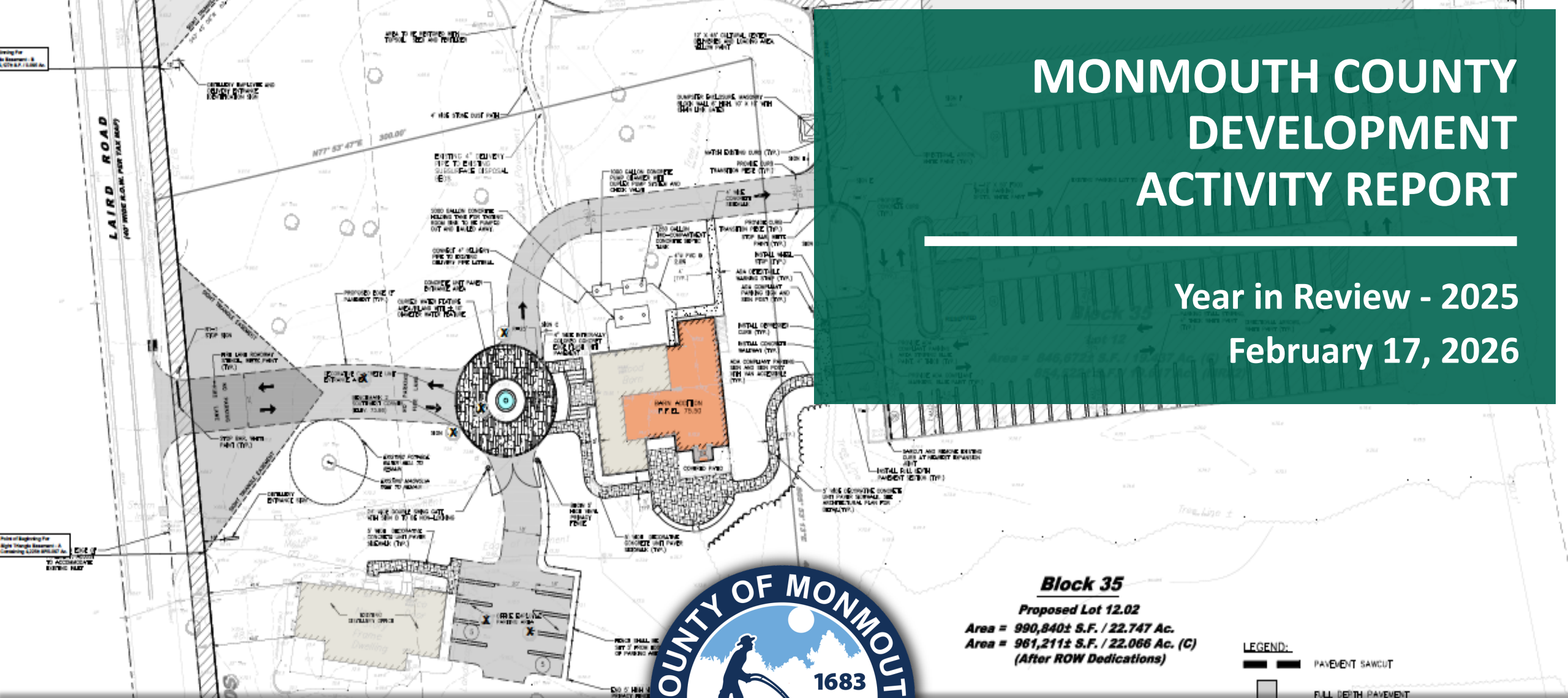
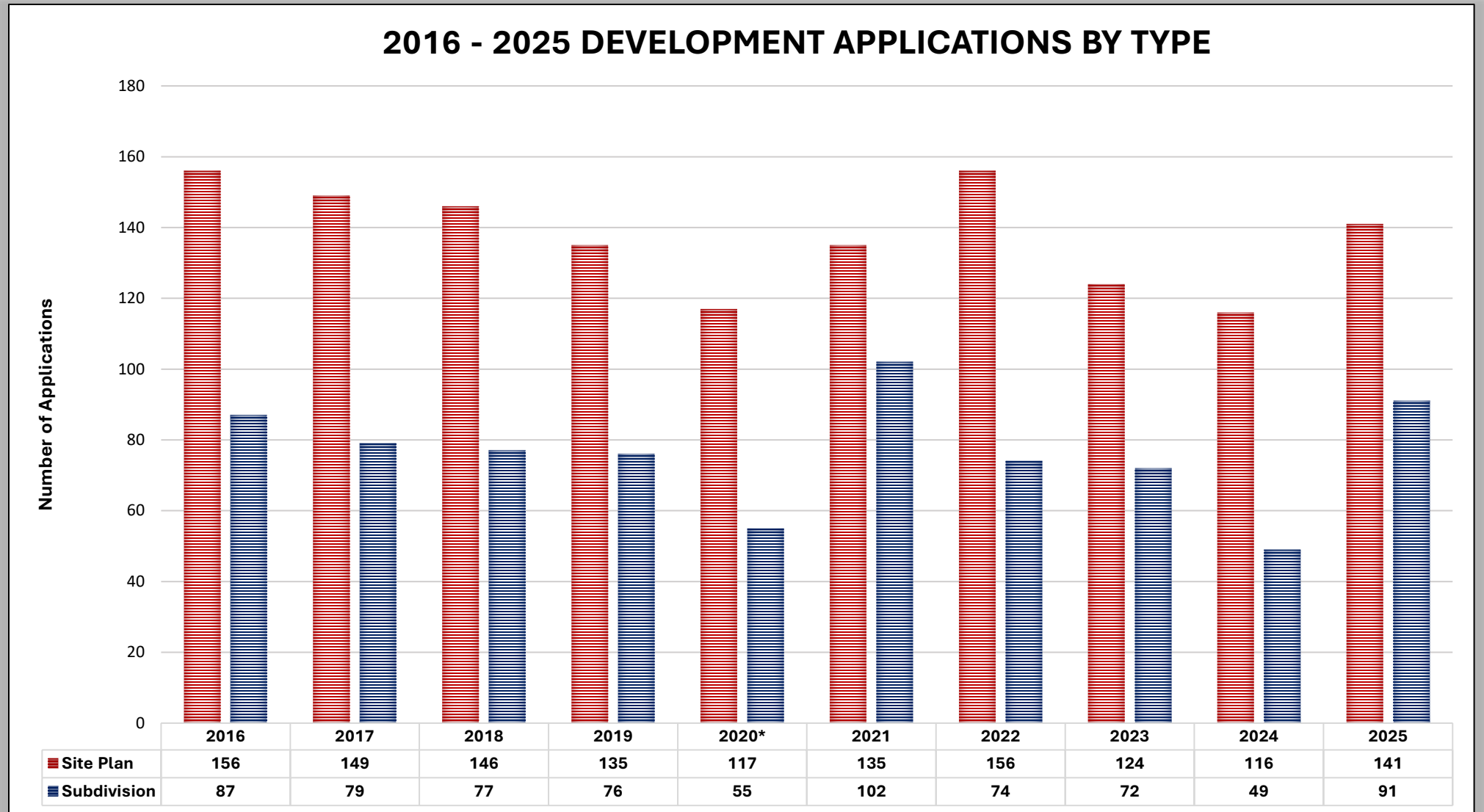


# MONMOUTH COUNTY DEVELOPMENT ACTIVITY REPORT

Year in Review - 2025  
February 17, 2026



# Development Applications by Type

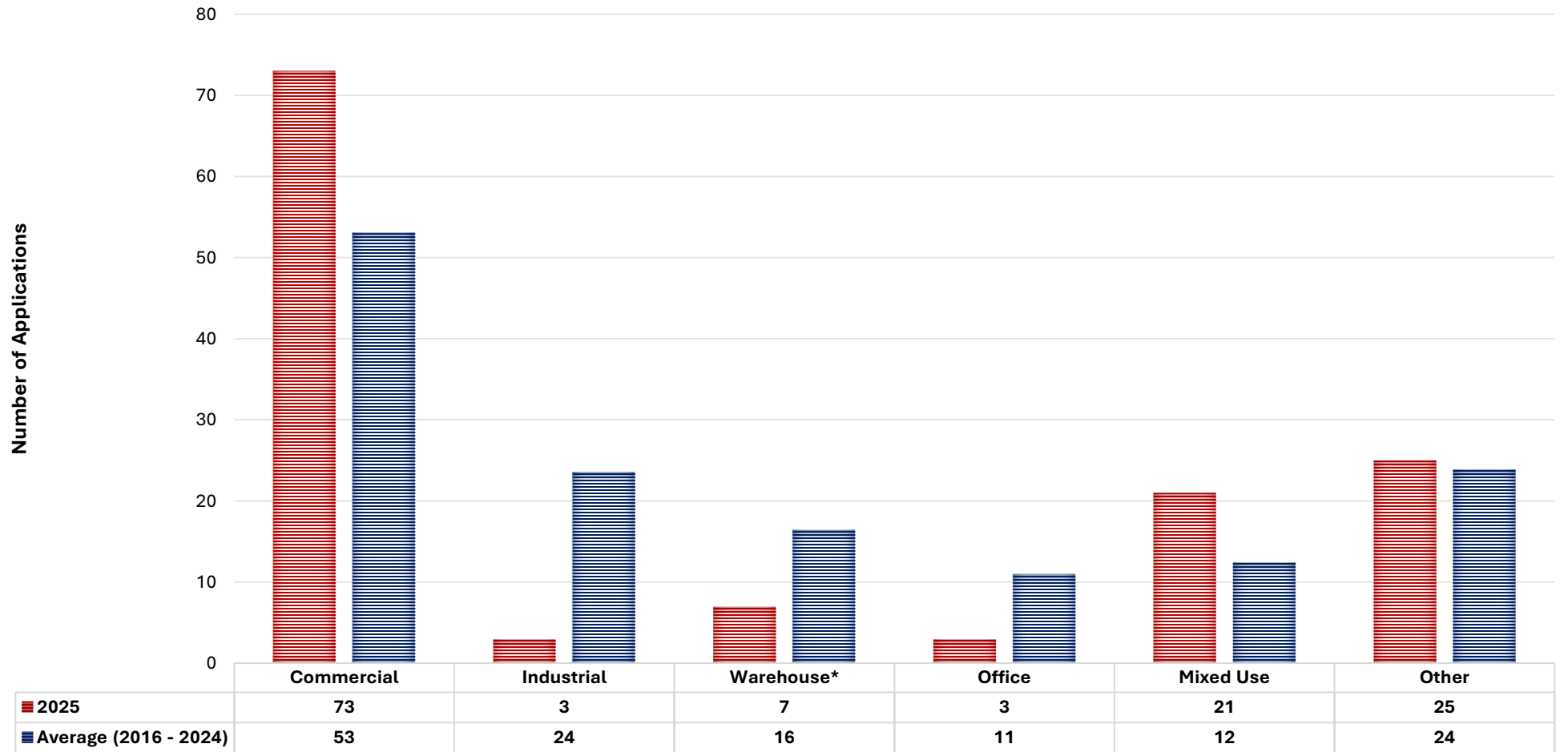


\*2020 Denotes the year of the Covid-19 Pandemic



# Development Applications by Land Use

## NON-RESIDENTIAL DEVELOPMENT APPLICATIONS BY USE 2025 COMPARED TO 2016-2024 AVERAGE

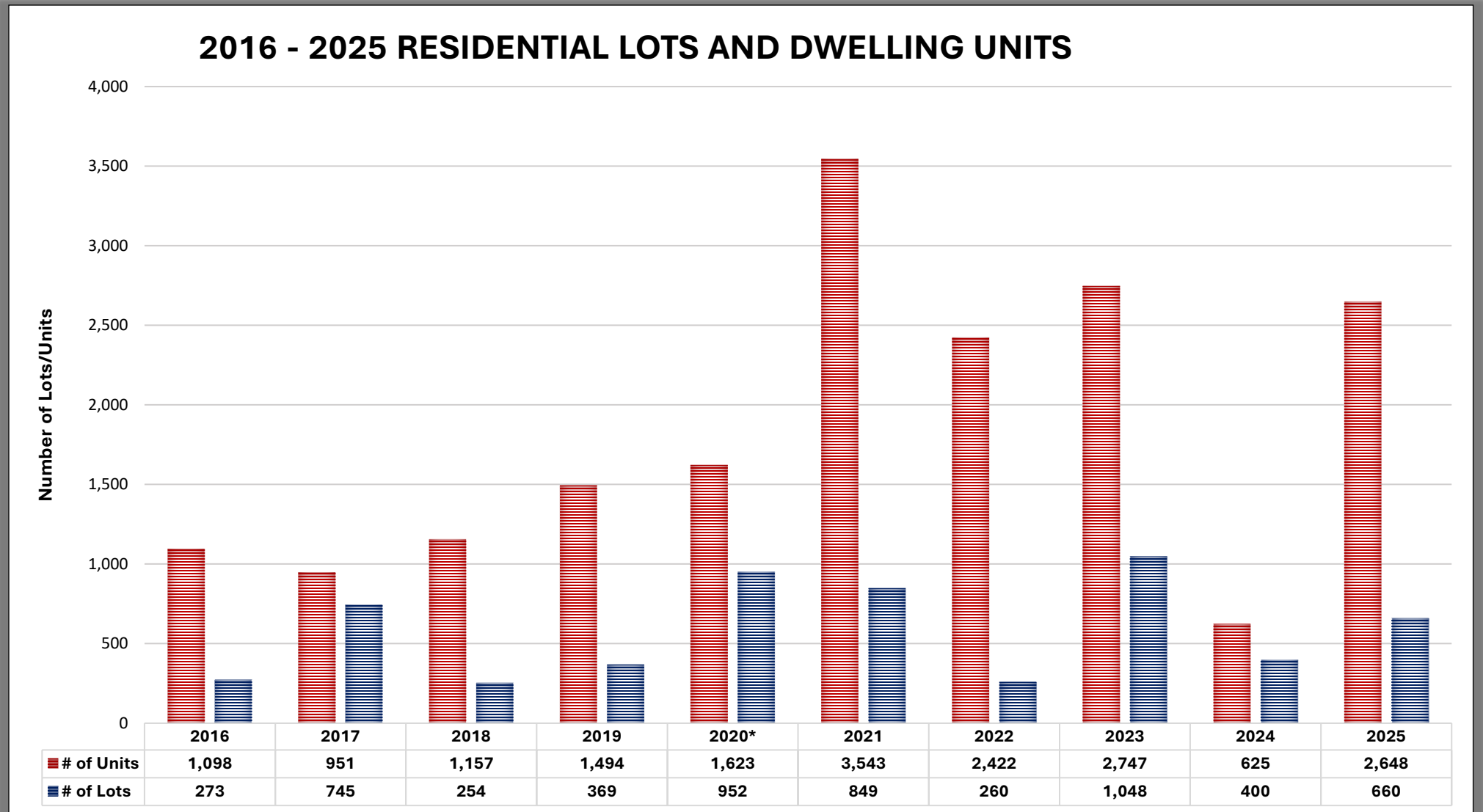


--Warehouse is a subset of various uses

\*2020 Denotes the year of the Covid-19 Pandemic



# Residential Lots and Dwelling Units

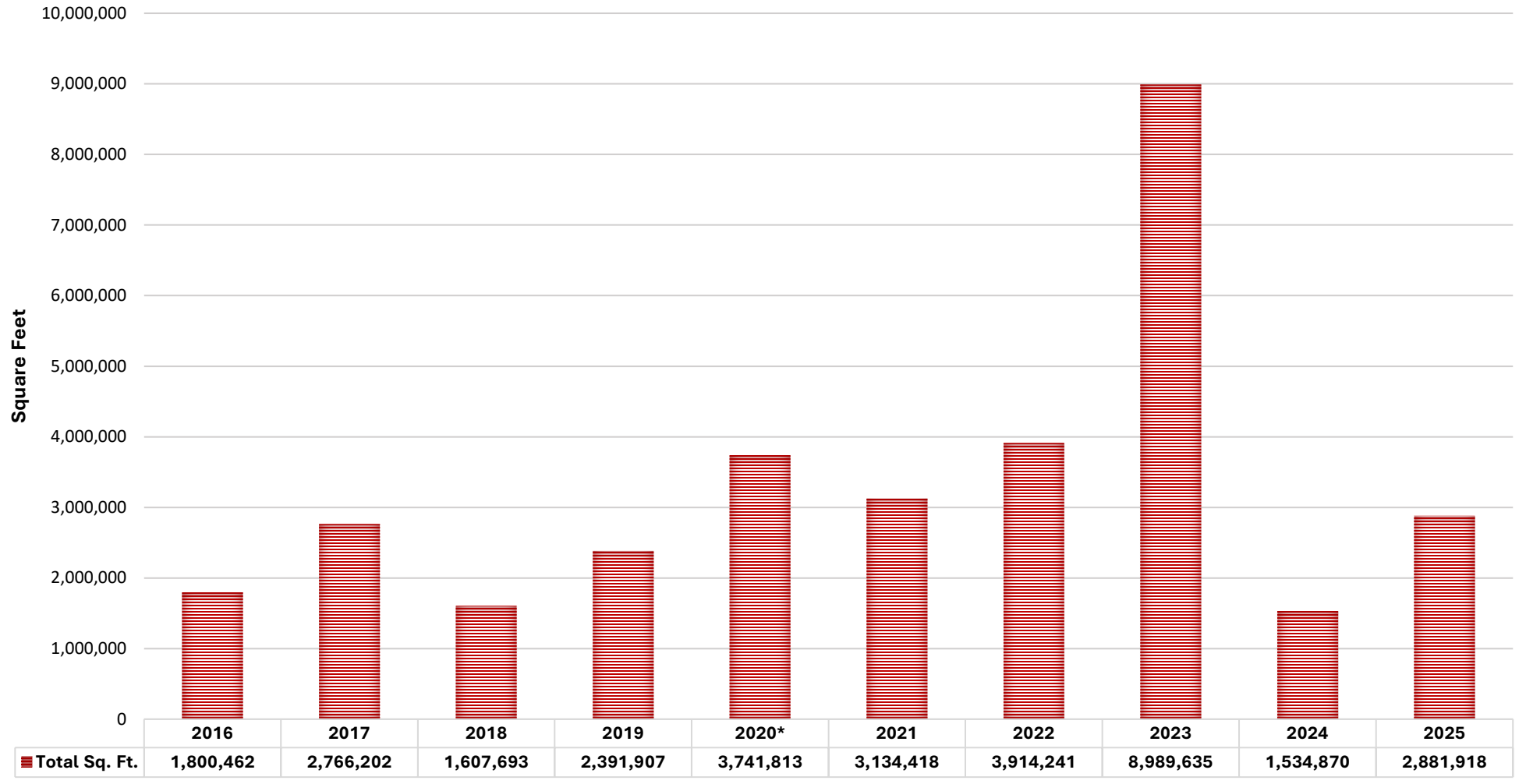


\*2020 Denotes the year of the Covid-19 Pandemic



# Non-Residential Development

## 2016 - 2025 NON-RESIDENTIAL DEVELOPMENT (SQ. FT.)

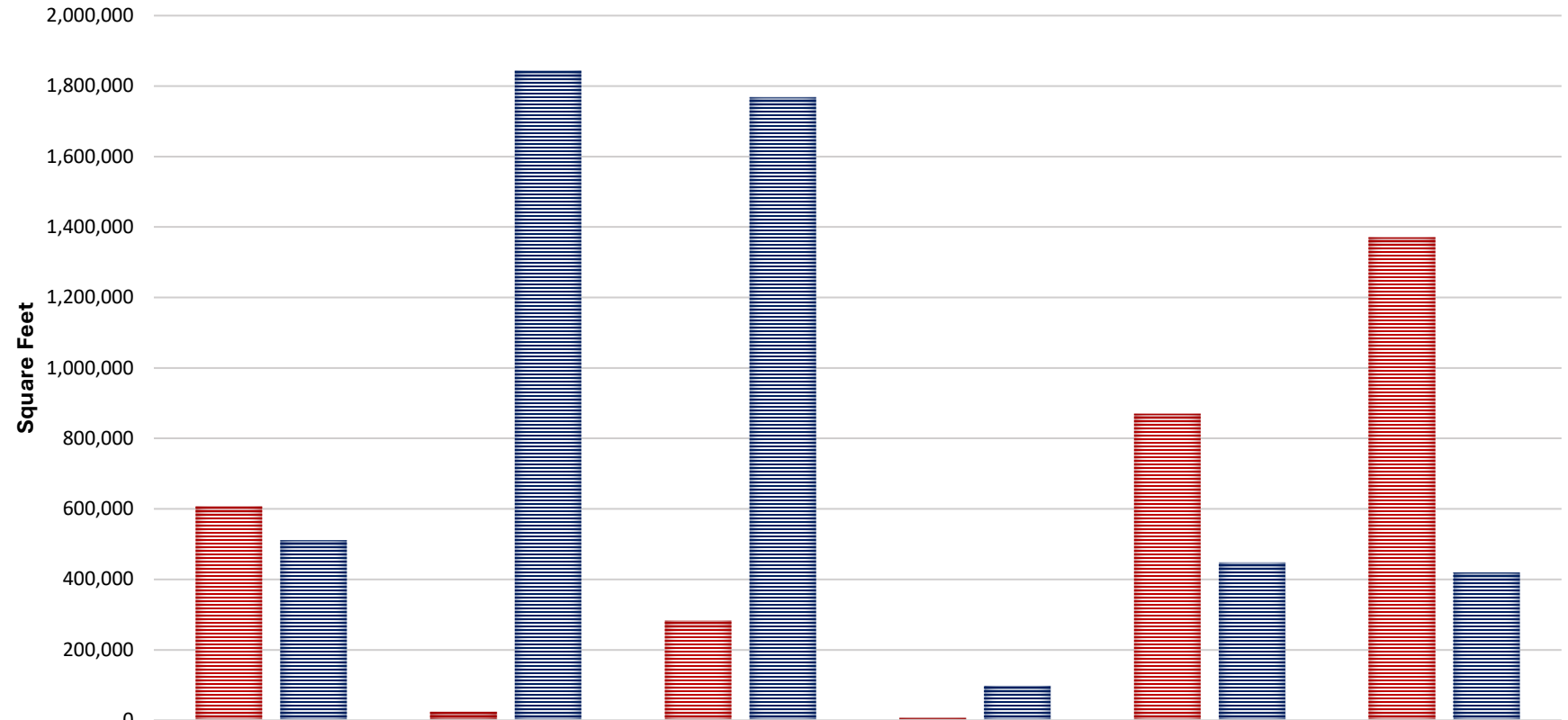


*Non-Residential development includes, but is not limited to, industrial, commercial, office, quasi/public, etc.*



# Non-Residential Development by Land Use

**NON-RESIDENTIAL SQUARE FOOTAGE BY USE  
2025 COMPARED TO 2016-2024 AVERAGE**



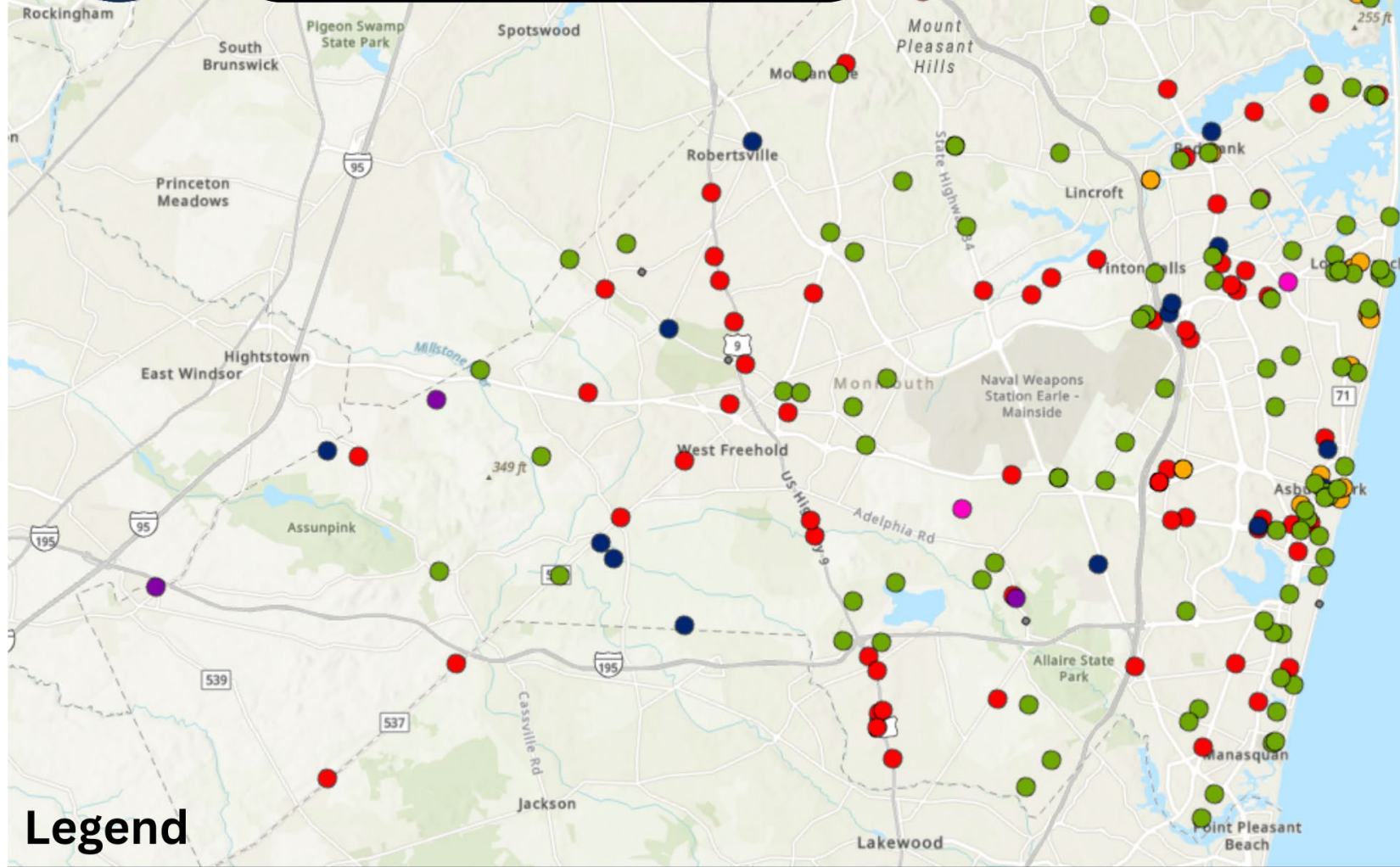
■ 2025	607,621	25,838	283,967	8,794	869,884	1,369,781
■ Average (2016 - 2024)	511,139	1,842,167	1,767,263	99,266	448,153	419,413

--Warehouse is a subset of various uses  
\*2020 Denotes the year of the Covid-19 Pandemic





# Monmouth County 2025 Development Activity by Use



## Legend

**Use Category**

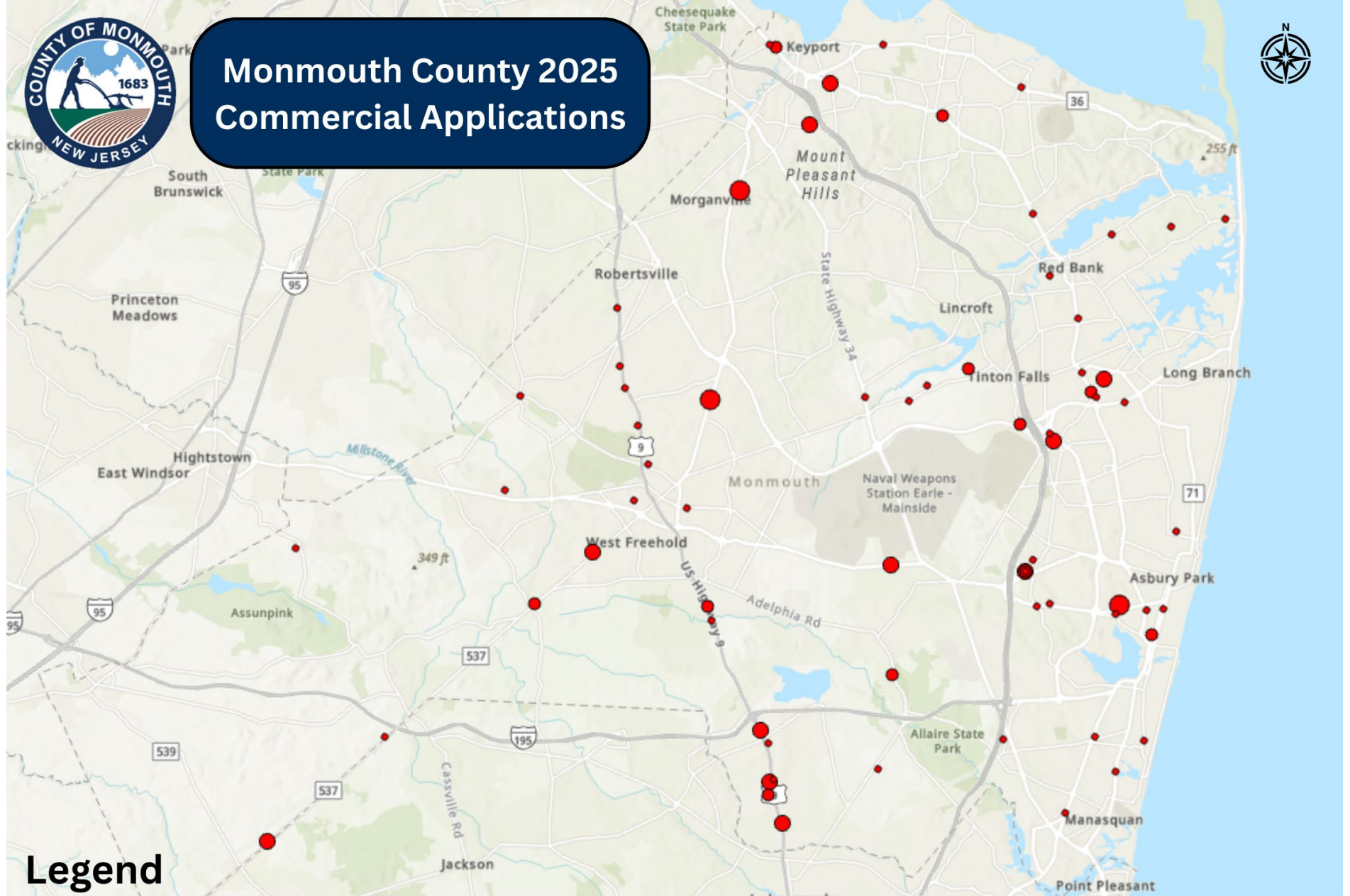
Compiled by the Monmouth County Division of Planning

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





# Monmouth County 2025 Commercial Applications



## Legend

**Proposed Square Feet**

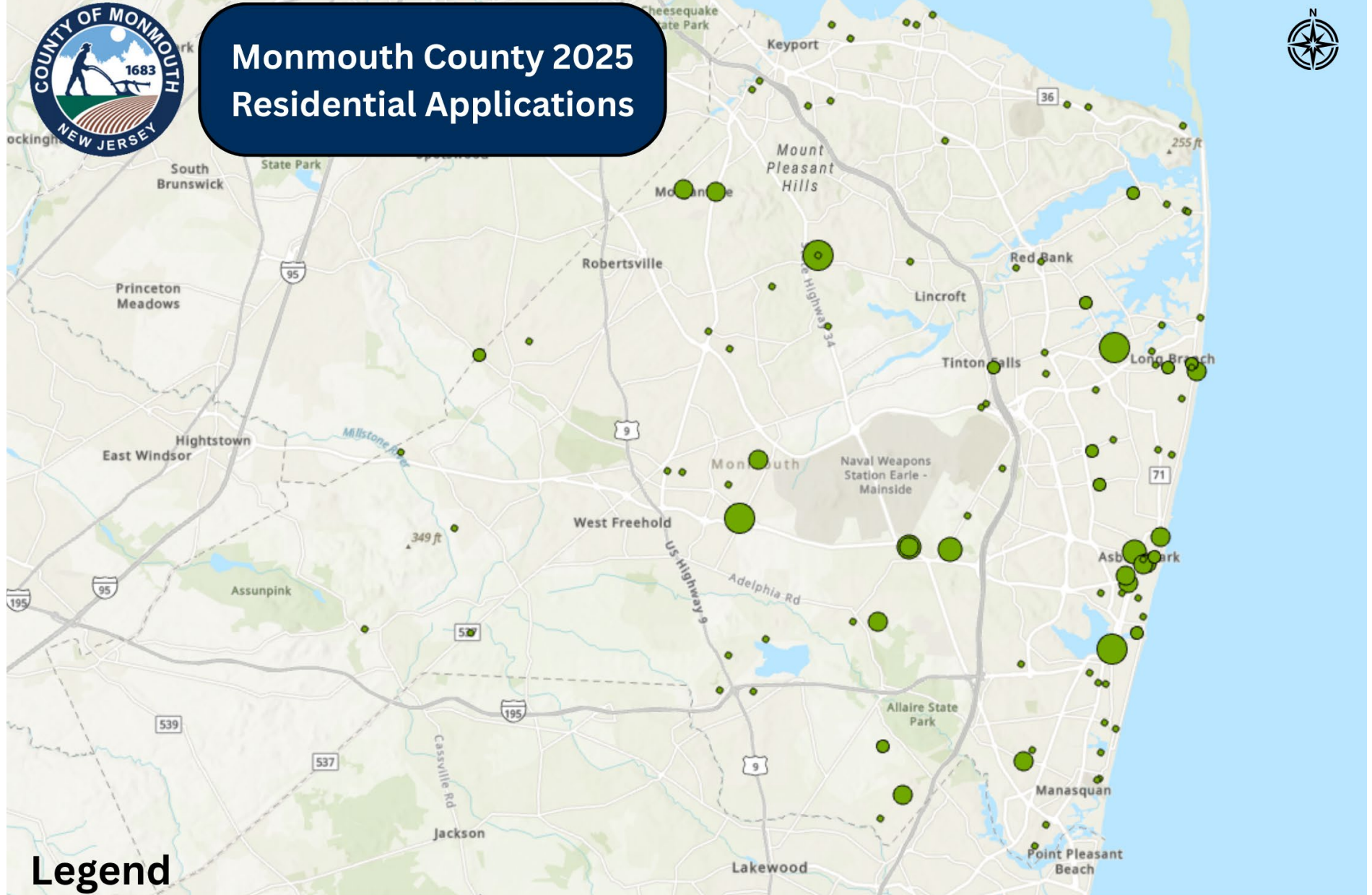
Compiled by the Monmouth County Division of Planning

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





# Monmouth County 2025 Residential Applications



## Legend

### Proposed Lots/Units

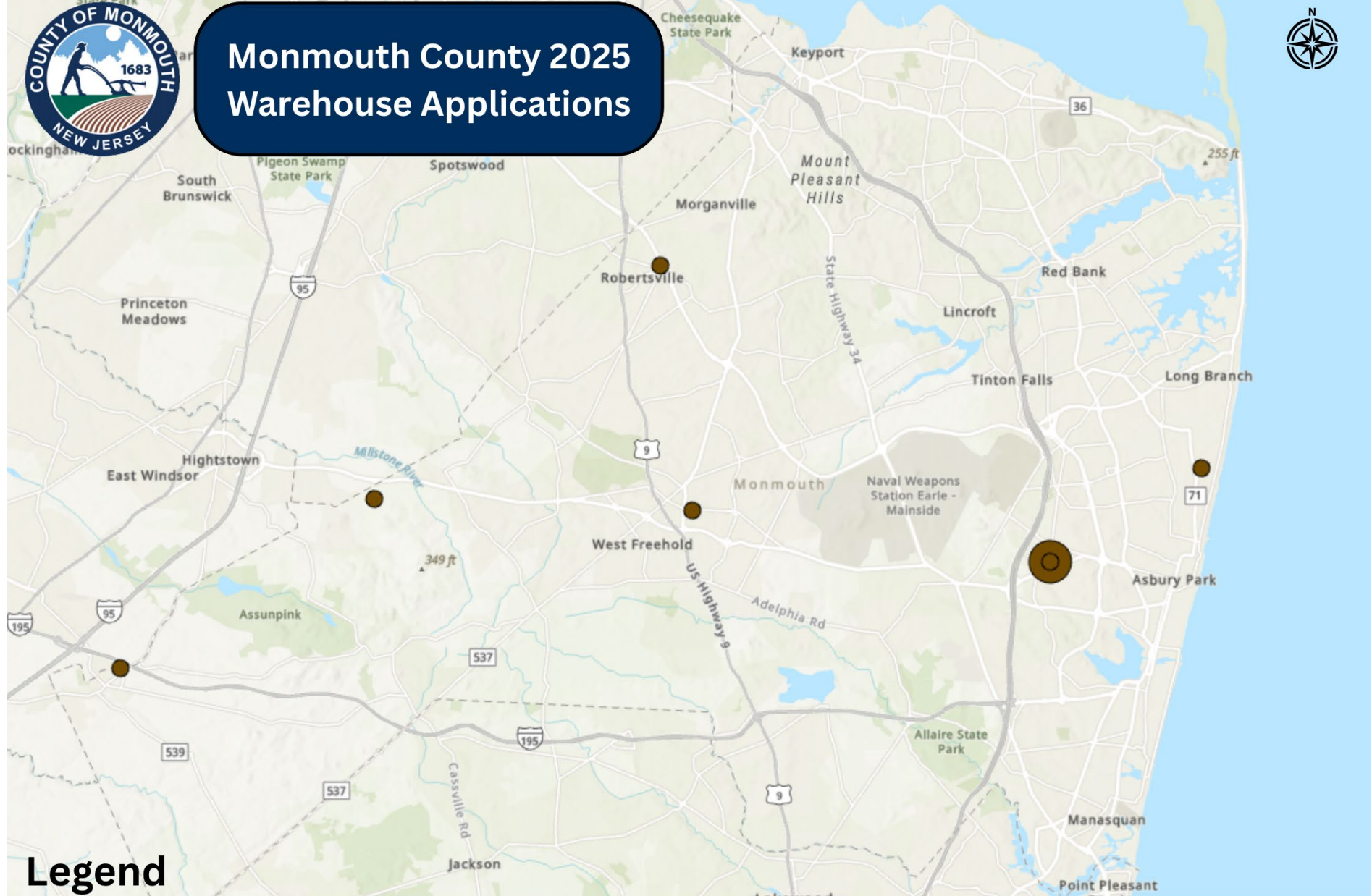
- Minor  
(≤ 5)
- Small  
(≤ 15)
- Standard  
(≤ 75)
- Large  
(≤ 150)
- Major  
(≤ 300)

Compiled by the Monmouth County Division of Planning





# Monmouth County 2025 Warehouse Applications



## Legend

### Proposed Lots/Units

Compiled by the Monmouth County Division of Planning

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



# Largest Applications by Number of Units

2025 10 Largest New Applications by Proposed Number of Units				
Rank	Project Name	Municipality	Use	Units
1	Avalon Middletown Urban Renewal	Middletown	Mixed-Use	340
2	Azura at Holmdel- Phase 1	Holmdel	Residential	299
3	Monmouth Park Redevelopment	Oceanport	Residential	298
4	D&R Belmar Urban Renewal, LLC	Belmar	Residential	198
5	1201 Memorial Drive	Asbury Park	Mixed-Use	129
6	1001 First Avenue	Asbury Park	Residential	104
7	Ashlar Place	Long Branch	Mixed-Use	94
8	Jet Red TF, LLC	Tinton Falls	Residential	90
9	North Light, LLC	Long Branch	Mixed-Use	78
10	Tides at Memorial	Neptune	Residential	75



# Top 10 Residential Subdivisions by Number of Lots

2025 10 Largest Residential Subdivisions by Number of Lots			
Rank	Project Name	Municipality	# Of Lots
1	The Residences at Forman Farms	Howell	246
2	5310 Highway 34	Wall	73
3	Sugar Magnolia Estates	Howell	22
4	Glenside Development	Howell	13
5	Bio Investment Group, LLC	Ocean	8
6	125 Washington Ave., LLC	Avon-by-the-Sea	7
7	Parkview Estates	Ocean	7
8	Consumer Centre Paramount 1, LLC	West Long Branch	5
9	3601 Route 66, LLC	Neptune	5
10	14 East Garfield Avenue	Atlantic Highlands	4



## Largest Non-Residential Applications by Proposed Floor Area (sq. ft.)

2025 10 Largest New Non-Residential Applications by Proposed Square Footage				
Rank	Project Name	Municipality	Use	Sq. Ft.
1	Netflix Studios Fort Monmouth Phase 1B	Eatontown	Other	611,899
2	3501 State Route 66 Redevelopment	Neptune	Mixed-Use	266,022
3	Marlboro Corporate Park	Marlboro	Industrial	100,000
4	V ARC Builders, LLC	Marlboro	Commercial	98,112
5	Casola Shopping Center	Marlboro	Commercial	67,685
6	Jersey Shore University Medical Center Expansion	Neptune	Commercial	60,269
7	Atlantic Health System	Howell	Commercial	46,500
8	J & S Flex Center, LLC	Howell	Industrial	41,073
9	Jewish Healthcare Center, Inc.	Freehold Township	Commercial	39,243
10	3601 Route 66, LLC (Top Golf)	Neptune	Commercial	33,911



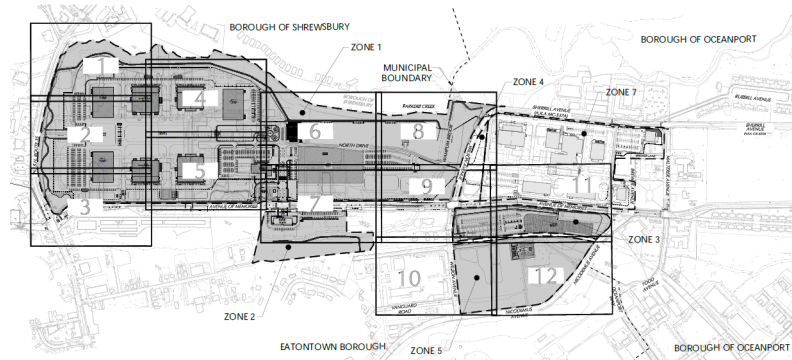
# Notables and Trends

- Slight jump in number of applications from last year – 165 in 2024, 238 in 2025 – but about average based on past years (10-year average: 214).
- Increase in number of large-scale projects (>20,000 square feet; 30 or more dwelling units)
  - Redevelopment and mixed-use projects fueling this trend.
- Ongoing trend for infill development and redevelopment, including building renovations and additions, and parking lot modifications.
- Commercial and Residential uses were the predominant proposed development type in 2025.
- Applications for warehouses softened, with only 6 applications totaling 383,967 square feet of proposed new impervious surface. The 10-year average is 15 applications totaling 1,628,933 square feet of proposed new impervious surface.
- There were 13 applications submitted for Multi-Family Residential, totaling 871 proposed dwelling units. Many of these proposed developments include affordable units, meant to satisfy a municipality's fair share housing obligation.



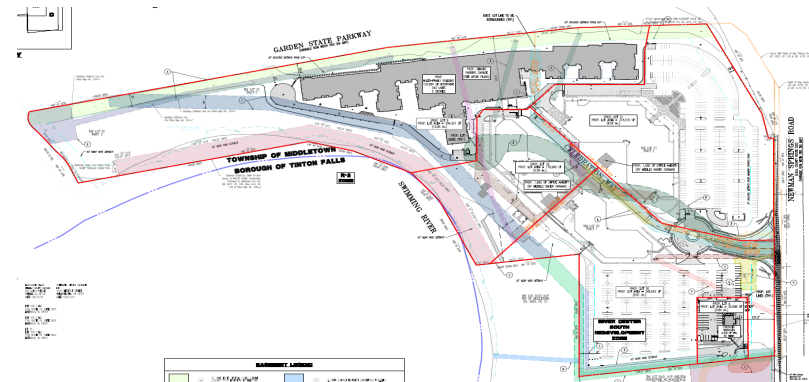
# Major Applications

## Netflix Studios – Fort Monmouth



- Phase 1B
- Proposed: 4 Soundstages, 3 Mills, 1 Office Building, 4 Executive Outposts

## Avalon Middletown Urban Renewal

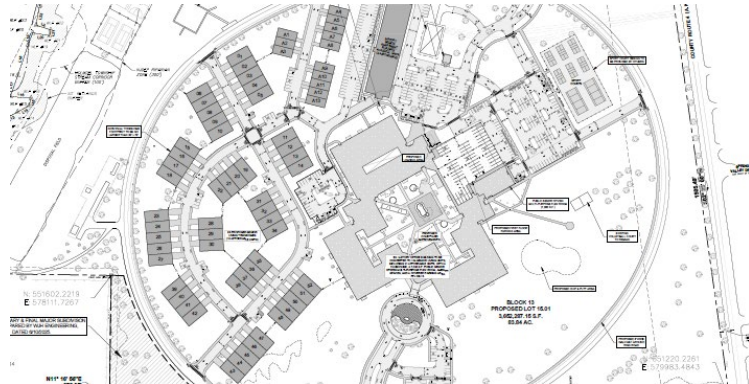


- Mixed Use Redevelopment
- Proposed: 340 Dwelling Units, Starbucks, and 1 Existing Office Building



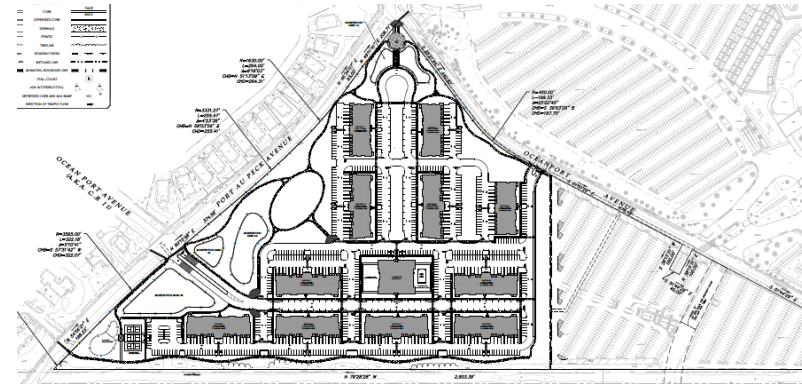
# Major Applications (continued)

## Azura at Holmdel



- Vonage Property Redevelopment (Phase 1)
- Proposed: 104 Senior Living Community Dwelling Units

## Monmouth Park Redevelopment



- Utilizing portion of overflow parking lot
- Proposed: 298 Age Restricted Dwelling Units



# Questions?

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