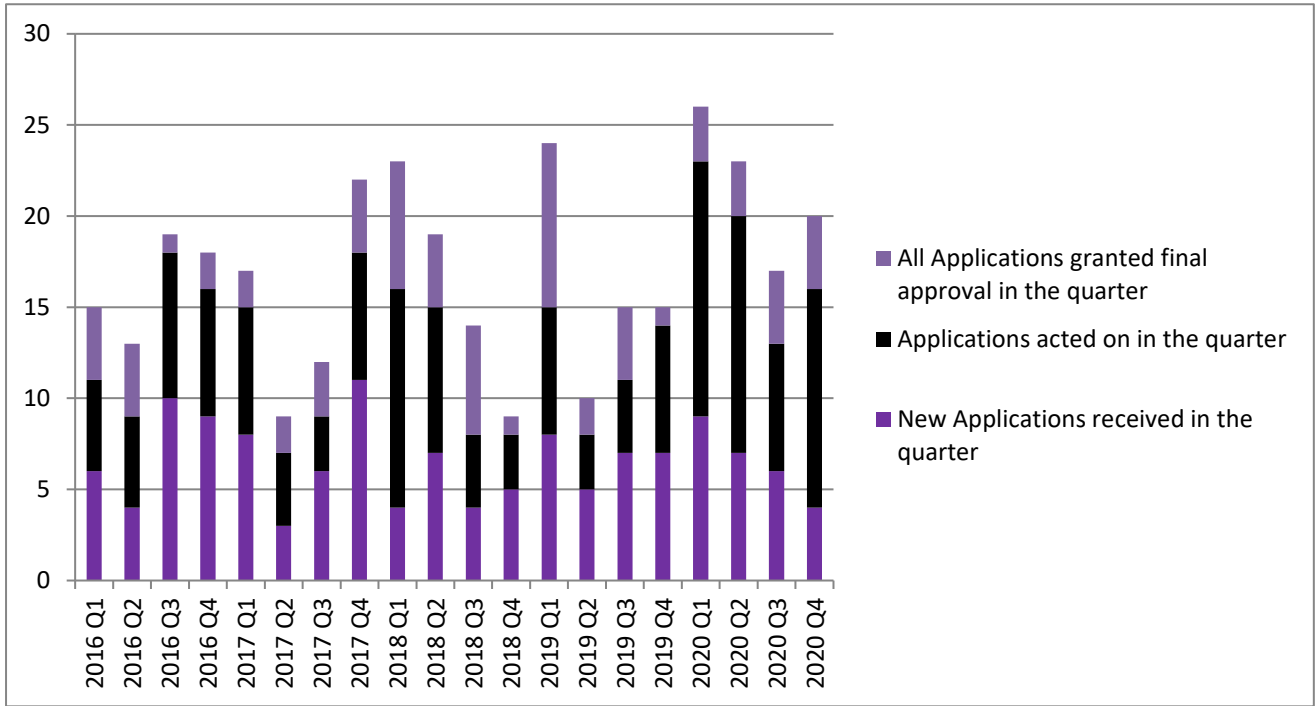
Square Feet of Proposed Industrial Development



(fig. 13)

(fig. 14)

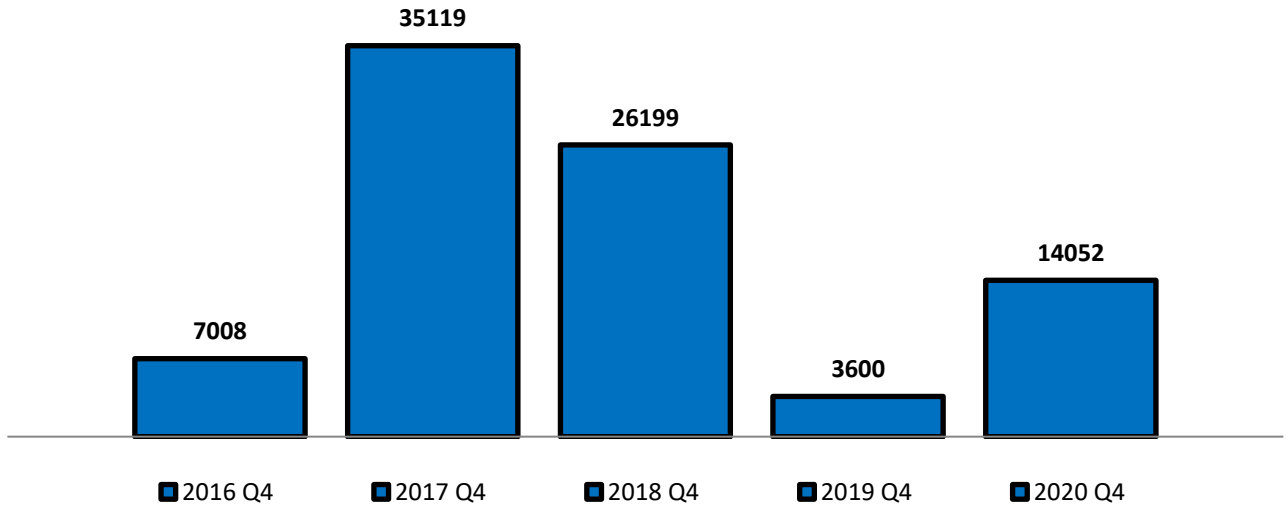
Industrial Development Applications 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications granted final approval in the quarter
2016 Q1	6	5	4
2016 Q2	4	5	4
2016 Q3	10	8	1
2016 Q4	9	7	2
2017 Q1	8	7	2
2017 Q2	3	4	2
2017 Q3	6	3	3
2017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



(fig. 15)

Square Feet of Proposed Office Development

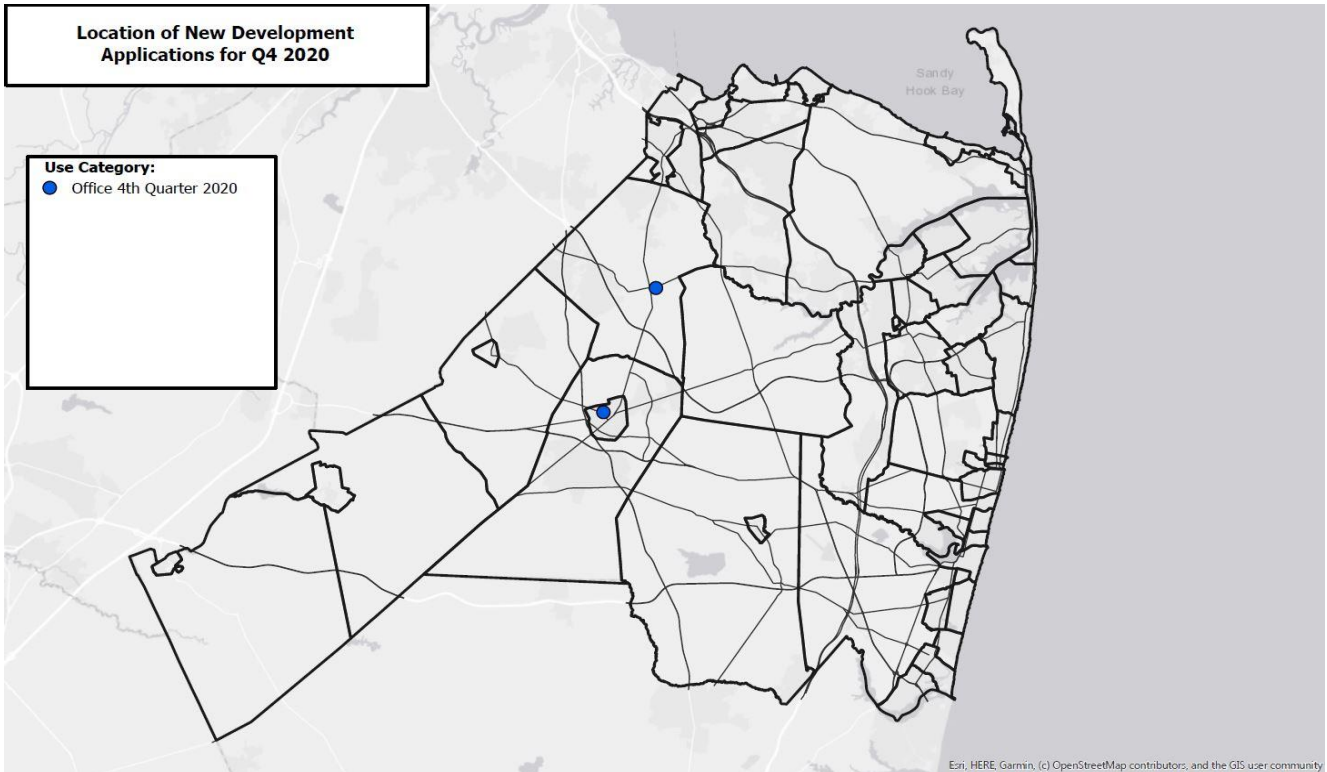
Q4 Reports 2016-2020



(fig. 16)

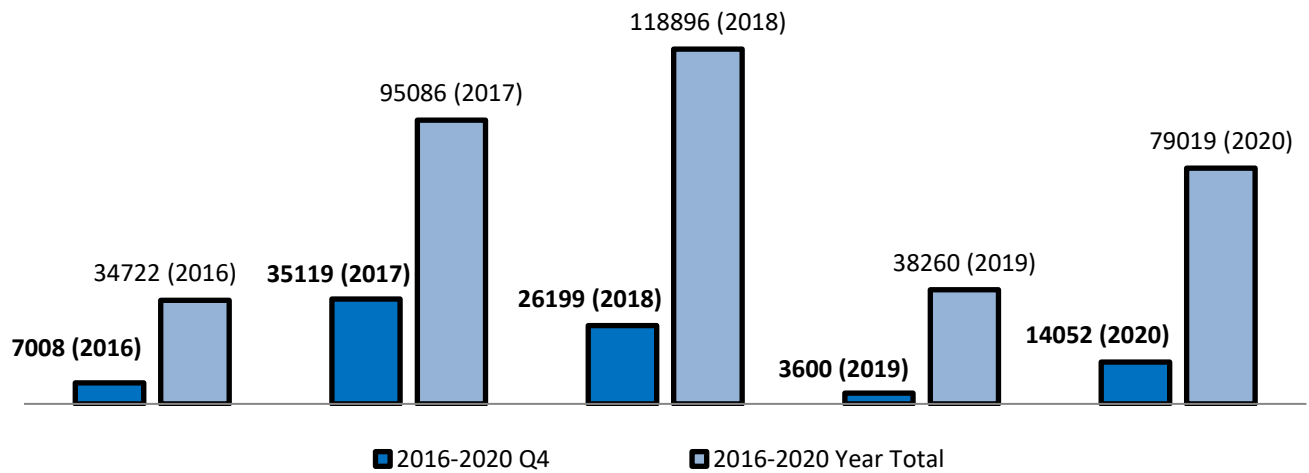
Location of New Development Applications for Q4 2020

Use Category:
● Office 4th Quarter 2020



(fig. 17)

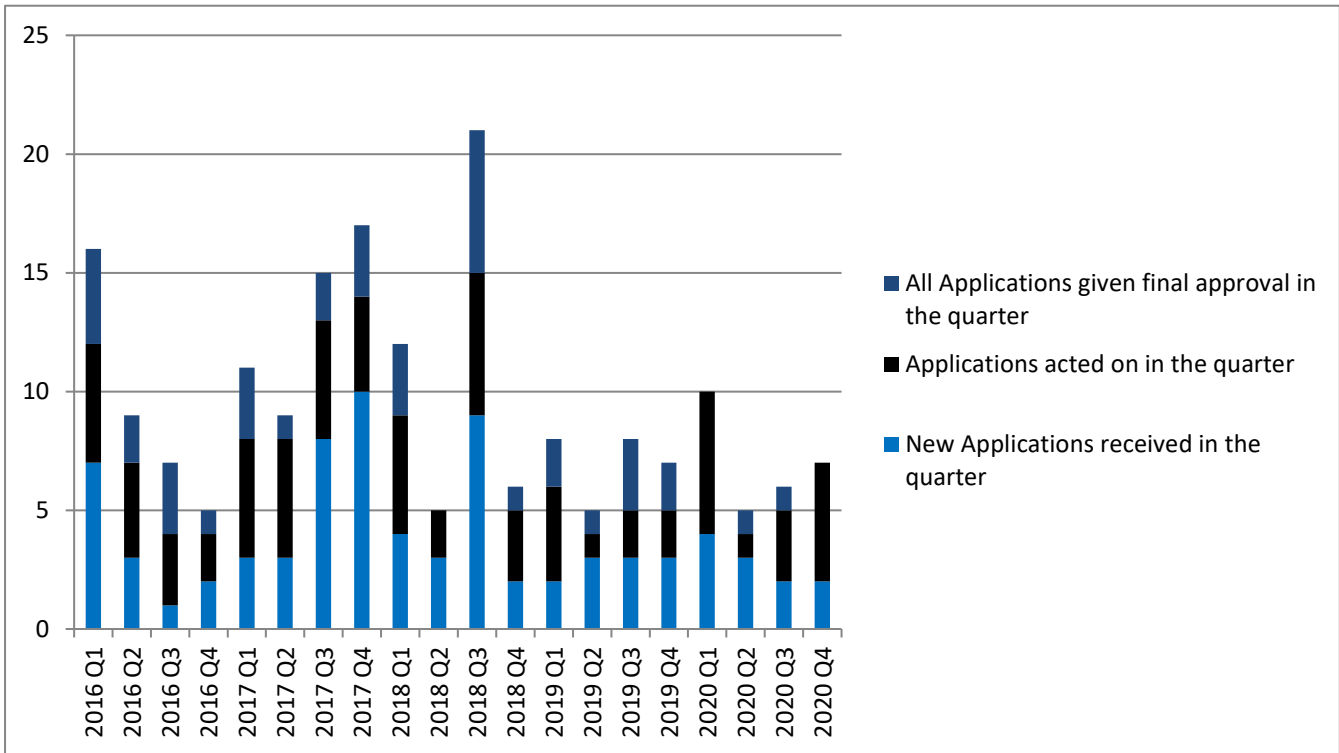
Square Feet of Proposed Office Development



(fig. 18)

(fig. 19)

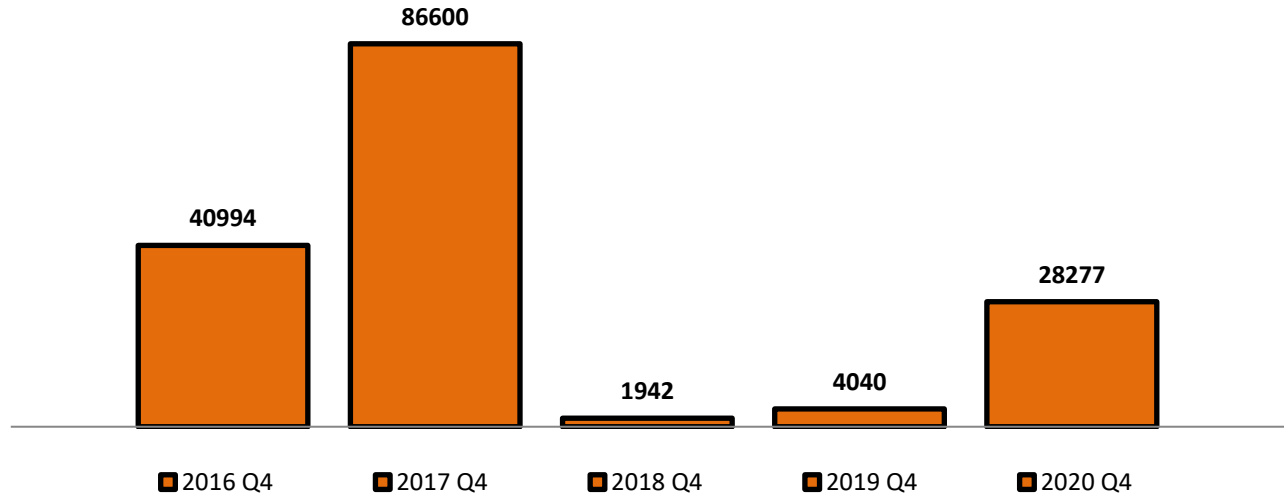
Office Development Applications 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter
2016 Q1	7	5	4
2016 Q2	3	4	2
2016 Q3	1	3	3
2016 Q4	2	2	1
2017 Q1	3	5	3
2017 Q2	3	5	1
2017 Q3	8	5	2
2017 Q4	10	4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



(fig. 20)

Square Feet of Proposed Mixed Use Development

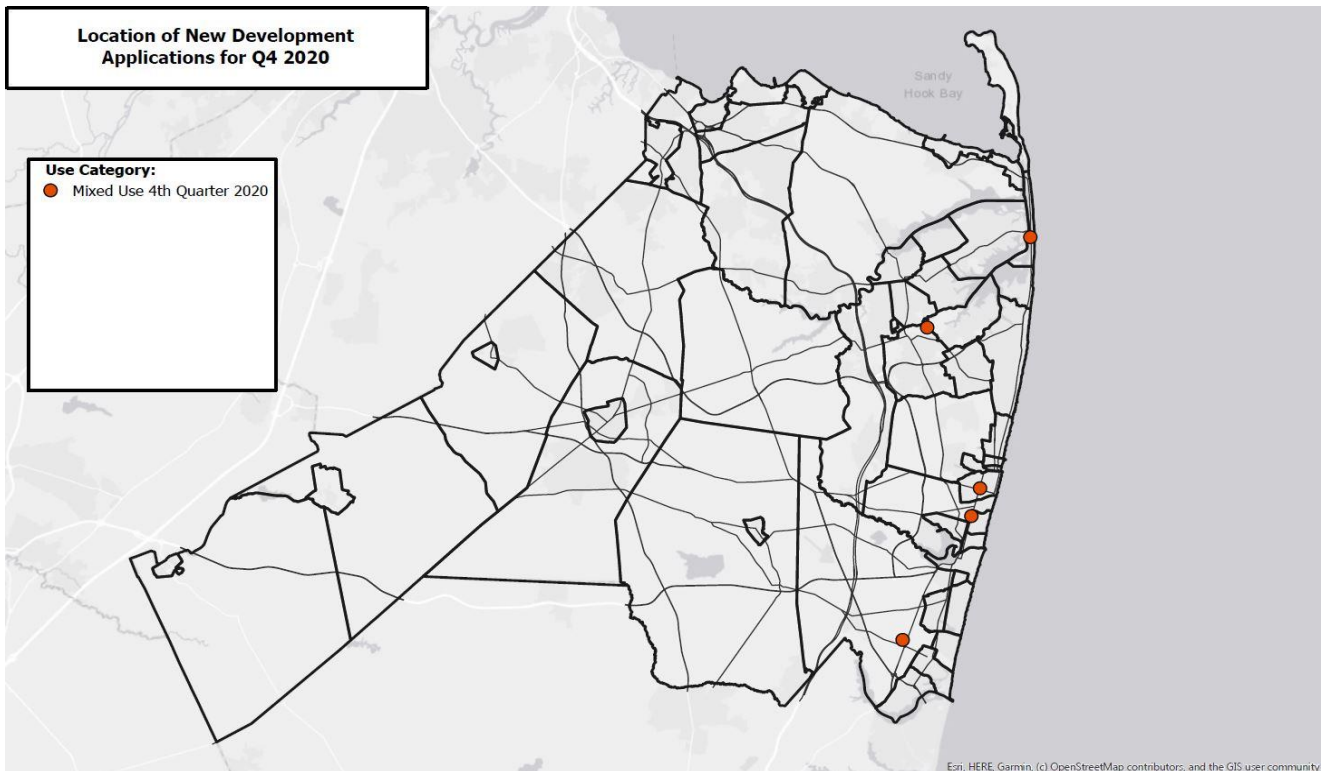
Q4 Reports 2016-2020



(fig. 21)

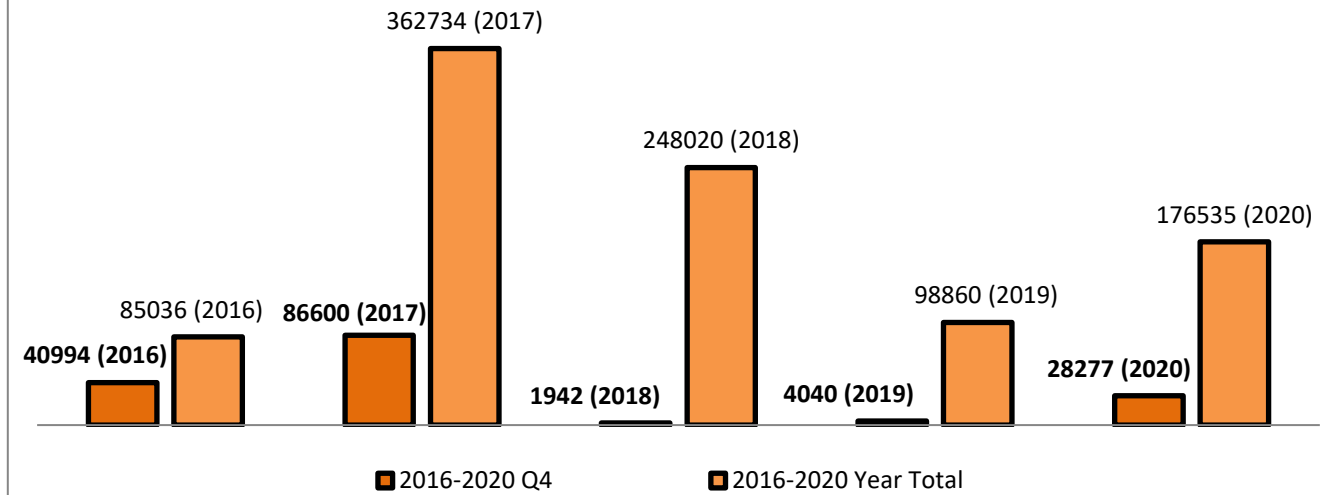
Location of New Development Applications for Q4 2020

Use Category:
● Mixed Use 4th Quarter 2020



(fig. 22)

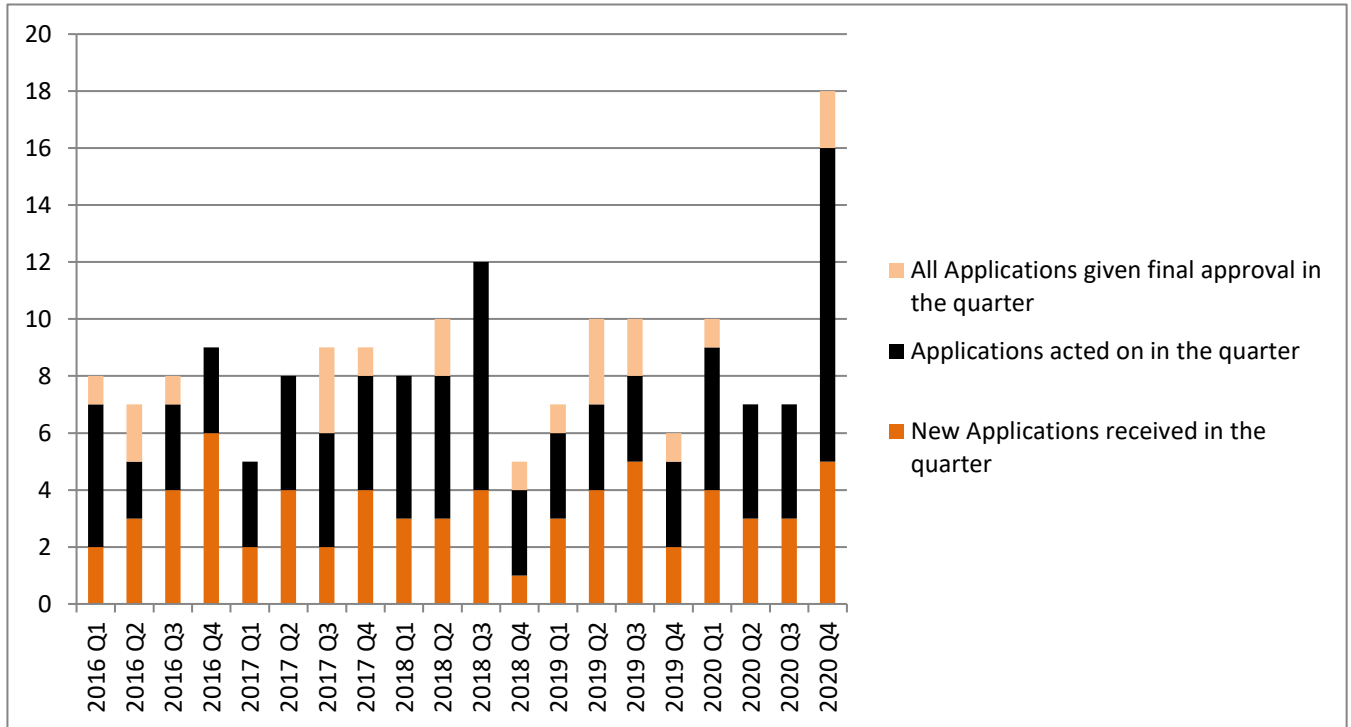
Square Feet of Proposed Mixed Use Development



(fig. 23)

(fig. 24)

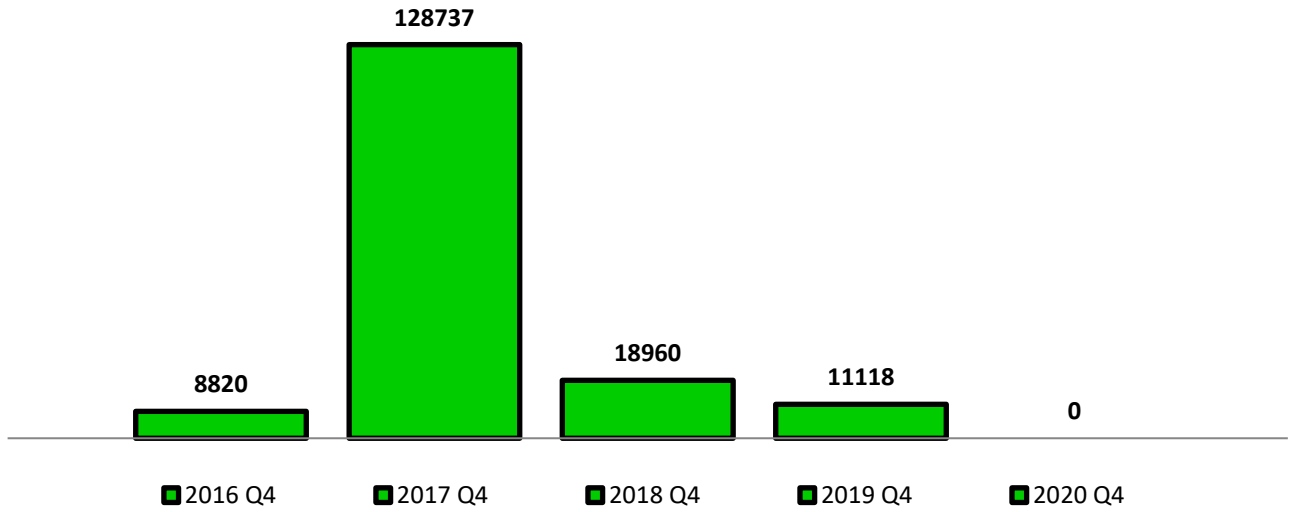
Mixed Use Development Applications 2016-2020				
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter	
2016 Q1	2	5	1	
2016 Q2	3	2	2	
2016 Q3	4	3	1	
2016 Q4	6	3	0	
2017 Q1	2	3	0	
2017 Q2	4	4	0	
2017 Q3	2	4	3	
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	
2020 Q3	3	4	0	
2020 Q4	5	11	2	



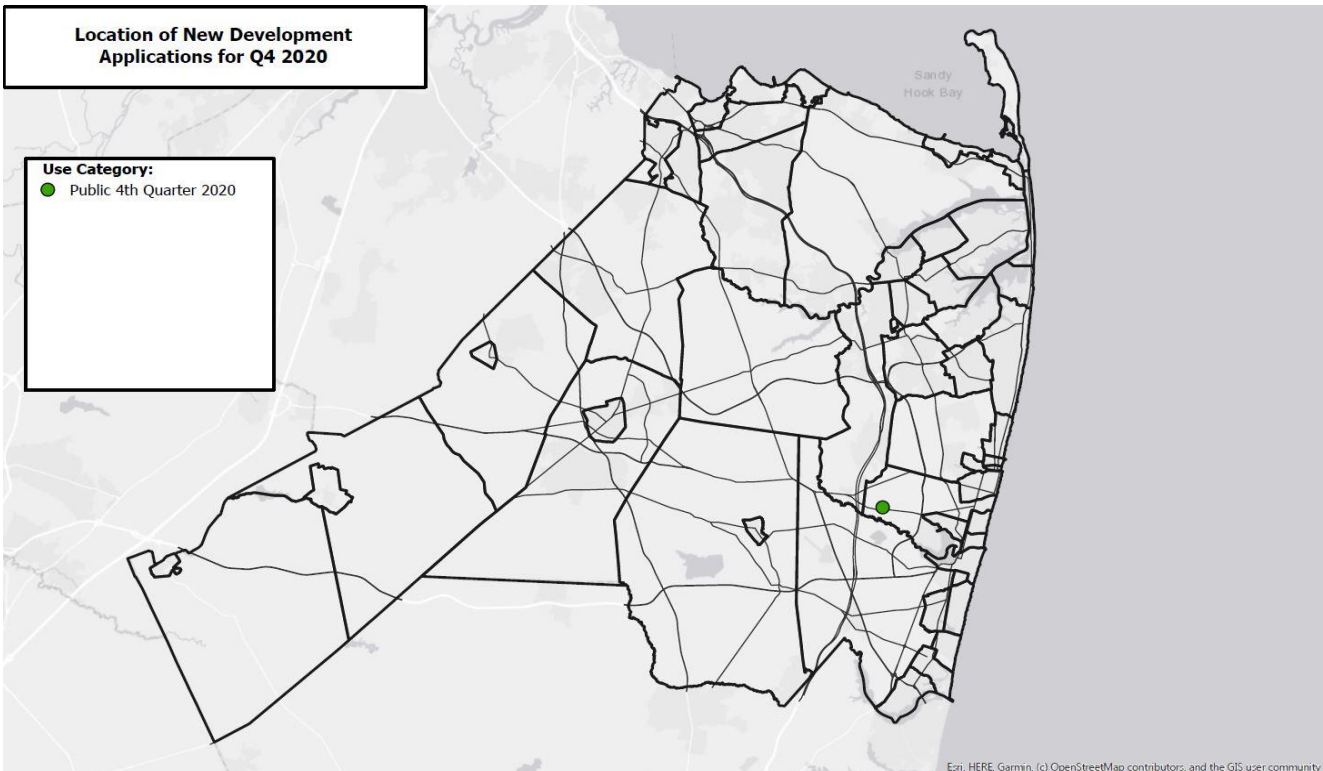
(fig. 25)

Square Feet of Proposed Public Development

Q4 Reports 2016-2020

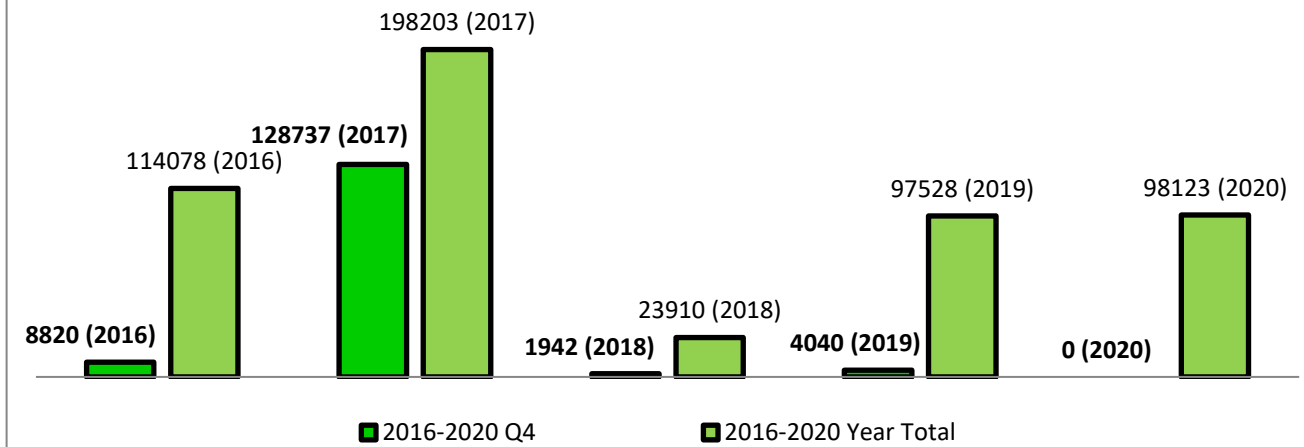


(fig. 26)



(fig. 27)

Square Feet of Proposed Public Development

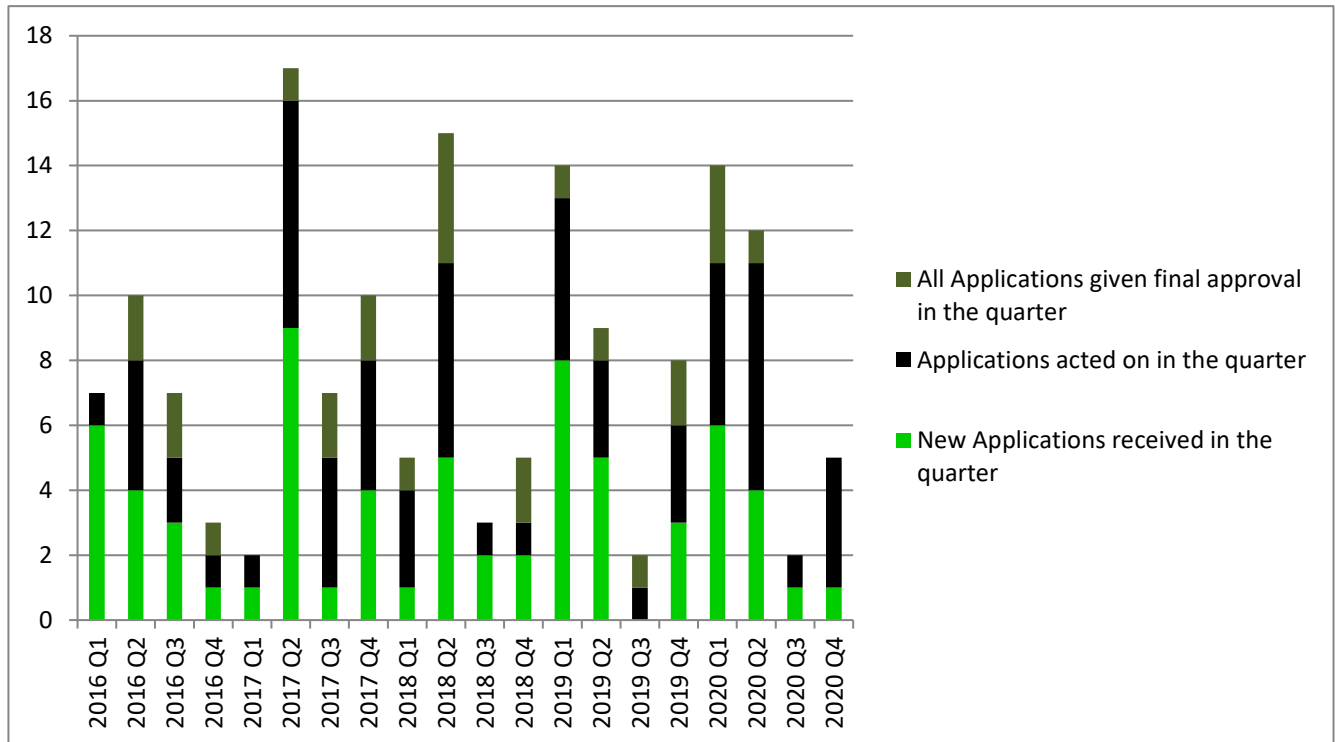


(fig. 28)

(fig. 29)

Public Development Applications 2016-2020

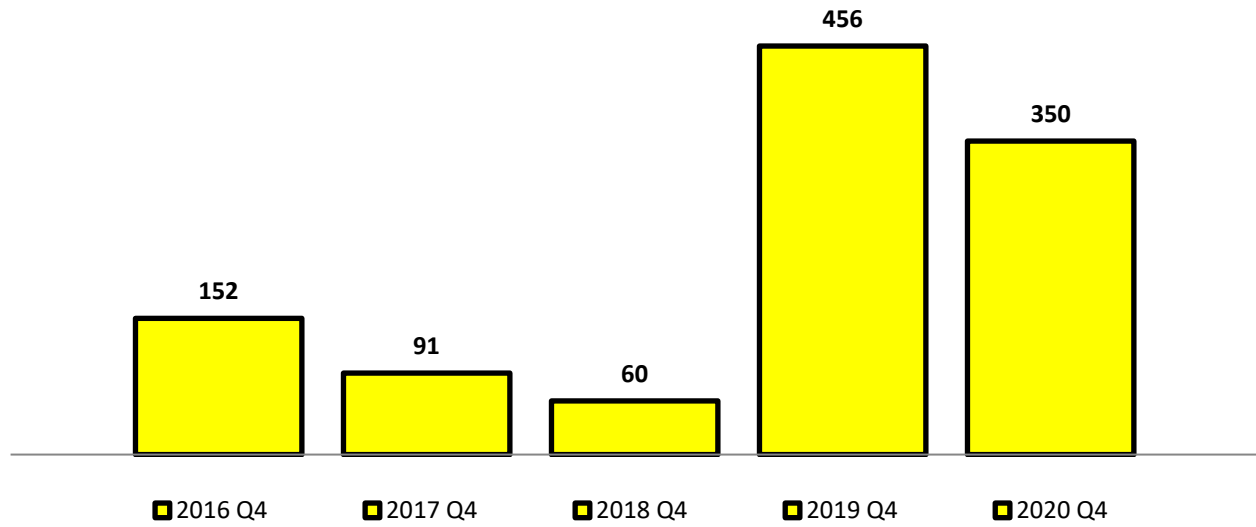
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter
2016 Q1	6	1	0
2016 Q2	4	4	2
2016 Q3	3	2	2
2016 Q4	1	1	1
2017 Q1	1	1	0
2017 Q2	9	7	1
2017 Q3	1	4	2
2017 Q4	4	4	2
2018 Q1	1	3	1
2018 Q2	5	6	4
2018 Q3	2	1	0
2018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



(fig. 30)

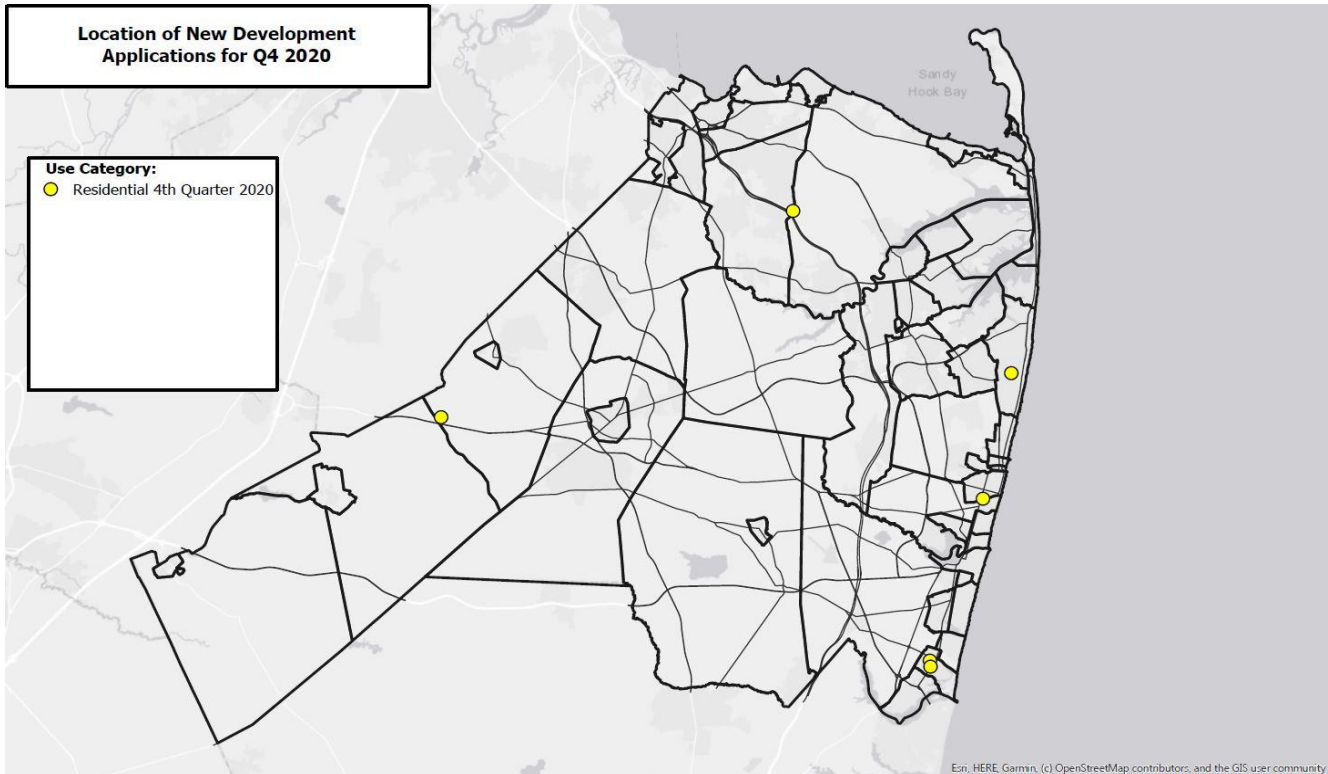
Number of Proposed Residential Units

Q4 Reports 2016-2020



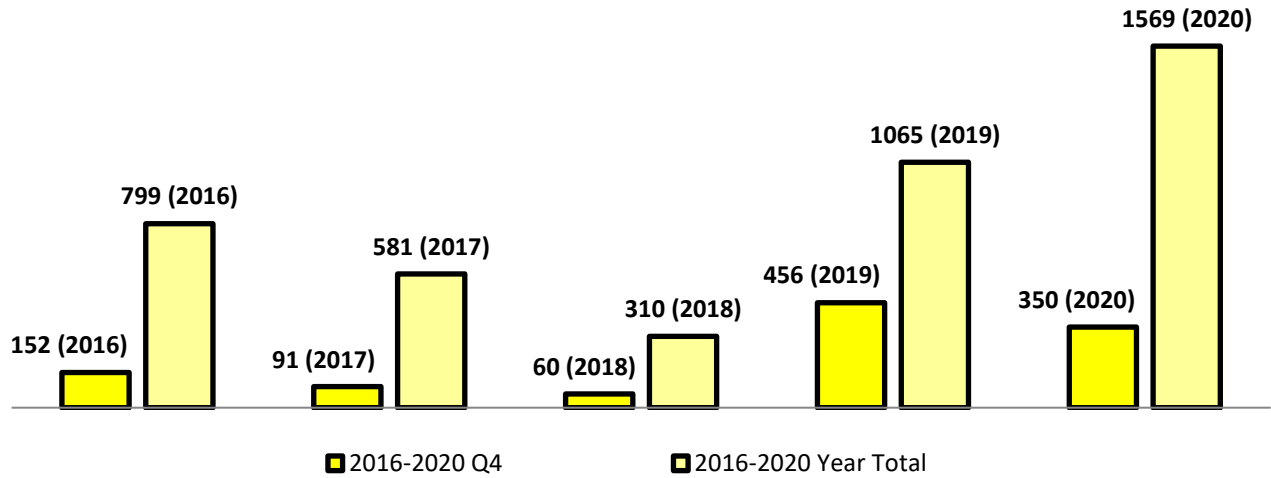
(fig. 31)

Location of New Development Applications for Q4 2020



(fig. 32)

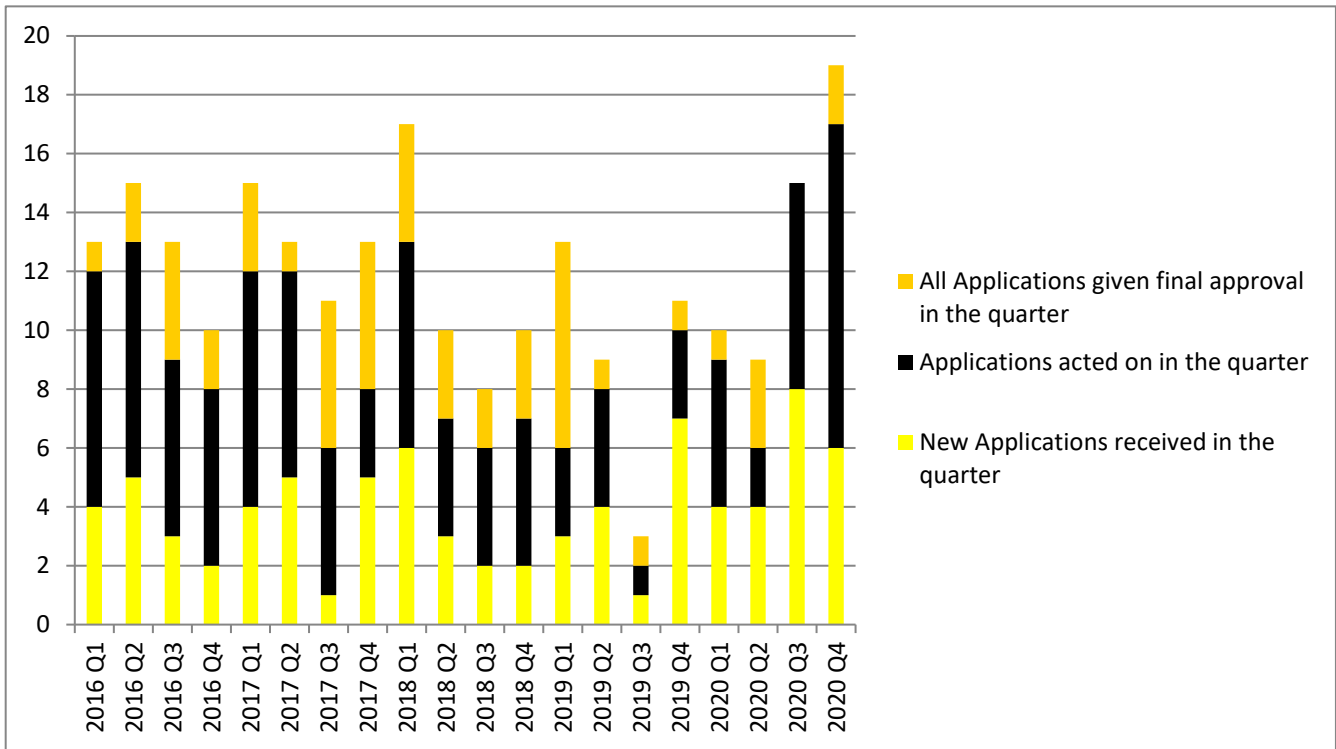
Number of Proposed Residential Units



(fig. 33)

(fig. 34)

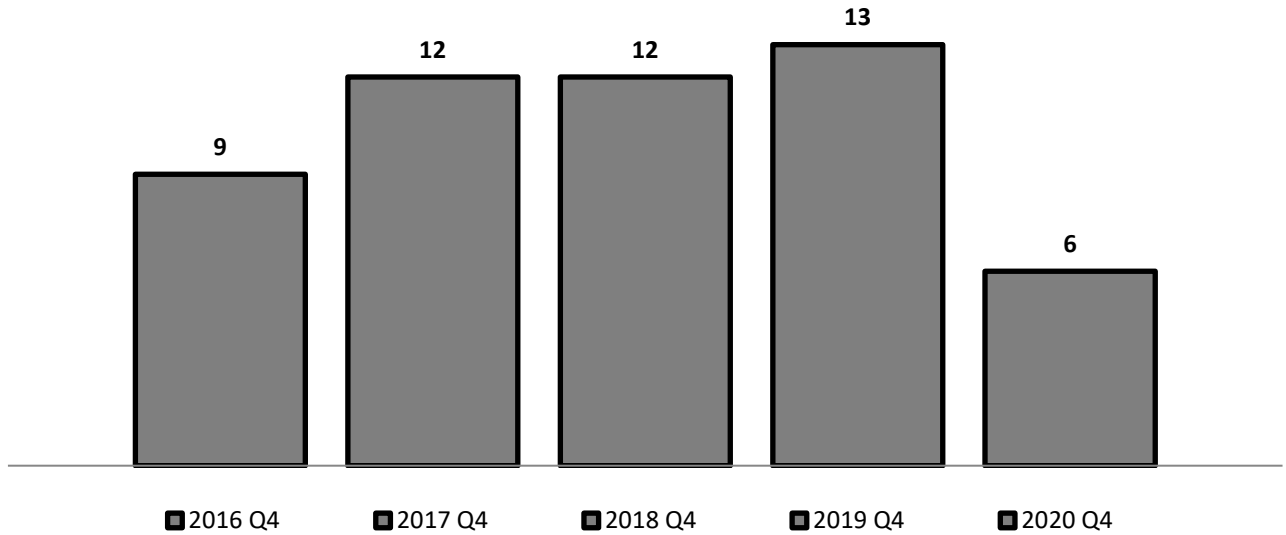
Residential Development Applications 2016-2020				
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter	
2016 Q1	4	8	1	
2016 Q2	5	8	2	
2016 Q3	3	6	4	
2016 Q4	2	6	2	
2017 Q1	4	8	3	
2017 Q2	5	7	1	
2017 Q3	1	5	5	
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	
2020 Q3	8	7	0	
2020 Q4	6	11	2	



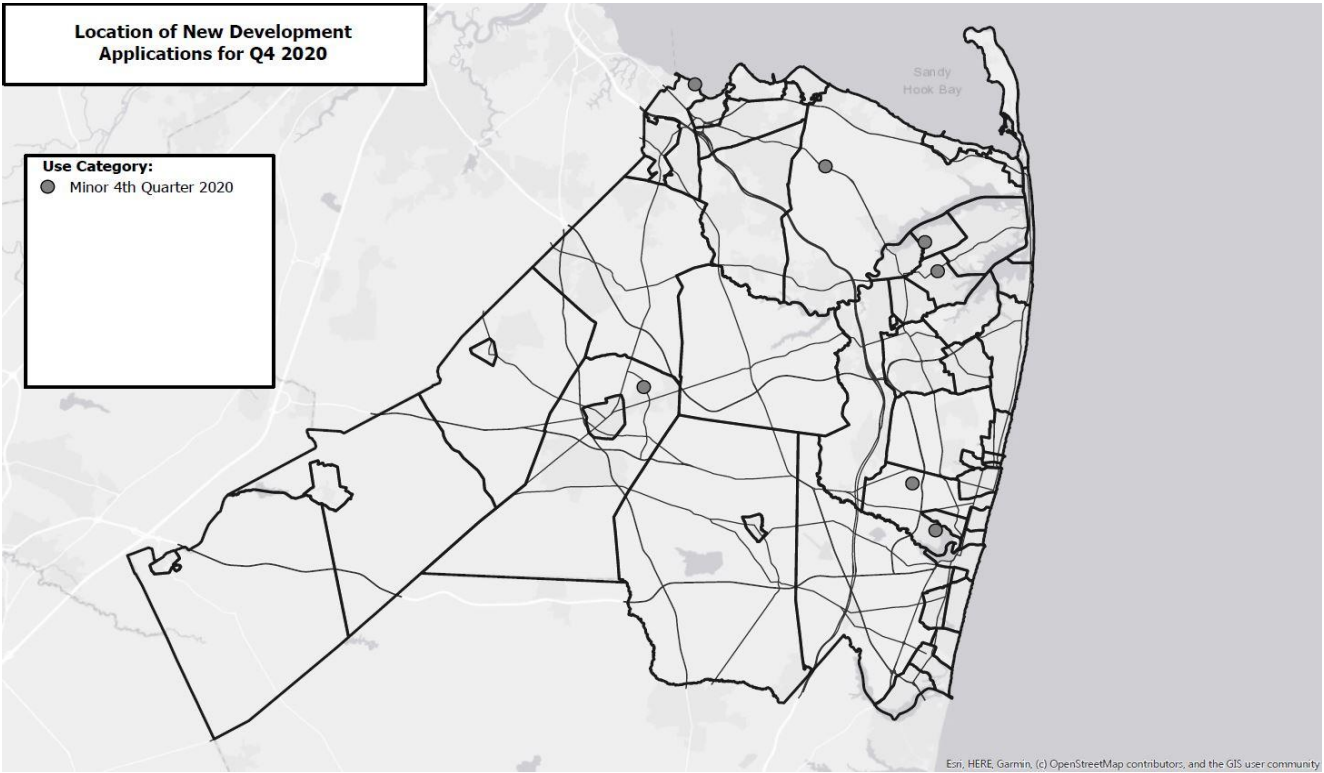
(fig. 35)

Number of Proposed Minor Subdivision Lots

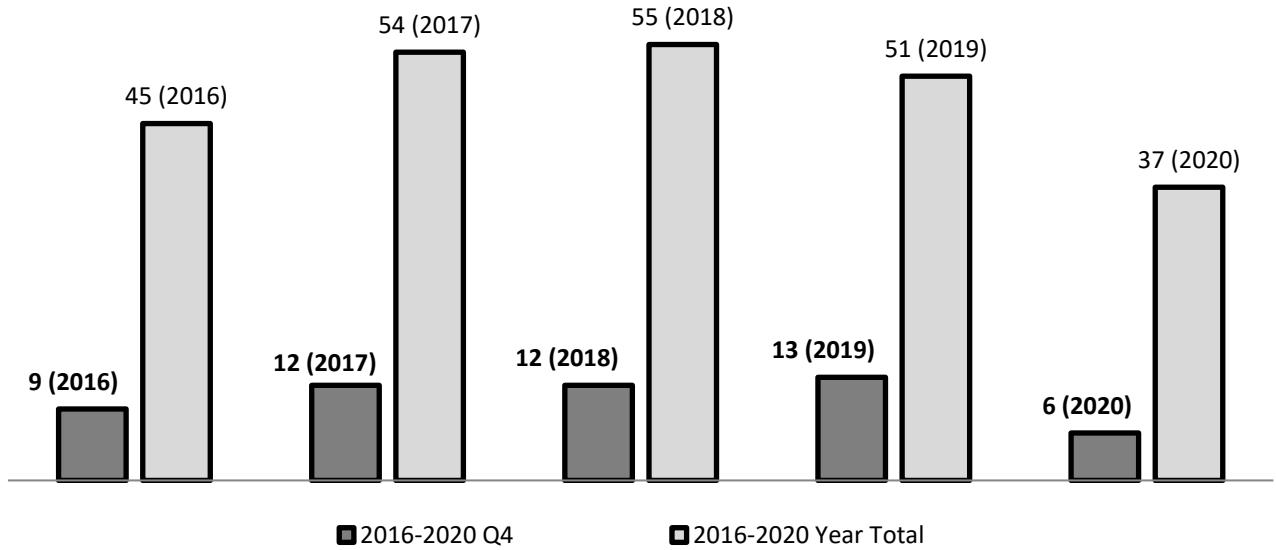
Q4 Reports 2016-2020



(fig. 36)



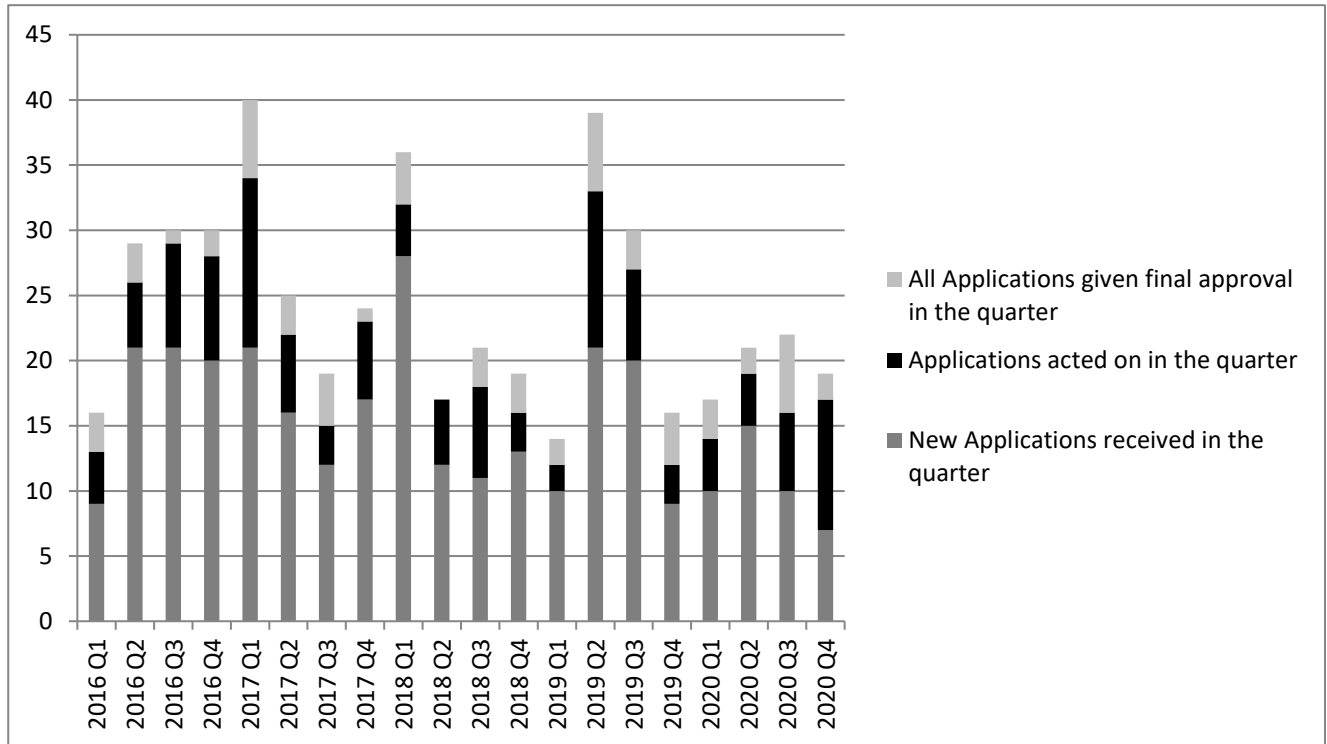
Number of Proposed Minor Subdivision Lots



(fig. 38)

(fig. 39)

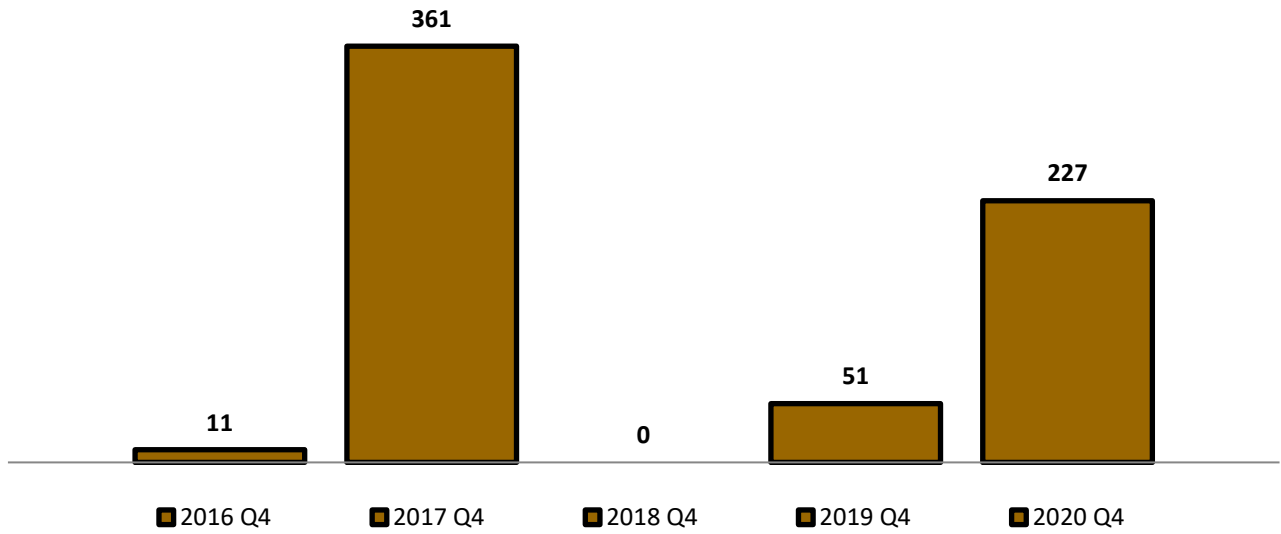
Minor Subdivision Approvals 2016-2020			
Year & Quarter	New Applications received in the quarter	Applications acted on in the quarter	All Applications given final approval in the quarter
2016 Q1	9	4	3
2016 Q2	21	5	3
2016 Q3	21	8	1
2016 Q4	20	8	2
2017 Q1	21	13	6
2017 Q2	16	6	3
2017 Q3	12	3	4
2017 Q4	17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



(fig. 40)

Number of Proposed Major Subdivision Lots

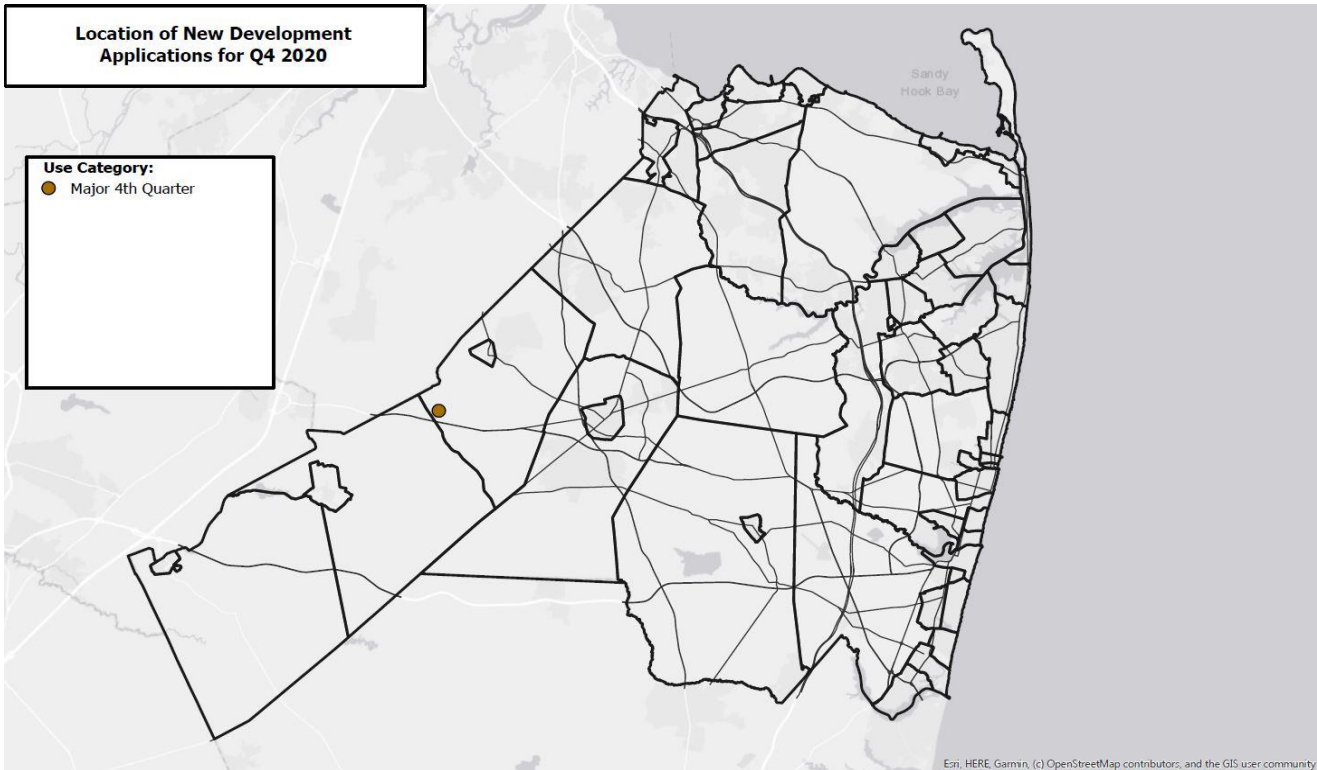
Q4 Reports 2016-2020



(fig. 41)

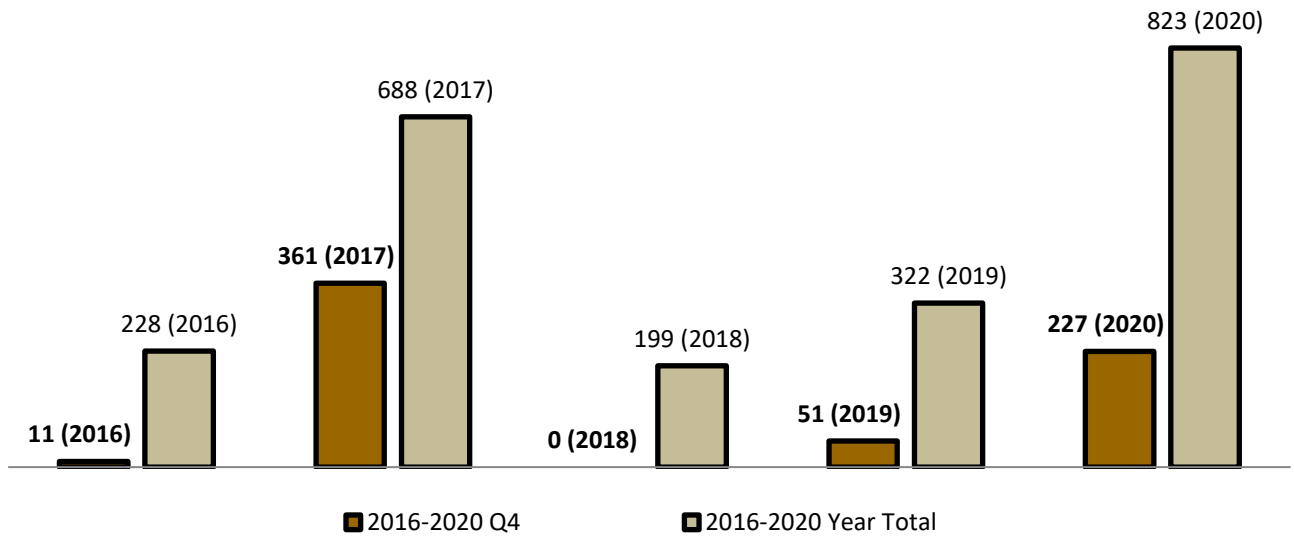
Location of New Development Applications for Q4 2020

Use Category:
● Major 4th Quarter



(fig. 42)

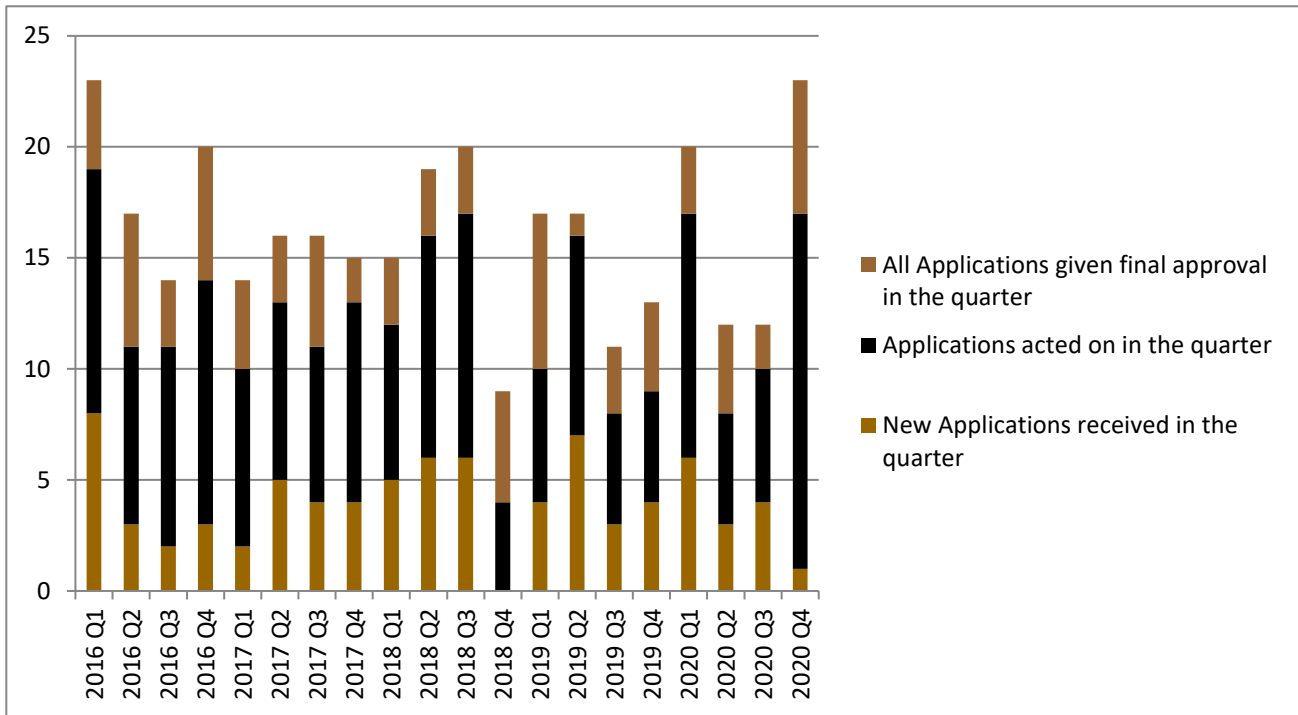
Number of Proposed Major Subdivision Lots



(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
2020 Q4	1	16	6



(fig. 45)

Summary

The number of applications, residential development, and non-residential development projects have dropped when compared to last year's fourth quarter. Commercial development this quarter was located on or in close proximity to major roads and had a propensity to be in eastern, southern, and south-eastern towns. Additionally, all but one development were south of County Road 537 & State Highway 71. The exception to this was the Oport Partners project in Oceanport. Industrial development this quarter occurred in Farmingdale, Millstone, Howell, and Wall on or in close proximity to major roads. The two office development applications received this quarter were in Freehold Borough and Marlboro. Of the five mixed-use applications received this quarter, three were located in municipalities along the shore with the remaining two being located in Wall and Eatontown. The only public development proposed this quarter, driveway improvements at an existing Church/School, was located in Neptune. Residential development this quarter was primarily located in eastern municipalities along the shore with one to the north in Holmdel and one to the west in Manalapan. The steady residential development seen in Asbury Park last quarter continues this quarter with development becoming more steady in Holmdel and Manalapan. Minor subdivision applications were generally proposed in municipalities to the north of County Road 537 & State Highway 71 with exceptions in Freehold and Neptune Townships. The only major subdivision proposed this quarter was related to a large single-family and multi-family residential development in Manalapan.

In the fourth quarter of 2020, the county received 7 minor subdivision applications, 1 major subdivision application, and 1 public development application. The proportion of minor subdivision applications is fairly consistent with prior quarters this year. Industrial development applications had the largest total proposed building area at 104,168 square feet. Public development applications had the least total proposed building area with no new building area proposed.

The total proposed building floor area of commercial development in the fourth quarter fell sharply in 2017, and again in 2019. This year's fourth quarter represents the start of an increase in the total proposed building floor area for commercial development when compared to 2019. However, this quarter also represents the lowest number of commercial applications received in the fourth quarter within the past four years. 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 drop in proposed floor area is not as drastic as the one between the fourth quarters of 2017 and 2018 but is still significant. The amount of office applications received this quarter is a slight decrease from how many were received in 2019. It is worth mentioning that in the past four years, only once has the county received more than three office applications in the fourth quarter. The proposed building floor area for office developments has gone up since 2019 but still sits below the amount proposed in 2017 and 2018. The amount of building floor area and residential units proposed this quarter for mixed/multiple use development applications is at the highest it has been since 2017. The number of mixed/multiple use development applications received in the fourth quarter is at the highest it has been since 2016. This year's fourth quarter represents a decline in proposed building floor area and applications received for public development. The number of residential development applications and proposed units is lower this quarter than in last year's fourth quarter but is still greater than the amounts seen in 2016, 2017, and 2018. There has been a decrease in both the number of proposed lots and number of minor subdivision applications received this quarter. This quarter represents the lowest amount of proposed lots and applications in the fourth quarter within the past four years. Finally, the number of major subdivision lots proposed had a sizeable increase while the number of applications decreased this quarter as compared to 2019.

Approval Status Stats for projects received in Q4 2020:

- Final Approval: 4
- Conditional Approval: 4
- Request Information: 9
- County Approval Not Required: 11
- Exempt: 3
- Incomplete: 1