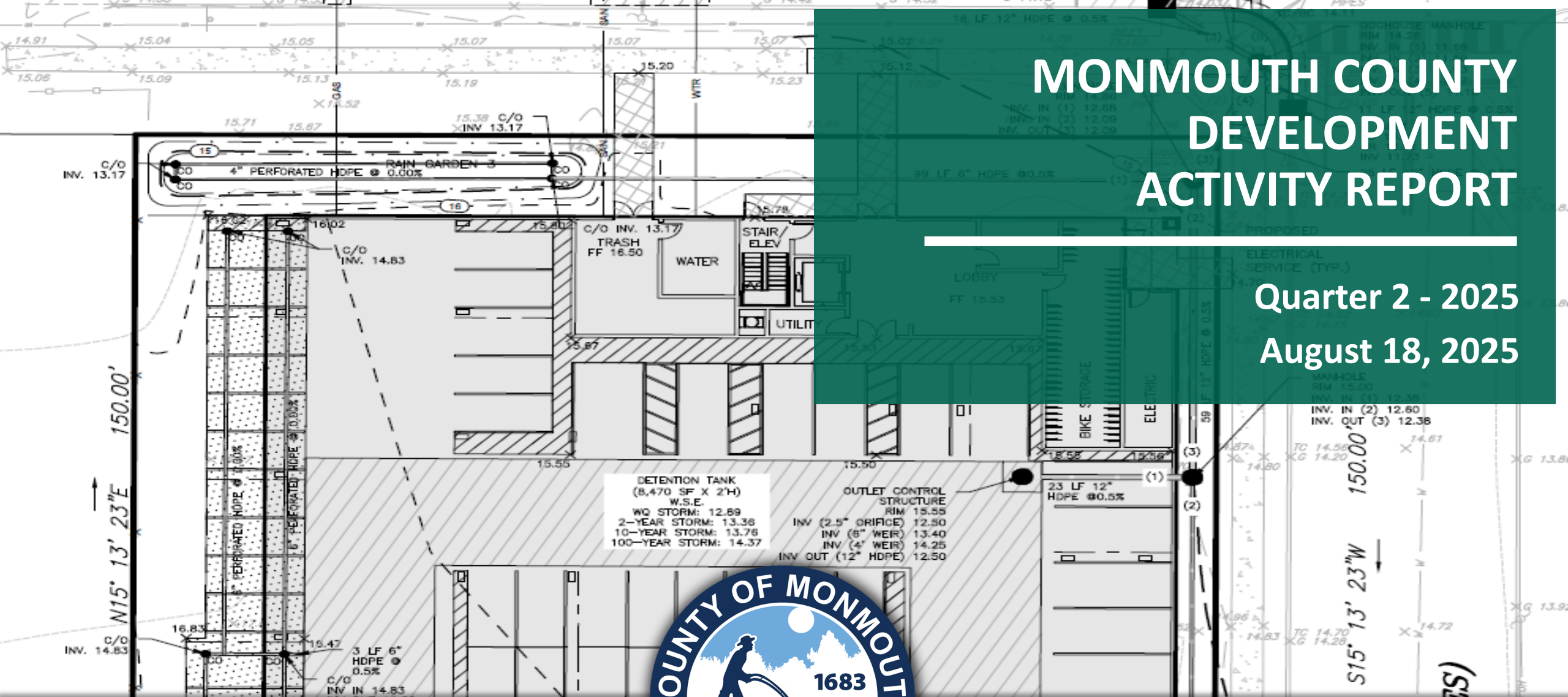


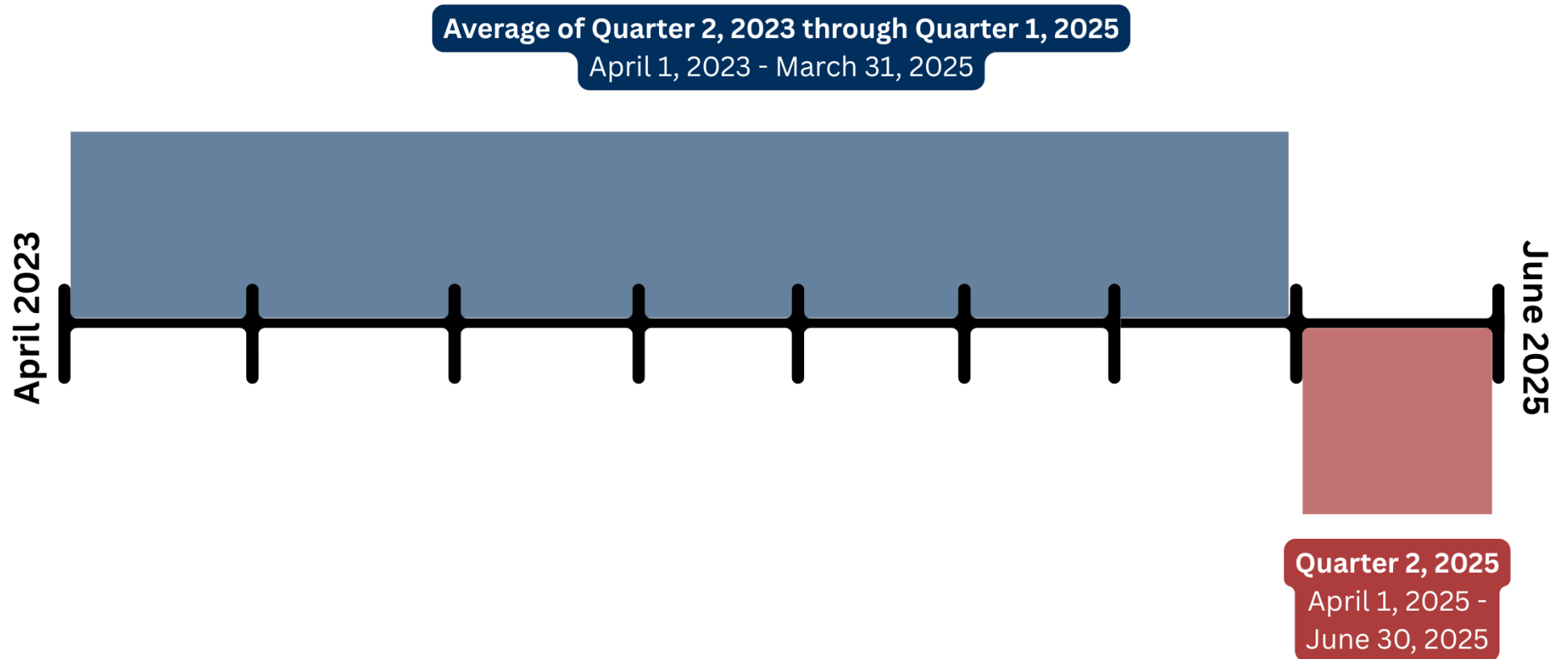
# MONMOUTH COUNTY DEVELOPMENT ACTIVITY REPORT

Quarter 2 - 2025  
August 18, 2025



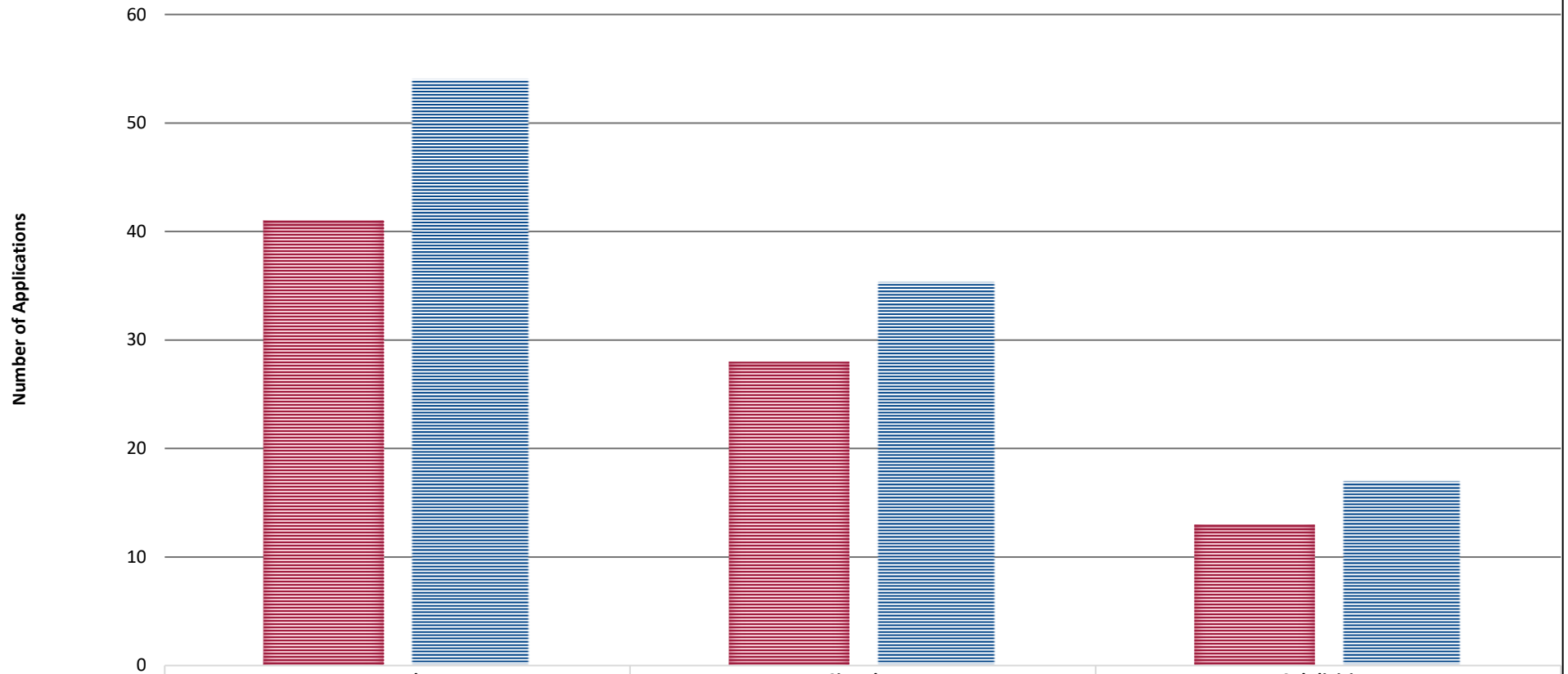
# Analysis Timeframe

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.



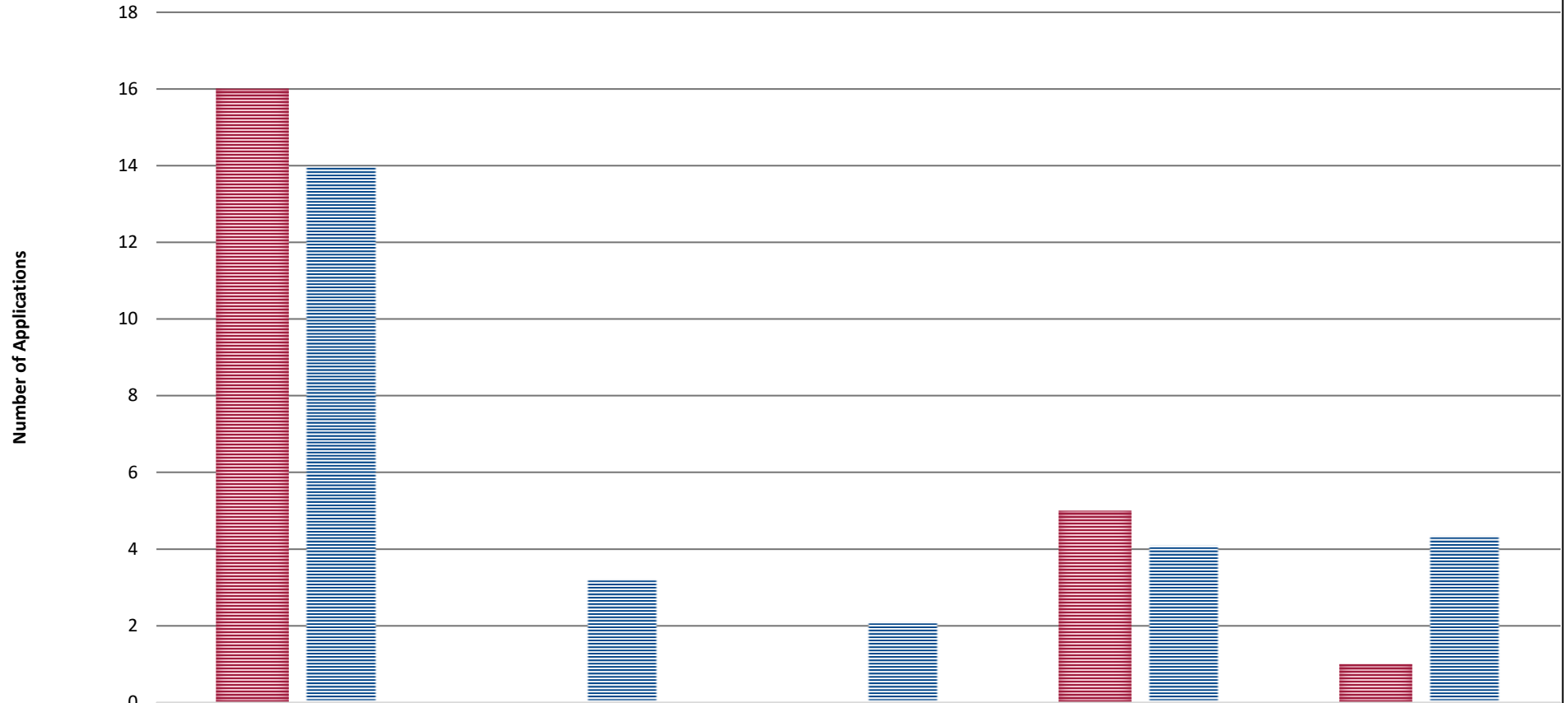
# New Application by Type

**NEW APPLICATIONS BY TYPE  
QUARTER 2 2025 COMPARED TO PAST 24 MONTH QUARTER AVERAGE**



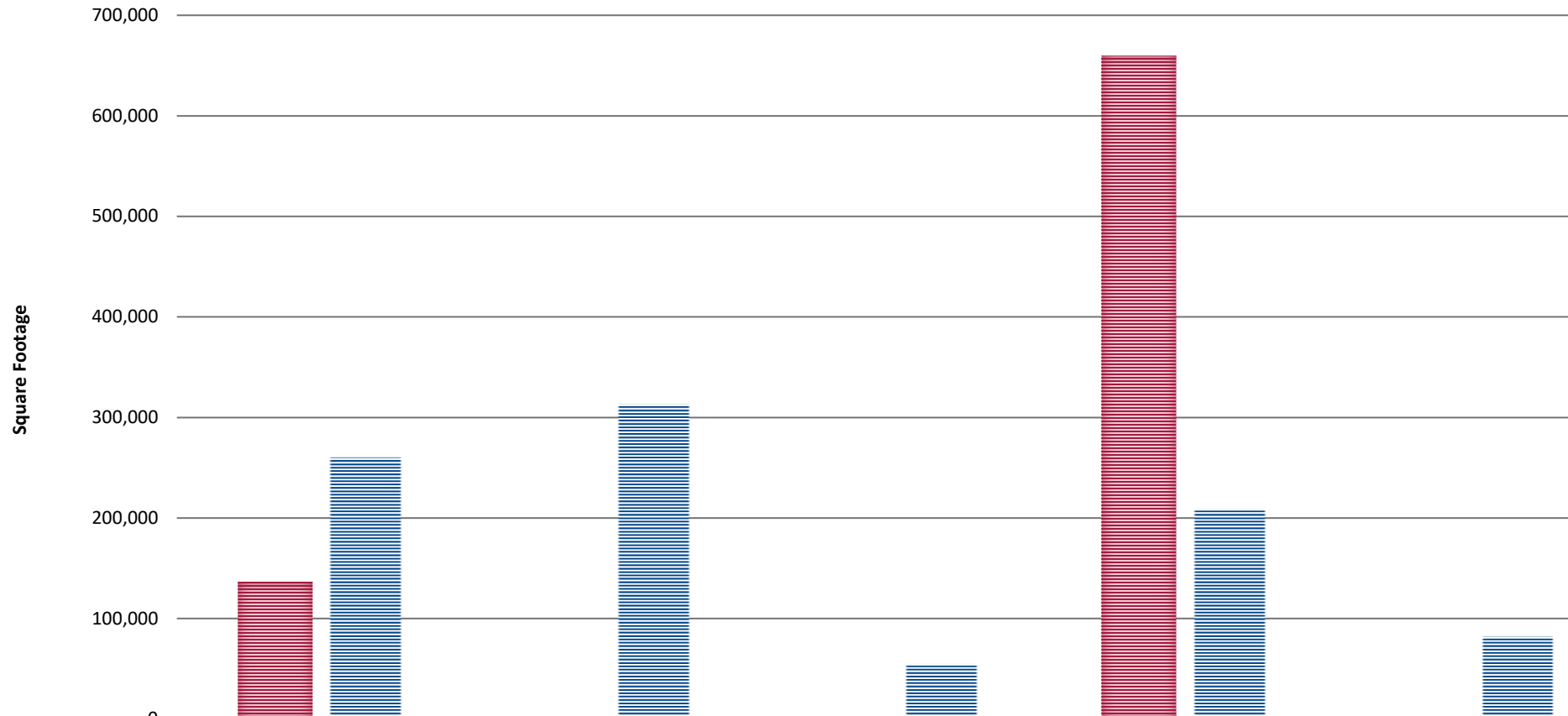
# Non-Residential Site Plan Applications by Use

NEW NON-RESIDENTIAL APPLICATIONS BY USE  
 QUARTER 2 2025 COMPARED TO PAST 24 MONTH QUARTER AVERAGE



# Non-Residential Square Footage by Use

**SQUARE FOOTAGE OF NEW APPLICATIONS BY USE  
QUARTER 2 2025 COMPARED TO PAST 24 MONTH QUARTER AVERAGE**

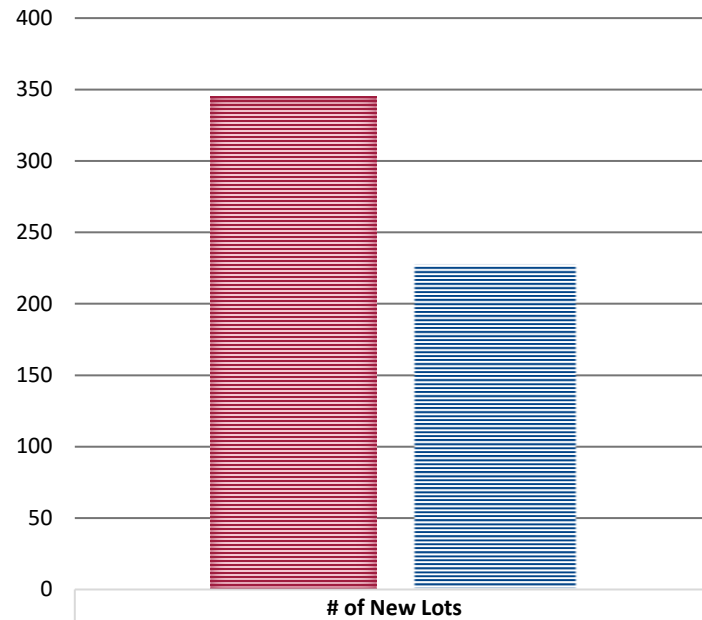


■ Q2 2025	136,631	0	0	659,680	0
■ Past 24 Month Average	261,291	313,564	56,026	209,837	83,479



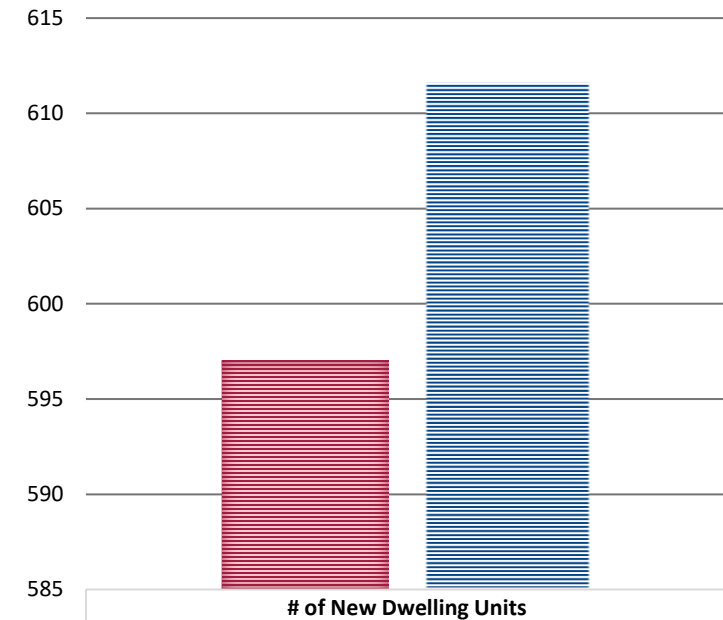
# Lots and Residential Dwelling Units

**NEW LOTS**  
Q2 COMPARED TO PAST 24 MONTH  
QUARTER AVERAGE



	# of New Lots
Q2 2025	345
Past 24 Month Average	228

**NEW RESIDENTIAL DWELLING UNITS**  
Q2 COMPARED TO PAST 24 MONTH  
QUARTER AVERAGE

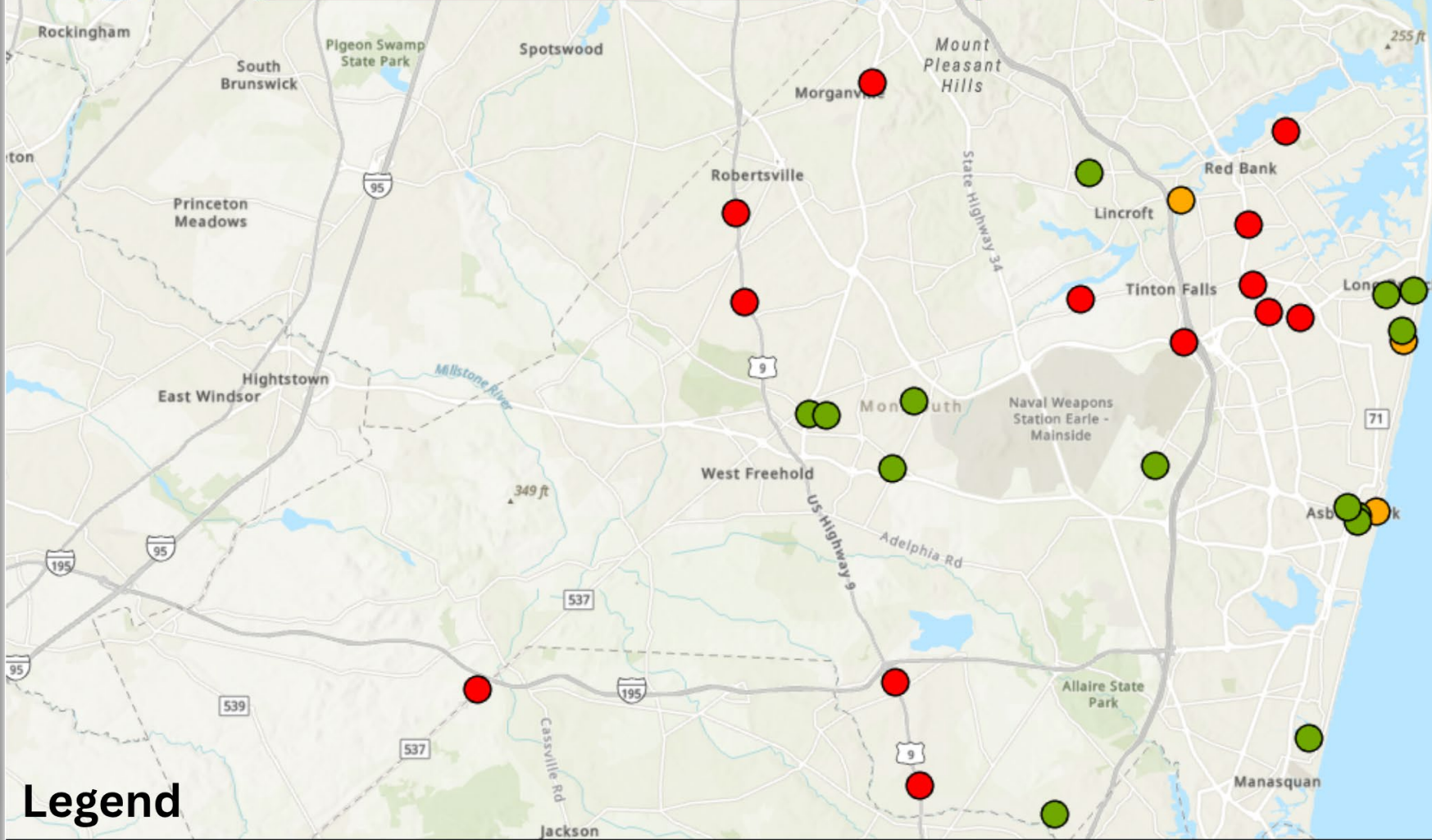


	# of New Dwelling Units
Q2 2025	597
Past 24 Month Average	612





# Monmouth County Q2 2025 Development Activity by Use



## Legend

**Use Category**

Compiled by the Monmouth County Division of Planning

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



# Top 5 Development Proposals

Q2 2025 Top 5 New Applications by Proposed Lots			
Rank	Project Name/ Applicant	Municipality	# of Lots
1	The Residences at Forman Farms	Howell	264
2	Buttonwood, LLC Minor Subdivision	Long Branch	3
3	Cody Milch Residential	Howell	3
4	42 McDermott Street	Freehold	2
4	3058 & 3024 Shafto Road	Tinton Falls	2

Q2 2025 Top 5 New Applications by Proposed Units				
Rank	Project Name/ Applicant	Municipality	Use	# of Units
1	Middletown Urban Renewal, LLC	Middletown	Mixed-Use	340
2	1001 First Avenue	Asbury Park	Residential	104
3	4004 Asbury Park	Asbury Park	Residential	47
4	Hazlet Station	Hazlet	Mixed-Use	35
5	Phil Saada, LLC & LB648, LLC	Long Branch	Mixed-Use	24



# Top 5 Development Proposals (continued)

Q2 2025 Top 5 New Applications by Proposed Square Footage				
Rank	Project Name/ Applicant	Municipality	Use	Sq ft
1	Marlboro Corporate Park	Marlboro	Commercial	96,412
2	Richard N. Schibell	Howell	Commercial	10,696
3	Eyes on 9	Howell	Commercial	10,096
4	Wawa Tinton Fall	Tinton Falls	Commercial	6,372
5	390 Route 35, LLC	Aberdeen	Commercial	4,056



## Notable Patterns & Trends

- Number of new applications softened this quarter but is still within the range we expect.
- Number of proposed units received this quarter was greater than the 2-year average.
- The number of proposed lots was within range compared to the 24-month average.
- Applications for redevelopment, site improvements, and additions remains strong.
- This quarter we received 5 incomplete applications.



# Questions?

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