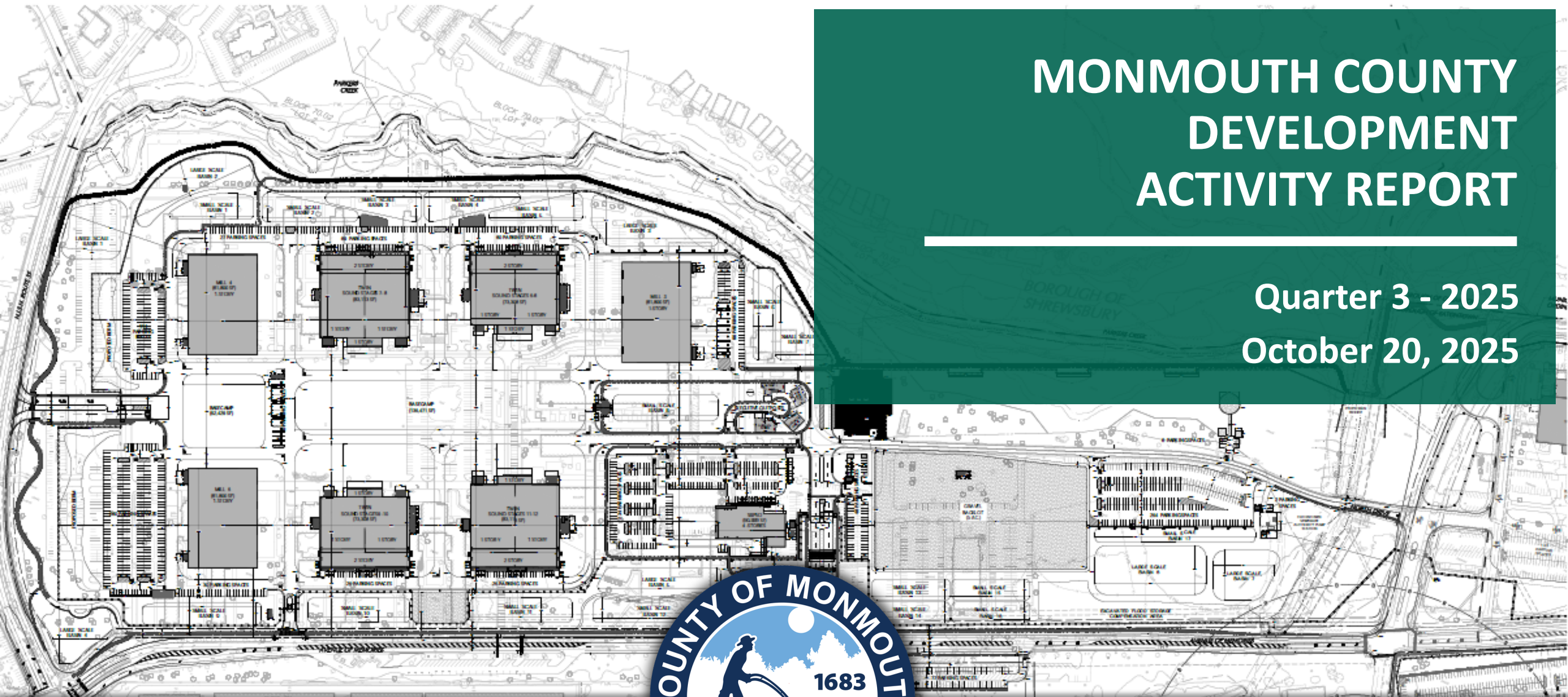


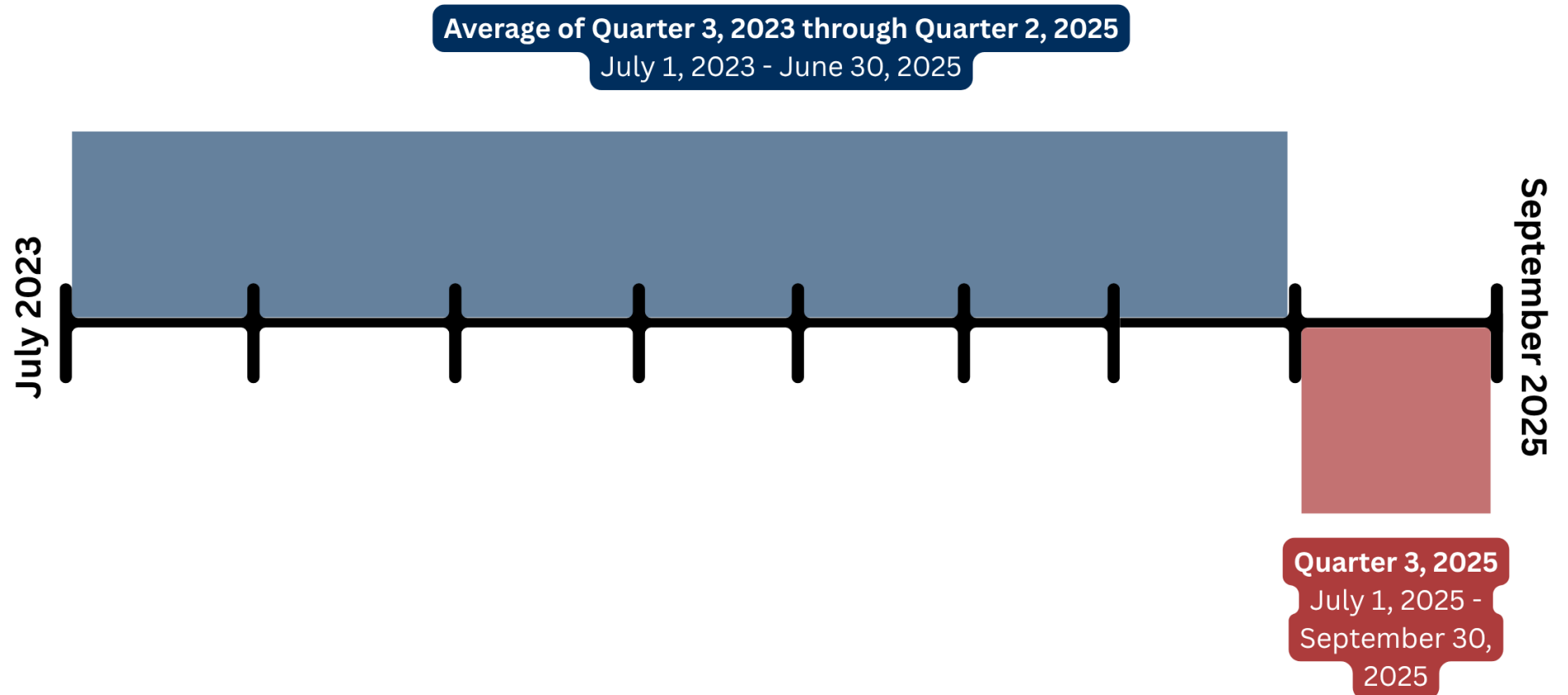
MONMOUTH COUNTY DEVELOPMENT ACTIVITY REPORT

Quarter 3 - 2025
October 20, 2025

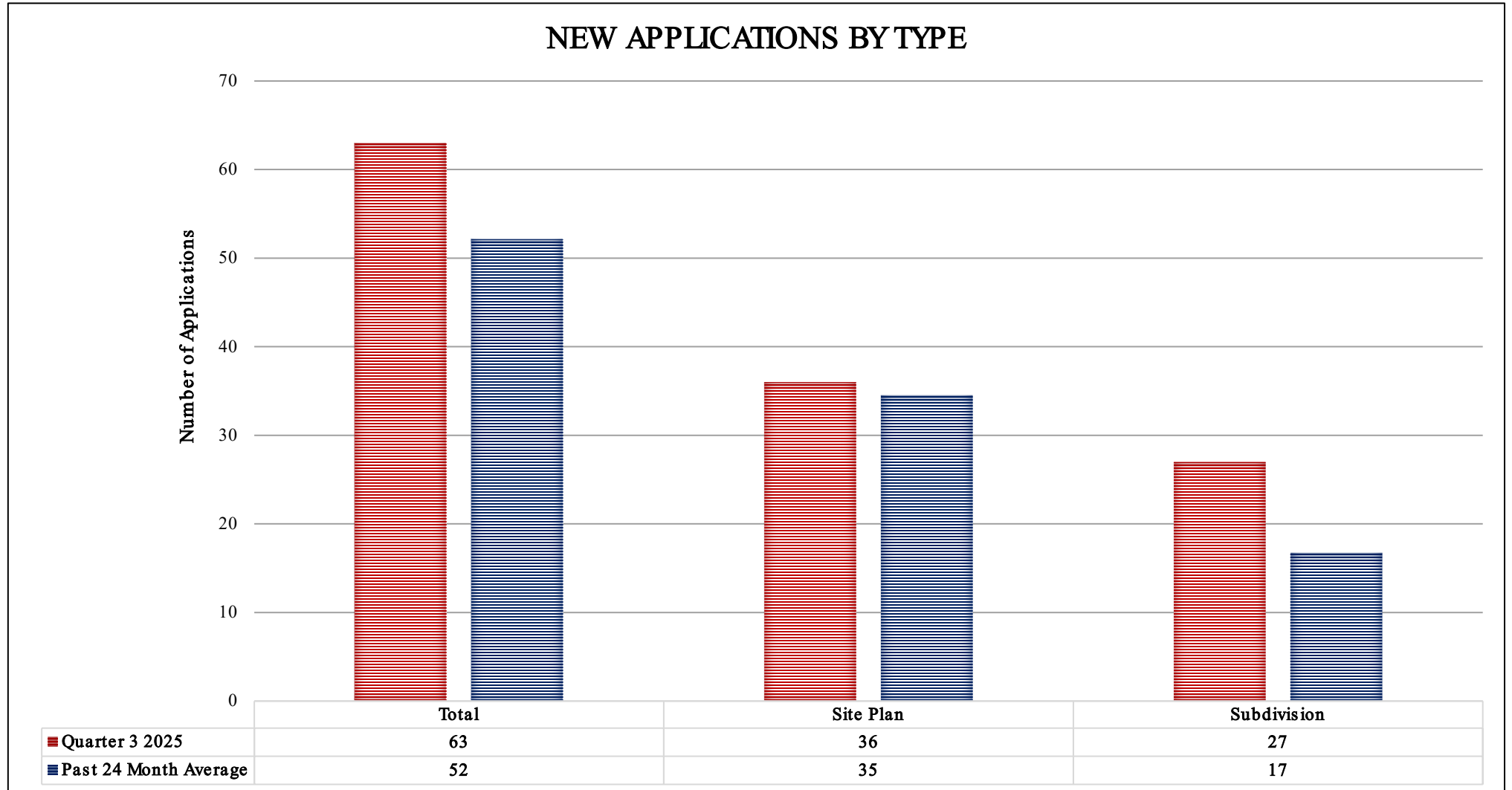


Analysis Timeframe

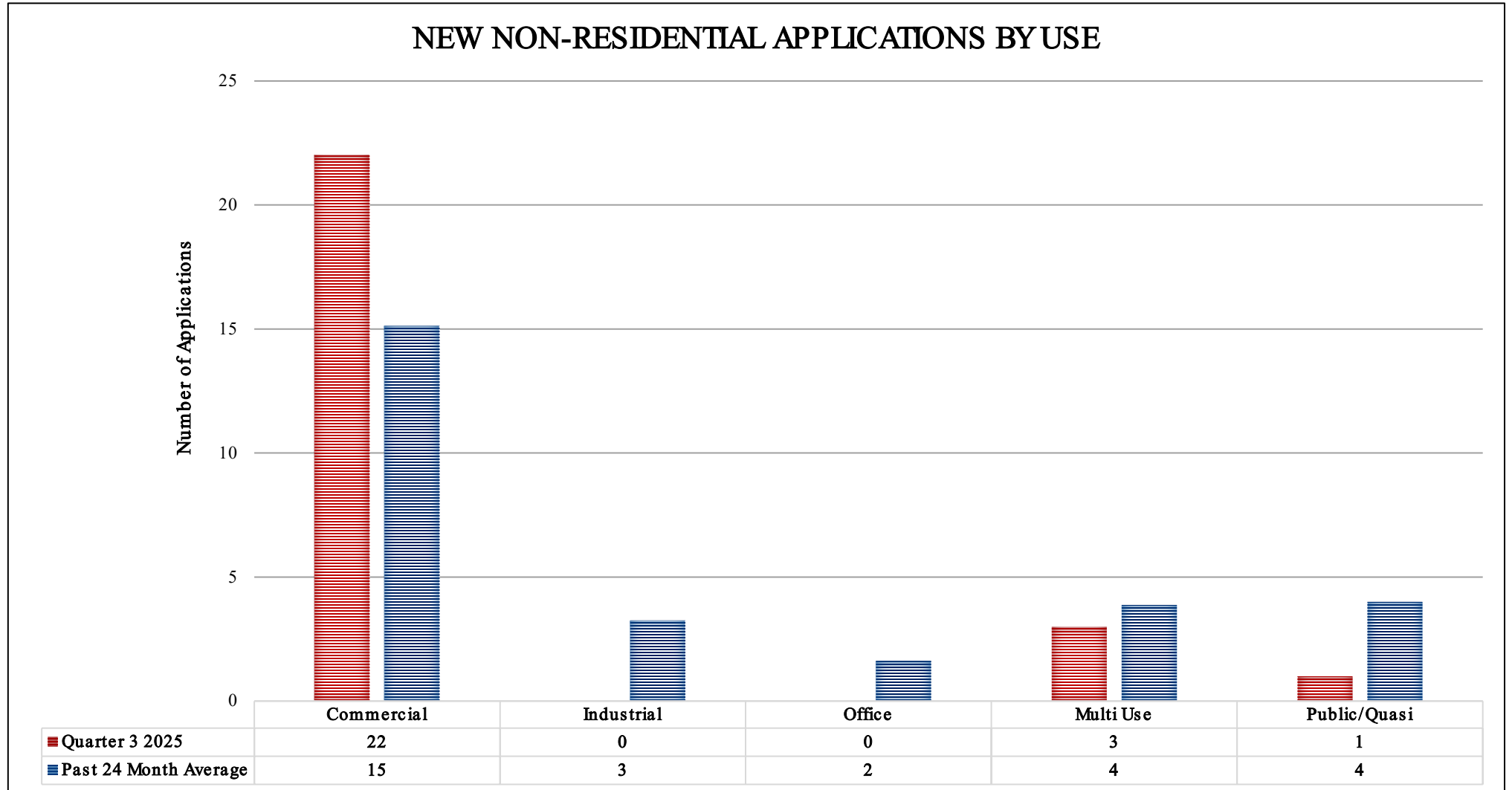
The analysis is conducted by comparing the most recently closed quarter, to the average of various metrics over the past two years. See the graphic below for details. The colors below correspond with the time periods depicted on the following graphs.



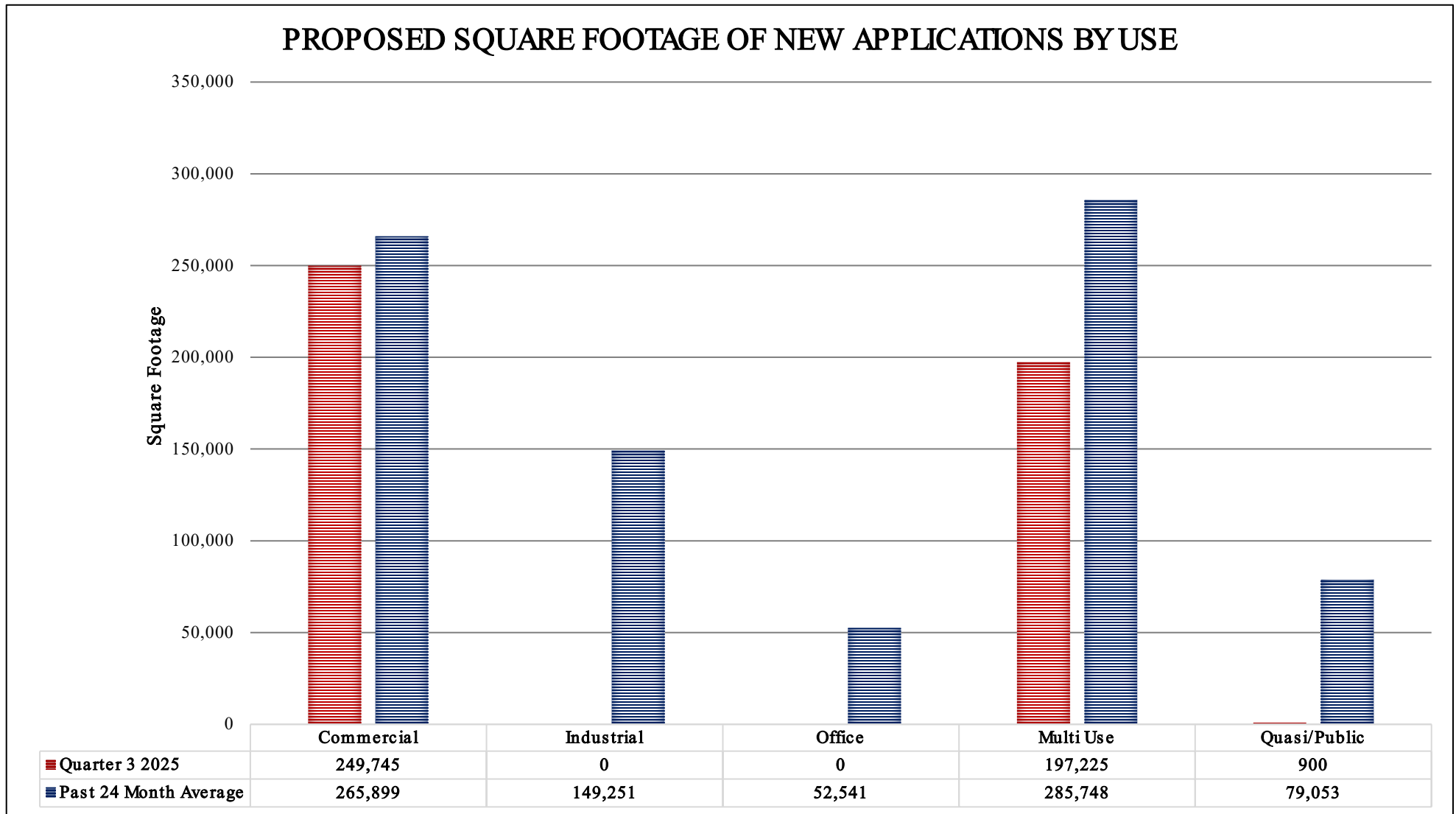
New Applications by Type



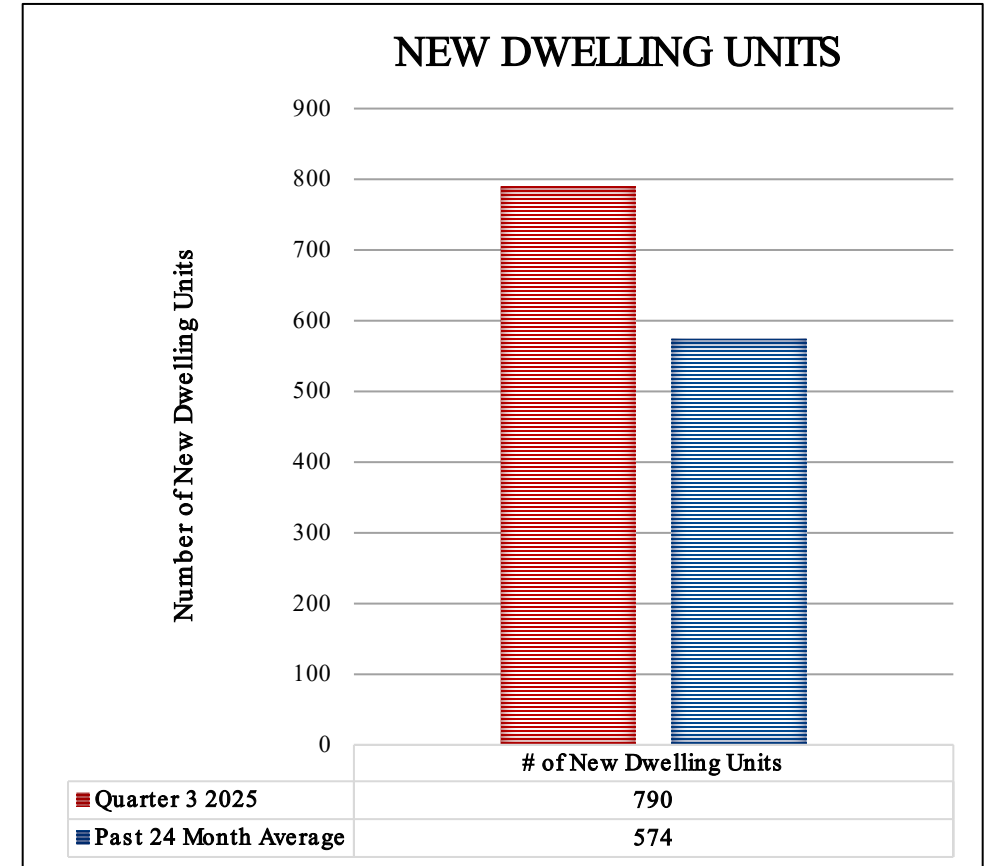
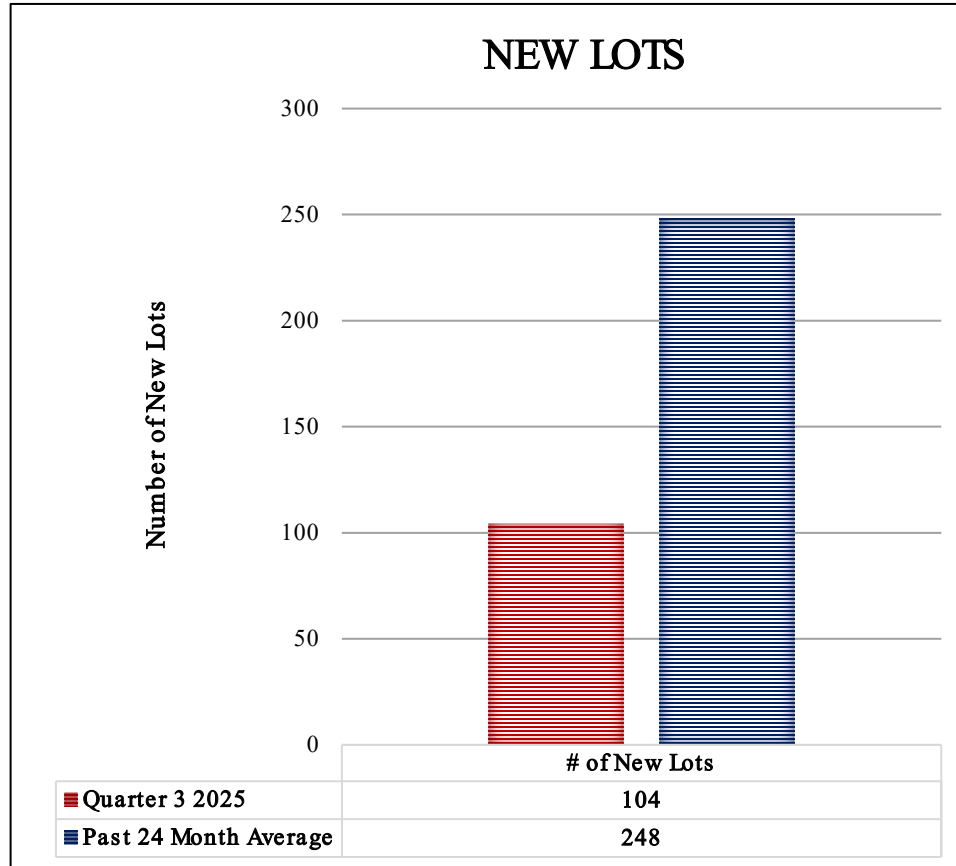
Non-Residential Site Plan Applications by Use



Non-Residential Square Footage by Use

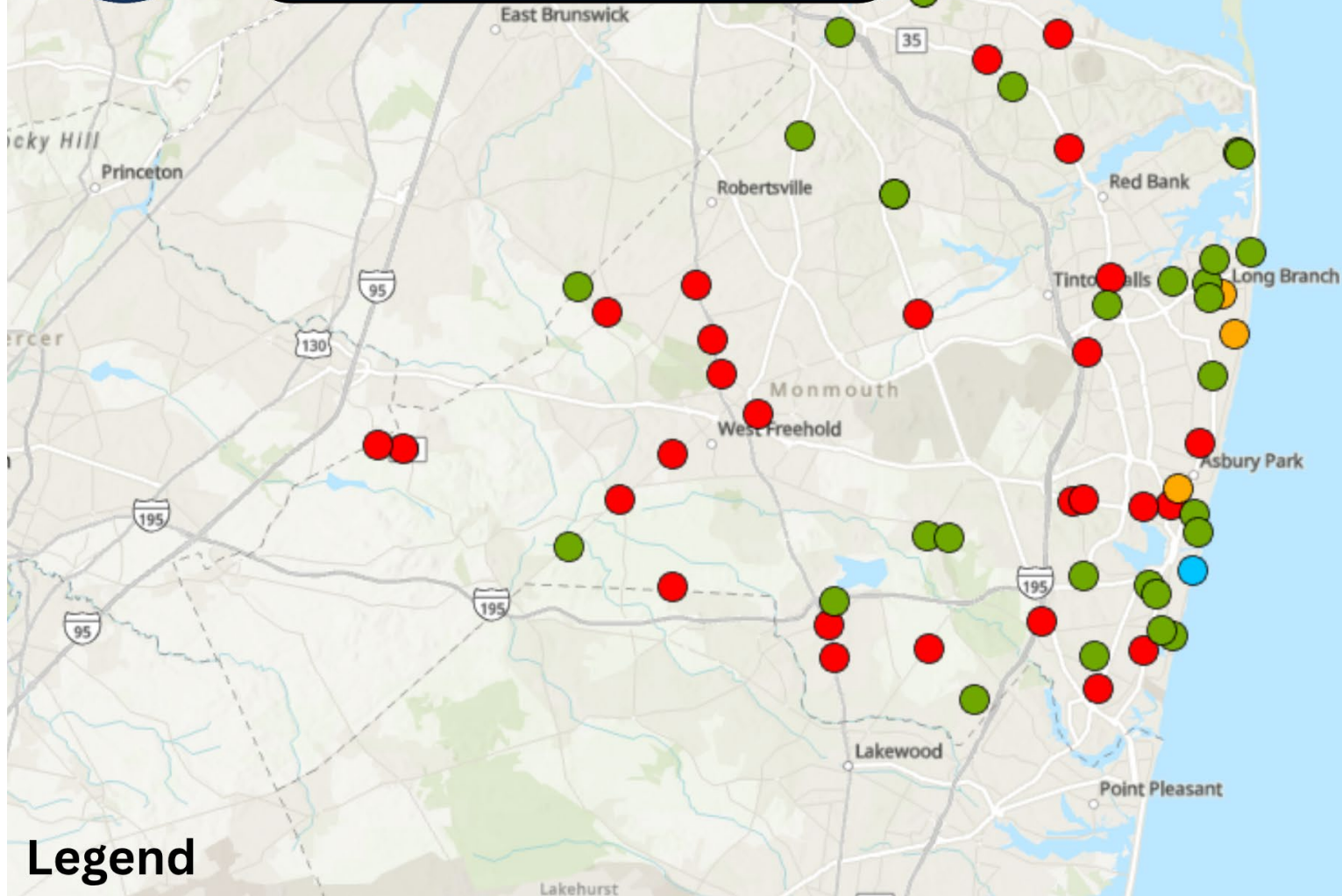


Lots and Dwelling Units





Monmouth County Q3 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

Q3 2025 Top 5 New Applications by Proposed Units				
Rank	Project Name/ Applicant	Municipality	Use	# of Units
1	Azura at Holmdel	Holmdel	Residential	299
2	Monmouth Park Redevelopment	Oceanport	Residential	298
3	Ashlar Place	Long Branch	Multi-Use	94
4	Amaranth at Marlboro	Marlboro	Residential	50
5	Brighton Avenue Building	Long Branch	Multi-Use	24

Q3 2025 Top 5 New Applications by Proposed Square Footage				
Rank	Project Name/ Applicant	Municipality	Use	Sq ft
1	Netflix Studios Fort Monmouth 1B	Eatontown	Other	611,899
2	Jewish Home Addition	Freehold Twp.	Commercial	39,243
3	Center for Education NJ	Howell	Commercial	35,966
4	760 Hope Road	Tinton Falls	Commercial	30,935
5	PRC Car Wash	Manalapan	Commercial	4,459



Top 5 Development Proposals (continued)

Q3 2025 Top 5 New Applications by Proposed Lots			
Rank	Project Name/ Applicant	Municipality	# of Lots
1	Sugar Magnolia Estates	Howell	22
2	Major Subdivision of Block 41, Lot 1	Bradley Beach	4
3	54 Rumson Road	Rumson	3
4	50 Rumson Road	Rumson	2
5	47 Pinewood Road	Howell	2



Notable Patterns & Trends

- Number of new applications on par with prior quarters
- Number of Subdivisions slightly exceeds the past 24-month average
- Applications for redevelopment, site improvements, and additions remains strong
- This quarter we received 13 incomplete applications



Questions?

Leah Emmerich | *Assistant Planner*

Monmouth County Division of Planning
Hall of Records Annex
1 East Main Street
Freehold, NJ 07728
Leah.Emmerich@co.monmouth.nj.us
732-431-7460 (ext. 7445)

Kyle DeGroot | *Senior Planner*

Monmouth County Division of Planning
Hall of Records Annex
1 East Main Street
Freehold, NJ 07728
Kyle.DeGroot@co.monmouth.nj.us
732-431-7460 (ext. 7546)

Contributing Staff

Victor Furmanec - Supervising Planner
Jeannine Smith - Senior Planning Aide

