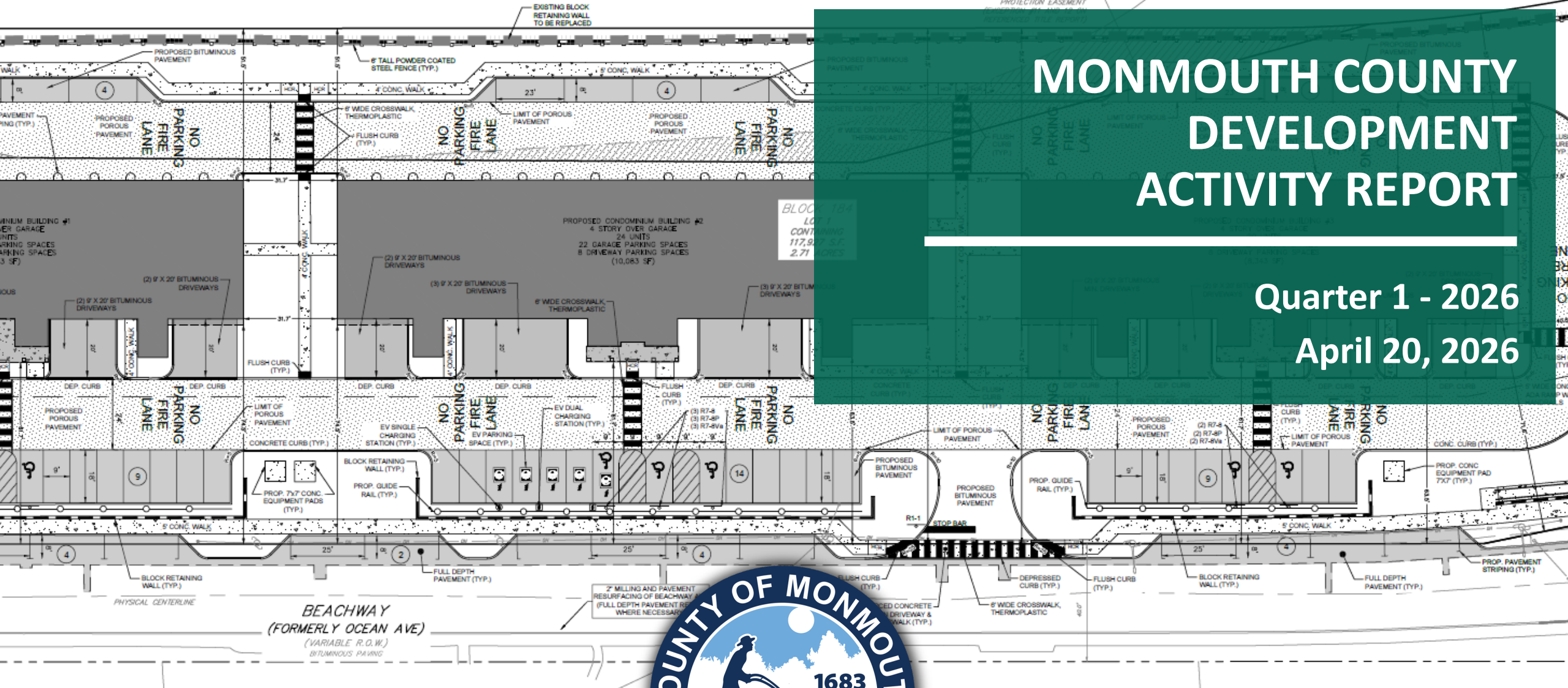


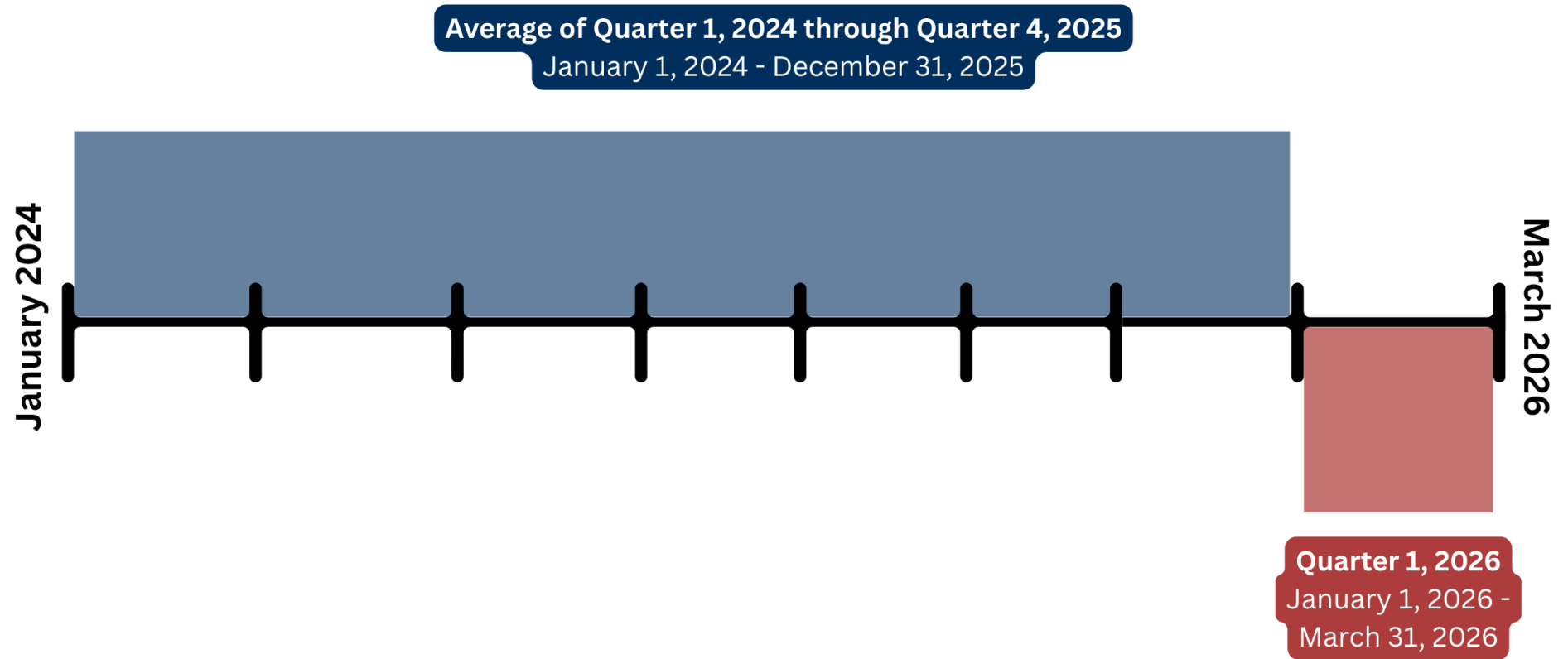
MONMOUTH COUNTY DEVELOPMENT ACTIVITY REPORT

Quarter 1 - 2026
April 20, 2026

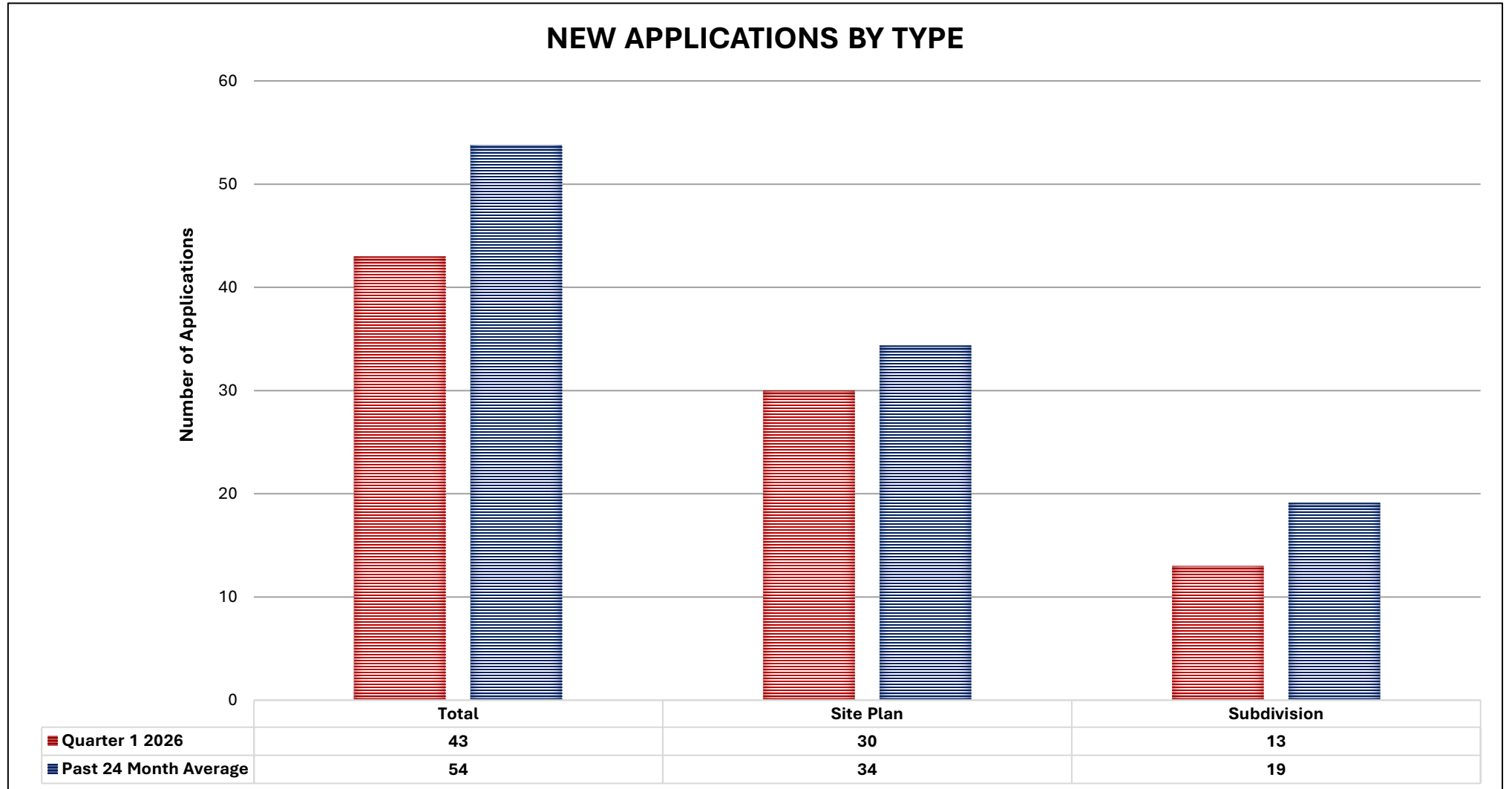


Analysis Timeframe

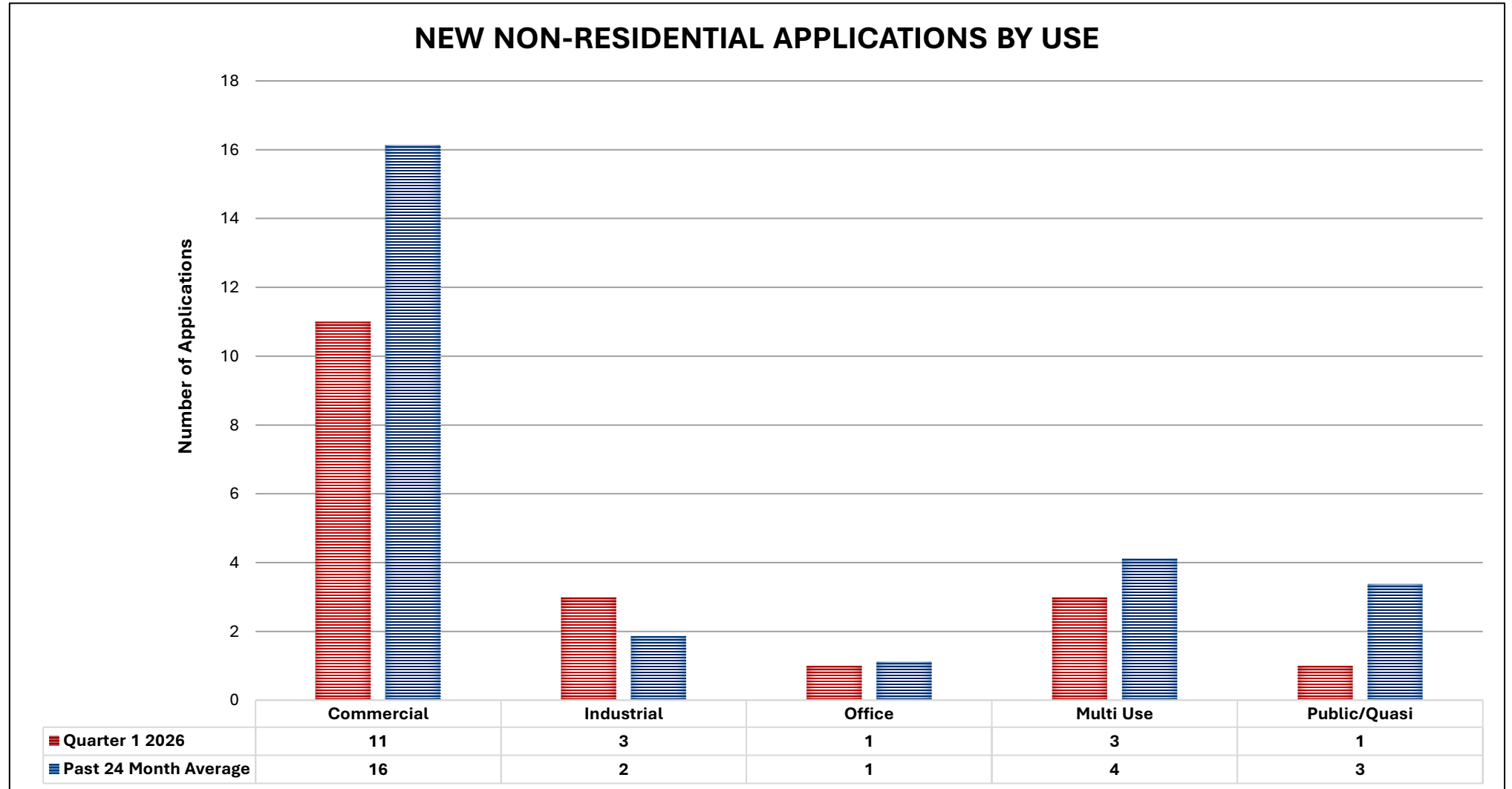
The analysis is conducted by comparing the most recently closed quarter, to the average of various metrics over the past two years. See the graphic below for details. The colors below correspond with the time periods depicted on the following graphs.



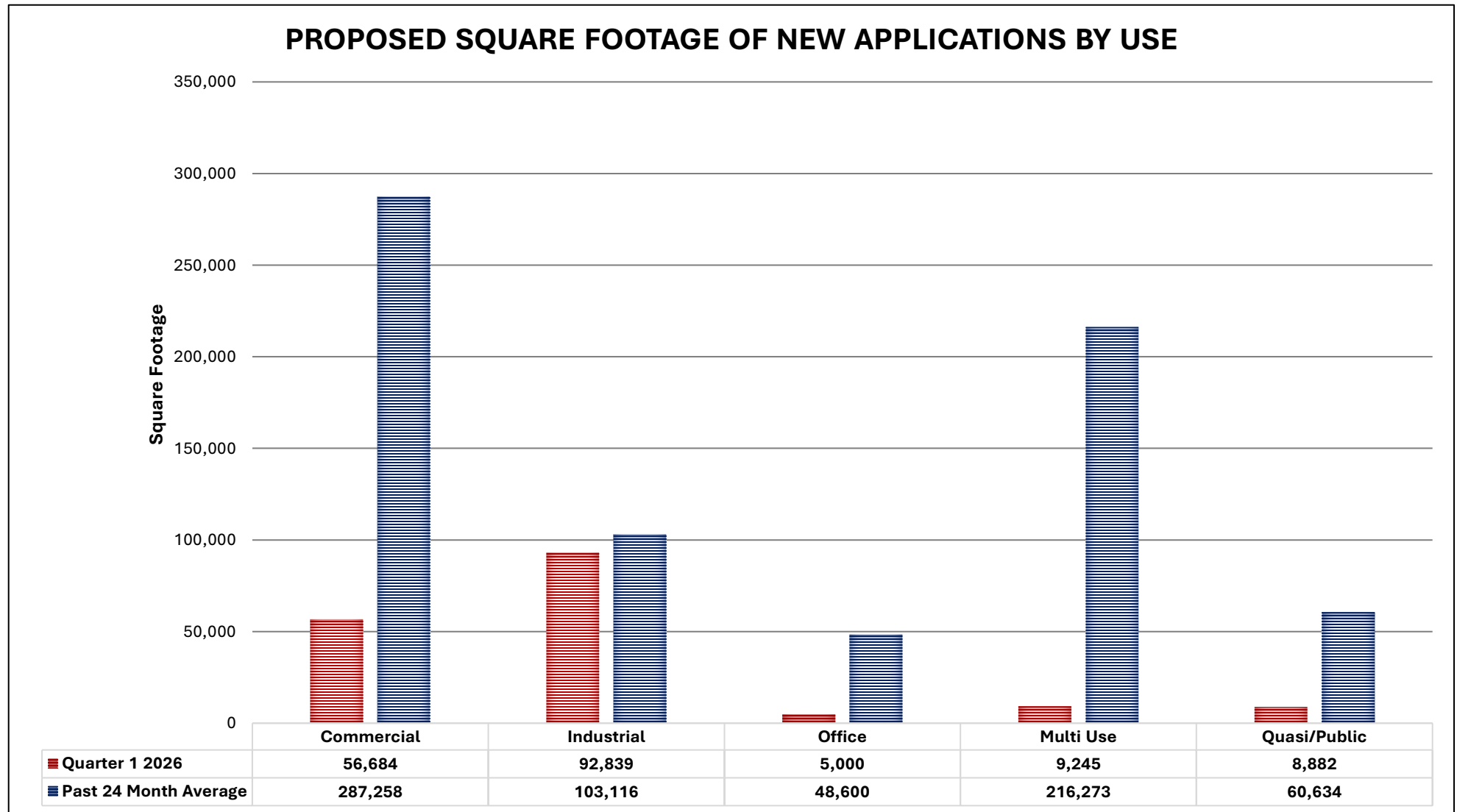
New Applications by Type



Non-Residential Site Plan Applications by Use

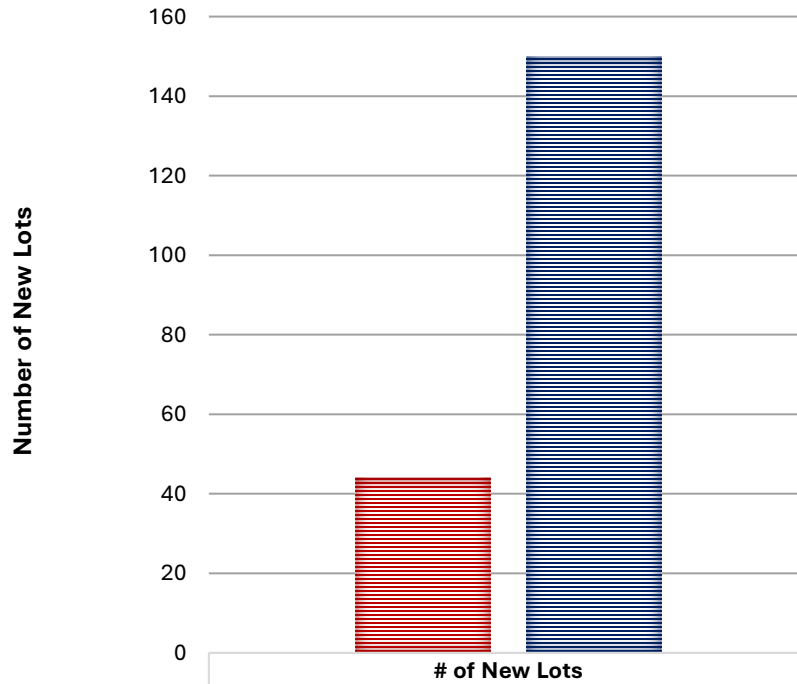


Non-Residential Square Footage by Use



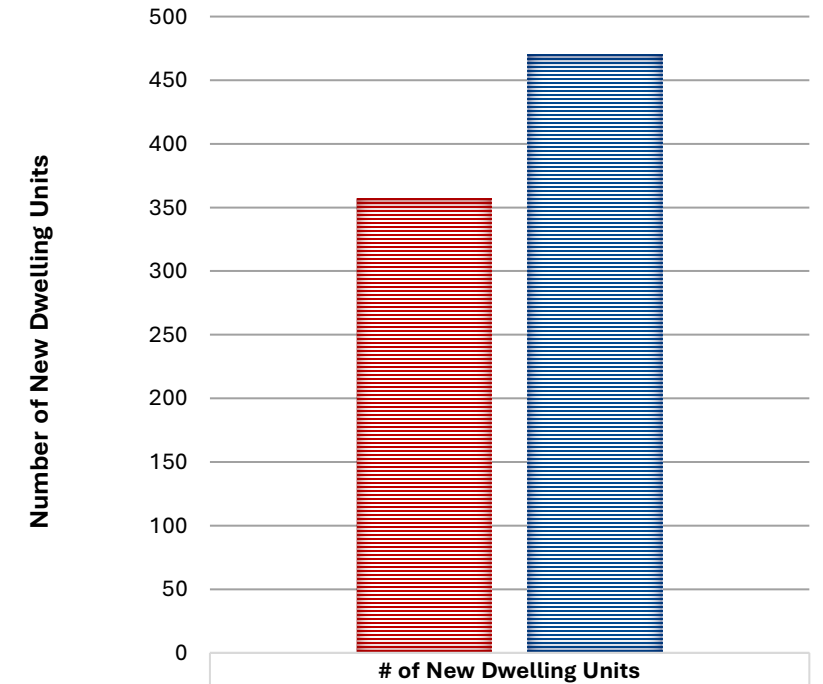
Lots and Dwelling Units

NEW LOTS



Quarter 1 2026	44
Past 24 Month Average	150

NEW DWELLING UNITS

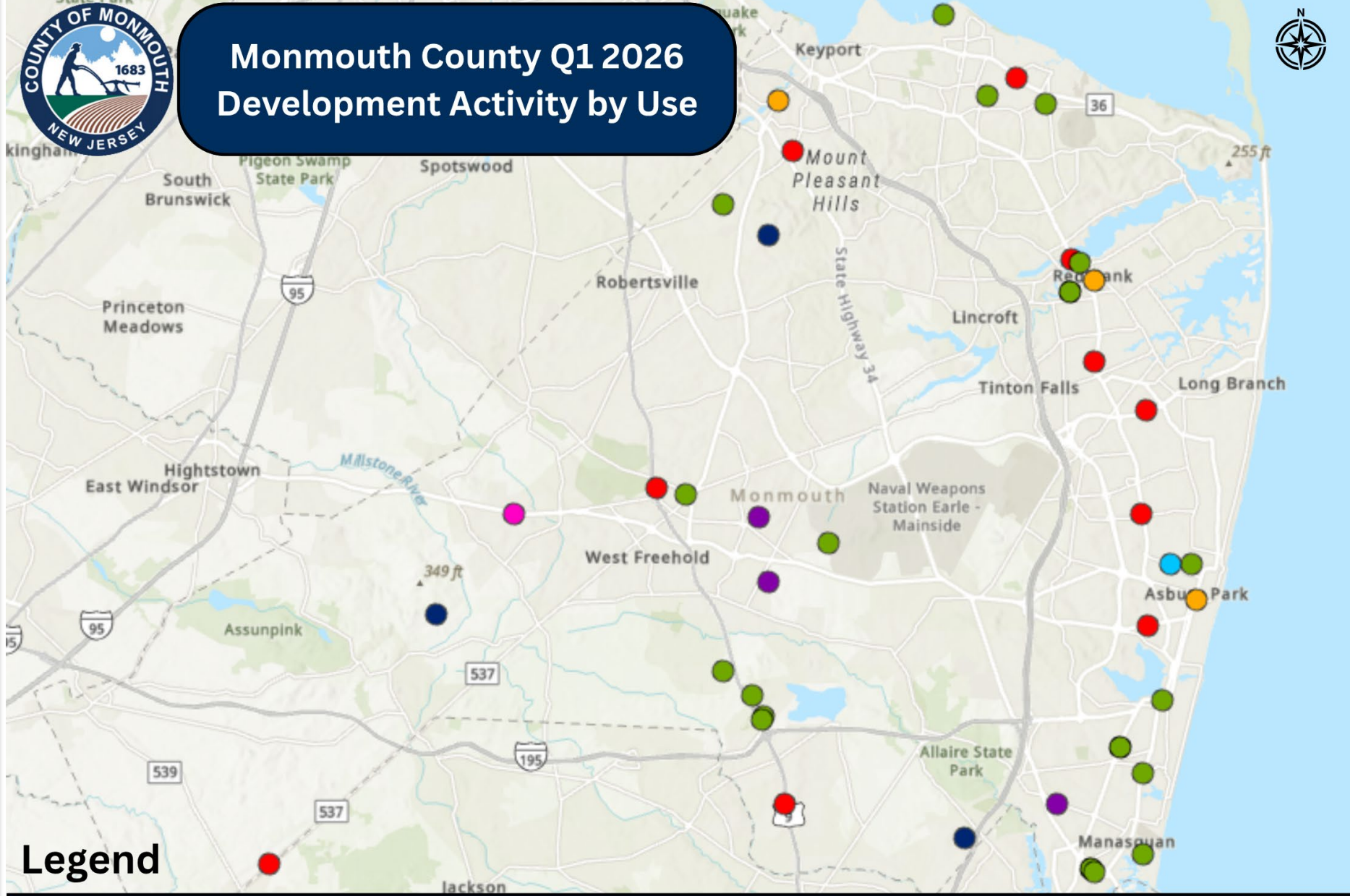


Quarter 1 2026	357
Past 24 Month Average	470





Monmouth County Q1 2026 Development Activity by Use



Legend

Use Category

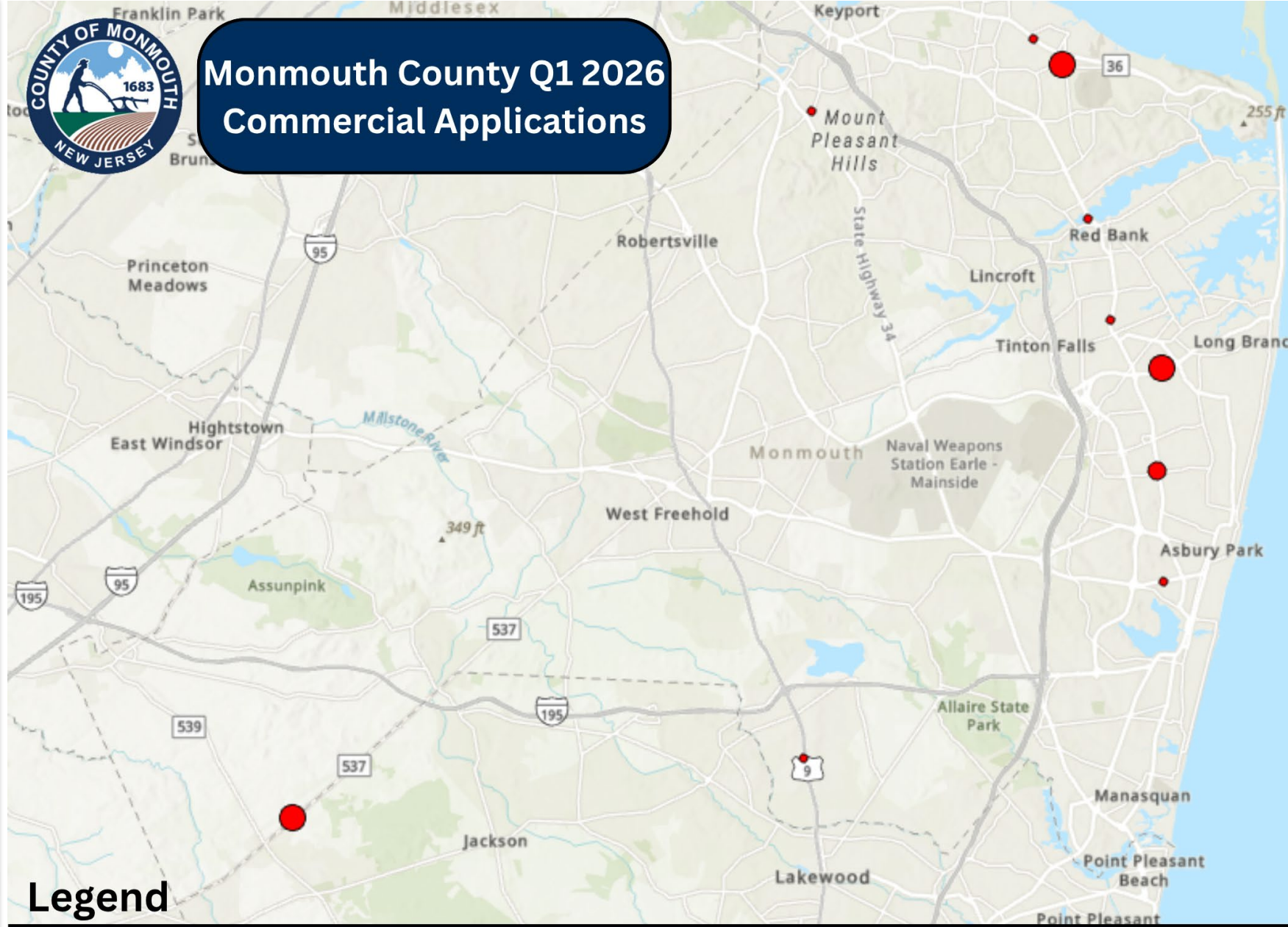
Compiled by the Monmouth County Division of Planning

- Commercial
- Industrial
- Mixed Use
- Office
- Quasi/Public
- Residential
- Other





Monmouth County Q1 2026 Commercial Applications



Legend

Proposed Square Feet

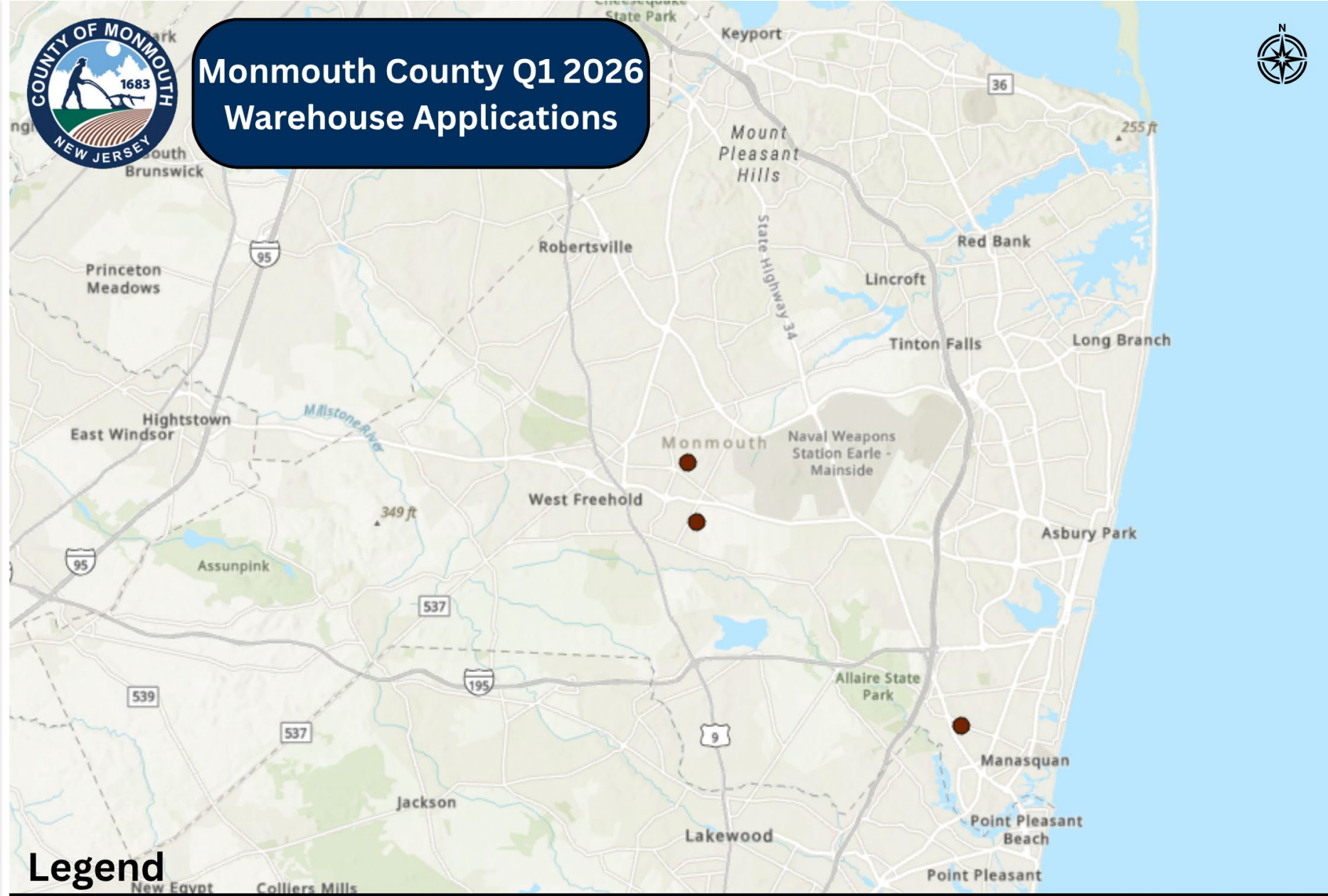
- 
 Minor
 (≤ 2,500)
- 
 Small
 (≤ 10,000)
- 
 Standard
 (≤ 50,000)
- 
 Large
 (≤ 100,000)
- 
 Major
 (≤ 250,000)
- 
 Large-Scale
 (250,000+)

Compiled by the Monmouth County Division of Planning





Monmouth County Q1 2026 Warehouse Applications



Legend

Proposed Square Feet

Compiled by the Monmouth County Division of Planning

- Small
(≤ 50,000)
- Medium
(≤ 200,000)
- Large
(200,000+)



Top 5 Development Proposals

Q1 2026 Top 5 New Applications by Proposed Units				
Rank	Project Name/ Applicant	Municipality	Use	# of Units
1	Redevelopment Capital Holdings, LL	Howell	Multi Family	208
2	Beachway Avenue II	Keansburg	Multi Family	64
3	702 Summerfield AP, Group	Asbury Park	Multi Family	30
4	RMH At Brielle, LLC	Brielle	Multi Family	22
5	Victory Court at Freehold	Freehold Boro	Multi Family	19

Q1 2026 Top 5 New Applications by Proposed Square Footage				
Rank	Project Name/ Applicant	Municipality	Use	Sq ft
1	100 Commerce Drive	Freehold Twp	Industrial	42,839
2	Subaru Dealership	Eatontown	Commercial	38,184
3	10 Industrial Court	Howell	Industrial	38,000
4	Gear Six Auto Parts	Upper Freehold	Commercial	18,500
5	2301 Atlantic Avenue, LLC	Wall	Industrial	12,000



Top Development Proposals (continued)

Q1 2026 Top New Applications by Proposed Lots			
Rank	Project Name/ Applicant	Municipality	# of Lots
1	Wolleytown Associates	Manalapan	14
2	390 East Main Street	Manasquan	5



Notable Patterns & Trends

- Number of new applications on par with prior quarters, but significantly less development is being proposed within these applications.
- Applications for redevelopment, site improvements, and additions continue to grow.
 - This also contributes to the decline in square footage compared to previous quarters.
- Over 50% of new applications were for residential use.
- The number of new lots are down, reflecting a large number (11) of *minor* subdivisions this quarter.
- Multi-Use Developments (mostly ground-floor retail, top-floor residential) continue to be concentrated in downtowns.



Questions?

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