



Monmouth County
Division of Planning

2025
Year-in-Review

ADMINISTRATION

Cross-Acceptance

Ongoing Initiatives

- Film in Monmouth (Film Ready Certification)
- Monmouth County Planning Collaborative (Stakeholder Advisory Group)
- Development Regulations, Volume I, Application Review and Approval Procedures
- Garden State C-PACE Program

New Hires

Compliance

Meeting Attendance

Bond Calls

Committees and Organizations



ADMINISTRATION

Cross-Acceptance

Continually Updated the Cross-Acceptance Hub Site (thank you GIS)

Provided Technical Assistance Workshops for Municipalities

Collected municipal comments

Hosted the State Planning Commission's Public Information Meeting

Consolidated all comments into one County Cross-Acceptance Template (CART) for Office of Planning Advocacy Submission

The Cross-Acceptance Report was Submitted to the Monmouth County Planning Board for Review and Consent for submission

Participated in Cross-Acceptance Negotiation Committee Meetings with OPA

Provided comments on the Preliminary State Plan to the State Planning Commission as part of the Public Hearing Comment period

After Planning Board review and consent, resubmitted comments that were unsatisfactorily addressed with the Final Draft State Plan

Also see Long Range-Strategic Planning



ADMINISTRATION

Film in Monmouth A New Jersey Film Ready Program

Film in Monmouth is a new initiative approved by the Monmouth County Board of County Commissioners to support and streamline film production within the County. As a New Jersey Film Ready certified community—designated by the New Jersey Motion Picture and Television Commission (NJ Film Commission)—Monmouth County offers filmmakers and content creators streamlined access to a range of county-owned and -managed locations and facilities.

Monmouth County Planning Collaborative

The MCPC will serve as a stakeholder advisory group supporting the Division of Planning and the Monmouth County Planning Board by strengthening engagement, increasing public input, and providing local expertise. It combines and replaces the Environmental Council and Transportation Council, which have struggled with quorum, membership, and meaningful participation. Although agreed in concept, the proposal awaits formal approval by the Board of County Commissioners.



ADMINISTRATION

Development Regulations, Volume I, Application Review and Approval Procedures

The Development Regulations Procedures haven't been updated since 2004. This proposal seeks to remove duplicative, repetitive, and vague language, adds or clarifies definitions, increases the number of Development Review Committee members to five from four, updates the fee schedule, requires a formal request for waivers from development standards, and places former regulatory content into Addendums to shorten text and make information easier to find. Although consented in concept, the proposal awaits formal approval by the Board of County Commissioners.

Also see Long Range-Strategic Planning

Garden State C-PACE

At the October Planning Board meeting, the Board received a presentation from the New Jersey Economic Development Authority on the Garden State C-PACE Program. This statewide initiative, administered by NJEDA, enables eligible commercial, industrial, agricultural, and certain multifamily or institutional property owners to finance a range of property resilience and efficiency upgrades—including flood-resilience measures, energy-efficiency improvements, water-conservation projects, and renewable-energy systems at a reduced cost. The Planning Division hopes to host a webinar for municipal officials in the coming year to provide additional information about the program.



ADMINISTRATION

New Hires

The Division of Planning welcomed two new members to the team including Meena Latona, Planning Board Secretary, and Antonio Scanziani, Assistant Planner. Meena replaces JoAnn Denton who retired in June 2025. Antonio is a recent college graduate who came onboard to replace Michael Popovech.

Compliance

Planning Division Supervisors are responsible for ensuring their staff is compliant with training and County policies. This includes training throughout the year for topics such as cyber security, harassment prevention, ethics as well as acknowledgement of County policies on matters such as timeliness, appropriate attire, workplace behavior. Specialized training for certain individuals is also required for purchasing and timekeeping.

Meeting Attendance

The Planning Director participates in semi-monthly meetings with County's Senior staff and attends semi-monthly meetings of the Monmouth County Board of County Commissioners. The Director also meets one-on-one with the County Administrator monthly to discuss ongoing projects, programs, and Department matters. The Assistant Director meets with Planning Staff weekly to review progress and assign tasks. Supervisors meet with their staff at least monthly.



ADMINISTRATION

Bond Calls

The Division of Planning supports the Chief Financial Officer (CFO) and the Finance Department by maintaining an online repository for bond call related information; including real estate, tourism, employment, development and redevelopment, education, open space, and industry. In 2025 the staff participated in six calls with the ratings agencies.

Bond Call Viewer

<https://experience.arcgis.com/experience/27a4bd88b0ce4ba684b12419a091d531/page/Welcome>

- 2/3/25 – Moody's
- 4/28/25 - Fitch
- 4/29/25 – Moody's
- 4/29/25 – S&P
- 8/18/25 – S&P
- 11/14/25 – Moody's

Also see Long Range-Strategic Planning



ADMINISTRATION

Committees and Organizations

Monmouth 250 Committee

Monmouth ACTS Transportation Hub

TransAction Conference in Atlantic City

Gilbert F. White National Flood Policy Forum in Washington DC

Freehold Borough Wayfinding Committee

Monmouth Beach Rising (NJDEP & Monmouth Arts)

New Jersey Film Academy Lecture Series (Brookdale CC)

4-H Agent Search Committee (Rutgers)

Monmouth Conservation Foundation Board/Scudders Preserve Committee

County Administrator Certification Course (Basic)

Resilient NJ Grant (Planning Supervisors)

Central Jersey Transportation Forum





ENVIRONMENTAL SUSTAINABILITY PLANNING

Wastewater Amendments

FEMA FMA Grant

Environmental Reviews for HUD
Projects

Stormwater Ordinance Reviews

CRS Assistance Program

Right to Farm

Farmland Easement Acquisitions

Farmland Stewardship

2025 and 2026 Farm Summit

Committees

ENVIRONMENTAL SUSTAINABILITY PLANNING

Wastewater Amendments

There are 7 active amendments to the county's Wastewater Management Plan and future sewer service area map that have received approval from at least the Monmouth County Planning Board. The county and NJ DEP completed its approval and map update process for 3 other amendments in 2025. The ARC and staff have been working on updates to the county's wastewater amendment procedures.

FEMA FMA grant

Monmouth County has a \$300,000 Flood Mitigation Assistance grant from FEMA to support the county's shared service agreements with its municipal Community Rating System (CRS) Users Group partners and Forerunner for three years (March 2024 – March 2027). Forerunner is a floodplain management software platform. There are 16 participating municipalities. Planning Division staff gave a presentation about this initiative at the 2025 Association of State Floodplain Managers conference.

Environmental Reviews for HUD-Funded Projects

Staff completed EA level Part 58 reviews for two affordable housing developments: Freedom Village in Wall and Marmora Center in Asbury Park.



ENVIRONMENTAL SUSTAINABILITY PLANNING

Stormwater Ordinance Reviews in Response to New Legislation

In response to an update to N.J.A.C. 7:8, all municipal stormwater control ordinances were to be revised by July 18, 2024. The mandated changes incorporate measures to implement the latest New Jersey Municipal Separate Storm Sewer System (MS4) permits. Monmouth County has been tasked with reviewing the ordinance amendments. Accordingly, the Monmouth County Planning Division staff, with support from the Planning Board's Stormwater Technical Advisory Committee, has approved 49 ordinances and granted conditional approval to one other as of 11/24/25.

CRS Assistance Program

Staff provided technical assistance to Belmar and Oceanport for five-year cycle verifications. User group meetings were held in April and September. Work began on CRS Hub to replace webpage.

Right to Farm

The MCADB held commercial farm eligibility hearings for Winding Brook Farm and Samrock Stables in 2025. By the end of December, staff will have participated in 2 mediations. The MCADB and its staff conducted extensive research and revised the county's conflict resolution and SSAMP determination request forms. The forms are currently being beta tested. The MCADB hosted the State Agriculture Development Committee staff for a training session at its October meeting.



ENVIRONMENTAL SUSTAINABILITY PLANNING

Farmland Easement Acquisitions

The county and its partners preserved the 84-acre Spinella farm in Colts Neck with financial support from the US Navy's Readiness and Environmental Protection Integration program. Staff is finalizing the closing documents for an agricultural easement on an 8.8-acre farm in Millstone Township.

Other farmland preservation projects are underway. For example, the Homestead Reid Partnership, a 70-acre parcel in Freehold Twp., is under contract with the certified value established through the new SADC Statewide Formula Value. Closing is pending. The Keris farm in Upper Freehold recently accepted an offer to sell an easement through the State Direct Program. The county and its partners have also ordered appraisals for a number of other farms.

Farmland Stewardship

The MCADB issued resolutions to address several post-closing requests. This included a Special Occasion Event permit, a Section 19 review, two solar applications, an agricultural labor housing request, and a resolution requiring corrective action related to the use of agricultural housing.



ENVIRONMENTAL SUSTAINABILITY PLANNING

2025 and 2026 Farm Summits

On March 12, 2025, the Monmouth County Division of Planning, in collaboration with the Monmouth County Agriculture Development Board, welcomed more than 100 attendees to the Farm Summit. Participants enjoyed an engaging networking event prior to the formal program commencement, providing a valuable opportunity to connect with fellow members of the agricultural community.

Given the success of the initial event, staff is planning for the second annual Farm Summit. This year will include two webinars leading up the event on March 25, 2026.

Committees

Monmouth County Agriculture Development Board

Monmouth County Environmental Council

CRS User Group

Amendment Review Committee (Wastewater)

Stormwater Technical Advisory Committee (Stormwater)





INTEGRATED STRATEGIC PLANNING

Development Review

Long-Range, Strategic Planning

Transportation Planning

Special Projects and
Assignments

Committees

- Development Review
- Monmouth County
Transportation Council



DEVELOPMENT REVIEW

Development Activity
Development Review Database
Development Regulations



DEVELOPMENT REVIEW

Development Activity (through December 2, 2025)

228 new development applications (226 in 2024), including 142 site plan applications and 86 subdivision applications.

165 revised plan submittals, as compared to 146 submittals in 2024.

20 requests for inspections of required right-of-way improvements.

15 developer/hold harmless agreements were prepared.

\$213,277 in application, revised plan, inspection and agreement preparation fees (\$244,750 in 2024).

Affordable housing and warehouse/flex space development continue to comprise the primary types of proposed development in 2025.

Development Review Database

Planning staff continued working with MCITS staff to expand the capability of the development review database to prepare action letters and provide the public with data-driven reports summarizing development activity in the County. The database will eventually allow applicants to submit and track development applications online.



DEVELOPMENT REVIEW

Revised Development Regulations (Volume I)

- Staff completed an update of Volume I of the County of Monmouth Development Regulations. Proposed amendments are intended to clarify required submittals and the process to review development applications, as well as to ensure procedures are consistent with current enabling legislation.
- The new regulations have been sent to Administration for review and are anticipated to be adopted in 2026.

Note: Staff anticipates starting an update of Volume II so that the stormwater and traffic safety standards are consistent with current applicable regulations and professional practice.



LONG-RANGE STRATEGIC PLANNING

Insight Reports

Bond Agency Report Viewer

State Plan Update

County Master Plan

Special Projects

Planning Board Annual Merit
Awards



LONG-RANGE STRATEGIC PLANNING

Insight Reports (At-A-Glance and County Profile)

Planning staff continues to evolve the Monmouth County At-A-Glance and County Profile reports, which are now prepared and presented in an online format for convenience and functionality.

Bond Agency Report Viewer

The Division of Planning prepared a Bond Agency Report Viewer to maintain and update information utilized by bonding companies to rate the county's bond rate. The viewer provides decision-makers and the public with meaningful information and insights into the planning issues facing Monmouth County. It highlights the county's demographic trends and economic initiatives involving both the public and private sectors. The viewer compiles demographic and economic data from various public and private sources, and continually updates such data on a monthly, quarterly, or yearly basis depending on release schedules.



LONG-RANGE STRATEGIC PLANNING

State Plan Update (Cross-Acceptance HUB & Survey 123)

To facilitate the ongoing update to the State Plan, the Planning Division, in close partnership with MCITS's GIS Division, leveraged the County's ESRI Enterprise system to develop an innovative online Cross-Acceptance Project HUB. This centralized digital platform serves as a "one-stop shop" for program resources and information. It enables Cross-Acceptance participants to stay updated on program progress, access critical State documents and forms, upload relevant information, and review, annotate, and submit proposed changes to their community's State Plan Map. Using ESRI's Survey123, the Division of Planning initiated the project's data-gathering phase by launching an online survey, the Cross-Acceptance Response Template (CART-1), designed to collect detailed information about each town and its municipal master plan. The Division of Planning is currently preparing a response to additional changes to the draft State Plan prompted by the county's submittal to the New Jersey Office of Planning Advocacy on November 19, 2025.



LONG-RANGE STRATEGIC PLANNING

County Master Plan Update

Staff started the preparation of an update to the county's master plan. Staff has been meeting on a biweekly basis to evaluate the strengths, weaknesses, opportunities and threats facing the County and the degree to which the stated goals, objectives and policies of the plan have been achieved. The findings will inform a visioning process that will provide a template for short- and long-term planning actions and activities that will address the needs of county residents, businesses and visitors.

Half Mile of Horses Art Walk

Staff assisted in the development of a storymap providing information about the horse sculptures displayed in downtown Freehold. The webpage included a link providing an opportunity for viewers to vote for their favorite design.

Freehold 2026 Walking Tour

Planning staff is assisting the Borough of Freehold in developing a storymap for a walking tour of its Revolutionary War-era sites. The storymap provides information about six historic sites dating back to the to that period, especially those actively made use of during the Battle of Monmouth.



LONG-RANGE STRATEGIC PLANNING

Planning Board Annual Merit Awards

The Planning Board received nine (9) applications in 2025 nominating noteworthy projects and individuals, eight (8) of which were presented with a merit award. The process was updated to accept online, streamlining the compilation of information for presentation to the Planning Board.

The 2025 Planning Board Merit Award recipients include:

- Borough of Highlands Central Business District Floodplain Design Guidelines, Highlands: Planning
- Springwood Avenue Heritage Walk, Asbury Park: Planning/Non-Profit
- Stephanie's Sanctuary Program, Freehold and Manalapan: Planning/Non-Profit
- Borough of Highlands New Jersey Asset Activation Plan, Highlands: Planning
- Carbon Roots, Holmdel: Planning/Non-Profit
- Shrewsbury Riverfront Park, Sea Bright: Planning/Non-Profit
- Suzy Dyer, Esq., Red Bank: Non-Profit
- Honoree to be announced

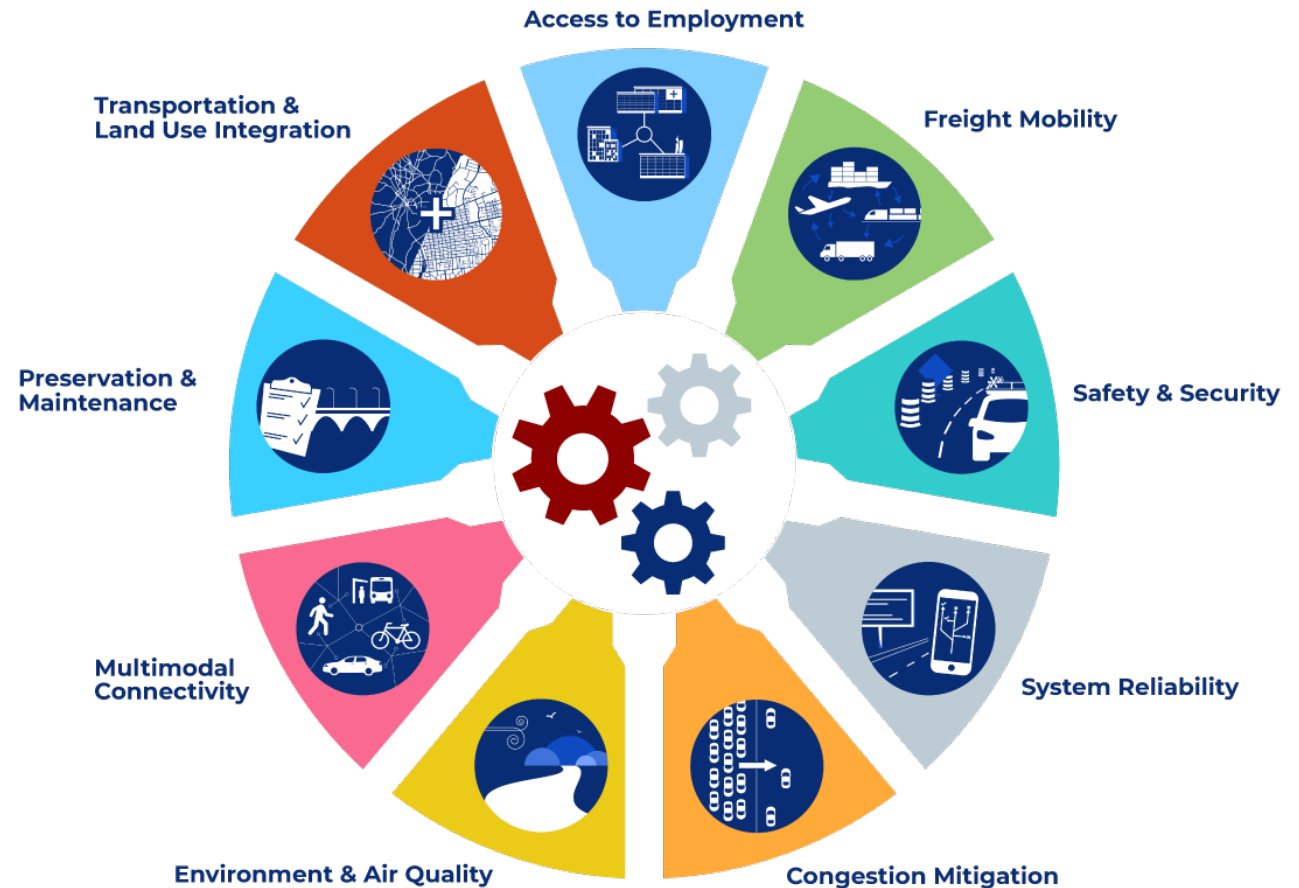


TRANSPORTATION PLANNING

Monmouth Safe Streets (SS4A
a.k.a. Safe Streets for All)

Coordinated Public Transit
Human Services
Transportation Plan

Alternatives to JARC Program
Analysis



ISP-TRANSPORTATION PLANNING

Safe Streets Monmouth (aka SS4A; Safe Streets for All) (FHWA)

Planning for Safe Streets Monmouth, a federally funded Comprehensive Safety Action Plan, began in earnest this Spring, with the hiring of a consultant team led by NV5. Planning activities are expected to be completed in the 3rd quarter of 2026.

Alternatives to JARC program

Planning staff analyzed alternatives to implement JARC funding in a more targeted and cost-efficient manner. Staff researched ride-share services currently implementing similar programs in other New Jersey communities to ensure that a vendor would provide a similar level of service for current beneficiaries.

Monmouth ACTS Transportation Hub

Staff participates in the Monmouth ACTS, Assisting Community Through Services – Transportation Hub, where they provide knowledge and guidance related to various transportation problems and project affecting the County.



ISP-TRANSPORTATION PLANNING

Coordinated Public Transit Human Services Transportation Plan (North Jersey Transportation Planning Authority)

The Division of Planning assisted the Division of Transportation in preparing an application for funding through NJTPA's Subregional Studies Program, expected to be awarded early 2026. The grant will support updating the County's Coordinated Public Transit Human Services Transportation Plan (aka, Coordinated Plan), a plan that identifies the transportation needs of people who are transportation disadvantaged, develops strategies, and prioritizes them for funding and implementation to meet those needs. Having a compliant Coordinated Plan is a requirement the County and not-for-profits in Monmouth, to receive funding under several state and federal programs. The Division of Planning will provide technical assistance throughout the study period.



COMMUNITY DEVELOPMENT

FY2025 Allocation

FY2024 Allocation

2025 Program Highlights

Home ARP Funds

Fair Housing Poster Contest



COMMUNITY DEVELOPMENT

In 2025 the Monmouth County Office of Community Development was allocated the following grants:

- \$2,528,455 in Community Development Block Grant (CDBG)
- \$1,299,620.18 in HOME Investment Partnerships Program (HOME), and
- \$201,894 in Emergency Solutions Grant (ESG)

2024 Community Development Allocations from HUD

- \$ 2,790,366.20 in Community Development Block Grant (CDBG)
- 1,434,243.99 in HOME ARPA
- \$ 957,518.88 in HOME Investment Partnerships Program (HOME)
- \$ 164,627 in Emergency Solutions Grant (ESG)



COMMUNITY DEVELOPMENT

Program Highlights included within the 2024 Consolidated Annual Performance Report submitted to HUD in September 2025 included the following:

- 1 small business located within income eligible low/moderate income block groups received façade improvement grants
- 46 income eligible homeowners participated within the Home Repair Program. Due to the increase in construction material costs the maximum grant was increased to \$12,500.
- 6 households were provided grants up to \$10,000 in downpayment assistance through the Monmouth County First Time Homebuyer Program
- HOME funds were utilized towards the purchase and rehabilitation of 2 existing homes, proving rental opportunities for two income eligible households.
- HOME funds were also utilized towards the construction of 3 affordable single-family units
- Sixty- one households were assisted through the County's and 180 Turning Lives Around Tenant Based Rental Assistance programs funded through the HOME grant program.



COMMUNITY DEVELOPMENT

- Between July 1, 2024, and June 30, 2025, work was completed on five public facilities and four infrastructure projects. In total completed CDBG funded construction projects benefitted over 20,000 Monmouth County residents.
 - Over Approximately 3,818 households were provided upgraded or improved access to local public facilities
 - Infrastructure improvements (flood, ADA sidewalks) assisted 4,114 Monmouth County households.
- CDBG awards provided funds to seven nonprofits assisting 1,494 low/moderate income residents and 154 non-low/income residents of Monmouth County. The County invested in critical public services which provided youth and senior services, services for persons with disabilities, and health services
- ESG funding was expended on shelter facilities and support programs for those at risk of and/or experiencing homelessness. HMIS (Homeless Management Information System) entries submitted by grantees reported assistance was provided to 629 clients in 401 households



CD-COMMUNITY DEVELOPMENT

HOME ARP Funds

Monmouth County received \$5,532,165.00 in HOME ARP funds. These funds have been awarded to affordable housing developers actively developing affordable housing units for households earning 0-30% median county income, homeless households, or those escaping domestic violence. In FY2024 Monmouth County expended \$1,434,249.99 in HOME ARP funds. Two projects have been completed: 4 units in Holmdel and 4 units in Allentown. Eight eligible households have executed leases within the completed units. Two other projects are in active construction with occupancy expected in 2026.

Fair Housing Poster Contest

In 2024, 144 Monmouth County sixth grade students entered the Monmouth County Fair Housing Poster Contest. This contest helps to raise public awareness, to promote Fair Housing priorities, and to help eliminate housing discrimination. An April awards luncheon was held at the Sheraton Eatontown to recognize the 25 prize winners. The 2025 calendar featuring the award-winning submissions was distributed throughout the County in December 2024.



ADMINISTRATIVE SUPPORT PROFESSIONALS

Planning Board

Payroll

Construction Board of Appeals

OPRA

Records

Archives

Staffing



ADMINISTRATIVE SUPPORT PROFESSIONALS

Planning Board

Introduced automation through Google Sheets to streamline attendance tracking and other planning-related tasks.

Developed a consolidated email packet that includes all necessary attachments from various Planning Board divisions for members who prefer electronic communication over mailed materials.

The transition of all administrative responsibilities—including purchasing, finance, and HR matters—has proceeded smoothly following the retirement of Joanne Denton in June.

Payroll

Implemented cross-training within the payroll function due to staffing changes, and developed comprehensive, step-by-step procedures to ensure accurate and consistent payroll processing for the 22 employees in the Planning and Community Development Department.



ADMINISTRATIVE SUPPORT PROFESSIONALS

Construction Board of Appeals

Received 16 appeal requests that were returned unprocessed, for either being filed untimely, or request withdrawn before application could be processed. (20 returned in 2024)

Received 1 appeal request from Ocean County (due to a conflict they had). After 3 adjournments, the appellant withdrew the appeal.

24 adjournments processed.

20 appeal requests processed. (19 appeal requests in 2024)

\$1,900 collected in filing fees.

2 appeals heard and decisions processed.

13 appeals were settled and withdrawn prior to hearing dates.

In accordance with cross-training of clerical staff, Marisa McBride covered the Planning Board Meeting on October 21, 2025; Nailah Pile transferred to Finance, Meena Latona was hired to replace JoAnn Denton and has taken primary responsibility for Construction Board of Appeals.



ADMINISTRATIVE SUPPORT PROFESSIONALS

OPRA

As of 12/5/25, answered 130 OPRA requests (137 for all of 2024)

Records

As of 12/2/25, processed 208 municipal documents (ordinances, plans, etc.) (205 for all of 2024)

Archives

20 Development Review and historic planning document boxes kept on the 2nd Floor Annex have been properly placed in archives for storage.

717 older municipal documents (ordinances, plans, etc.) have been scanned and uploaded to RIM.

Staffing

Following Nailah Pile's transfer to Finance in September, the workflow was reassessed, and responsibilities were reallocated to support cross-training efforts until a permanent replacement is hired.

