



2.0 COMMUNITY PROFILE AND ASSET INVENTORY

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2.1 OVERVIEW

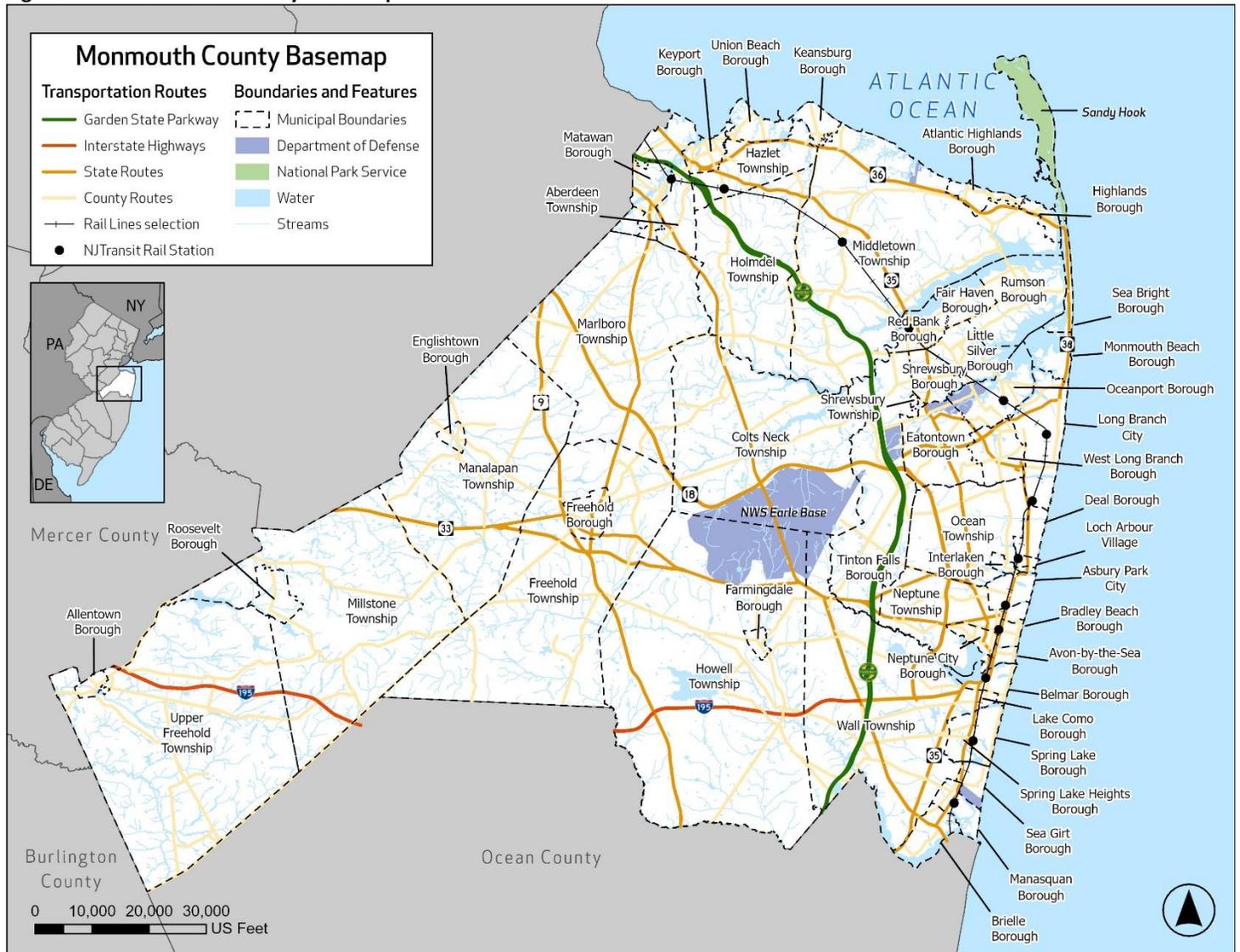
Monmouth County is located in eastern-central New Jersey and is part of the New York Metropolitan region. It is the northernmost of New Jersey's shore counties and is bounded by Middlesex, Mercer, Burlington, and Ocean Counties. Eastern sections of the County's northern limits are bounded by Raritan Bay and Sandy Hook Bay, while the east coast of the County lies on the Atlantic Ocean. The County is approximately 15 miles from New York City and 30 miles from Philadelphia. Monmouth County is home to 53 municipalities, each with its own distinct character (two cities, 35 boroughs, 15 townships, and one village) and size (0.1 square miles to 62.1 square miles). The 53 municipalities include the following:

Aberdeen, Township of	Highlands, Borough of	Neptune City, Borough of
Allenhurst, Borough of	Holmdel, Township of	Ocean, Township of
Allentown, Borough of	Howell, Township of	Oceanport, Borough of
Asbury Park, City of	Interlaken, Borough of	Red Bank, Borough of
Atlantic Highlands, Borough of	Keansburg, Borough of	Roosevelt, Borough of
Avon-by-the-Sea, Borough of	Keyport, Borough of	Rumson, Borough of
Belmar, Borough of	Lake Como, Borough of	Sea Bright, Borough of
Bradley Beach, Borough of	Little Silver, Borough of	Sea Girt, Borough of
Brielle, Borough of	Loch Arbour, Village of	Shrewsbury, Borough of
Colts Neck, Township of	Long Branch, City of	Shrewsbury, Township of
Deal, Borough of	Manalapan, Township of	Spring Lake, Borough of
Eatontown, Borough of	Manasquan, Borough of	Spring Lake Heights, Borough of
Englishtown, Borough of	Marlboro, Township of	Tinton Falls, Borough of
Fair Haven, Borough of	Matawan, Borough of	Union Beach, Borough of
Farmingdale, Borough of	Middletown, Township of	Upper Freehold, Township of
Freehold, Borough of	Millstone, Township of	Wall, Township of
Freehold, Township of	Monmouth Beach, Borough of	West Long Branch, Borough of
Hazlet, Township of	Neptune, Township of	

All 53 municipalities participated in the 2026 HMP Update and are mapped in Figure 2.1-1 Monmouth County Base Map.

Monmouth County has a total area of 665 square miles, of which 472 square miles is land and 193 square miles is water. It is New Jersey's sixth largest county in terms of land area. In 2022, the County population was 643,064 with approximately 1,373.5 people per square mile, making it the fifth most populous county in the State. A majority of the County population lives within five miles of the 27-mile-long coastline. Monmouth County has a wide variety of natural resources and landscapes including slopes, bayfront and oceanfront beaches, rivers, lakes, streams, forests, and farmlands. Much of the County is flat and low-lying. The Bayshore is mostly flat with hills and bluffs along Sandy Hook Bay and the Navesink River, shorelines, and rivers characterize Central and South Monmouth, and rolling hills and farmland characterizes Western Monmouth. Crawford Hill in Holmdel Township is the tallest point in the County at approximately 380 feet above sea level.

Figure 2.1-1 Monmouth County Base Map



Geology

Monmouth County is entirely part of the Coastal Plain region of New Jersey and is split between two types of underlying rock. According to the New Jersey Geologic Survey, the first type of underlying rock is from the end of the Cenozoic age which encompasses most of the southern half of the County and most of the Atlantic shoreline; this rock is comprised of sand, silt, and clay soils. The second type of underlying rock is from the middle of the Mesozoic age which encompasses northern and western portions of the County and the bay shoreline; this type of rock is comprised of siltstone, shale, sandstones, and conglomerate. The sediments found in Monmouth County, particularly those found in the southern coastal half of the County, are susceptible to erosion and erode easily under waves or tides (Stockton University Coastal Research Center).

Watersheds

Monmouth County falls into six watershed management areas (WMAs), with most of the County falling into the Monmouth WMA. The other five include Lower Raritan, South River, and Lawrence WMA; Millstone WMA; Central Delaware WMA; Barnegat Bay WMA; and Assiscunk, Crosswicks, and Doctors WMA. Along with being a coastal county,

there are several major rivers including the Shrewsbury River, which flows into Sandy Hook Bay, Manasquan River, Swimming River, Shark River, and Navesink River.

2.2 POPULATION AND THE ECONOMY

Changes in Population

The previous plan showed a slight decrease (.45%) in population between 2010 and 2017 with 627,551 people, according to the American Community Survey Census (ACS). The 2022 ACS 5-year estimates that the population of Monmouth County was 643,064 persons, which is an overall population growth of 2.47% between 2017 and 2022. The municipalities with the largest increase in population include Borough of Roosevelt (28.34%), Borough of Sea Bright (24.92%), and Borough of Sea Girt (18.49%). The municipalities with the largest decrease in population include the Borough of Allenhurst (-18.58%), Borough of Farmingdale (-9.80%) and the Borough of Interlaken (-7.64%). **Table 2.1 - 1 Population Change in Monmouth County 2015-2022, by Municipality** displays these changes population by region.

Table 2.2-1 Population Change in Monmouth County 2015-2022, by Municipality

Municipality	Total Population (2013-2017 ACS 5-Year)	Total Population (2018-2022 ACS 5-Year)	Percent Change (%)
Aberdeen, Township of	18,372	19,234	4.69%
Allenhurst, Borough of	506	412	-18.58%
Allentown, Borough of	1,890	1,817	-3.86%
Asbury Park, City of	15,830	15,245	-3.70%
Atlantic Highlands, Borough of	4,322	4,409	2.01%
Avon-by-the-Sea, Borough of	1,814	1,792	-1.21%
Belmar, Borough of	5,719	5,877	2.76%
Bradley Beach, Borough of	4,262	4,268	0.14%
Brielle, Borough of	4,738	4,957	4.62%
Colts Neck, Township of	10,018	9,969	-0.49%
Deal, Borough of	579	645	11.40%
Eatontown, Borough of	12,258	13,522	10.31%
Englishtown, Borough of	2,131	2,129	-0.09%
Fair Haven, Borough of	6,015	6,221	3.42%
Farmingdale, Borough of	1,470	1,326	-9.80%
Freehold, Borough of	11,938	12,498	4.69%
Freehold, Township of	35,429	35,548	0.34%
Hazlet, Township of	20,082	20,249	0.83%
Highlands, Borough of	4,880	4,646	-4.80%
Holmdel, Township of	16,648	17,369	4.33%
Howell, Township of	52,076	53,479	2.69%
Interlaken, Borough of	825	762	-7.64%
Keansburg, Borough of	9,868	9,761	-1.08%
Keyport, Borough of	7,138	7,188	0.70%
Lake Como, Borough of	1,518	1,710	12.65%
Little Silver, Borough of	5,917	6,104	3.16%
Loch Arbour, Village of	195	220	12.82%
Long Branch, City of	30,751	31,932	3.84%
Manalapan, Township of	40,096	40,639	1.35%
Manasquan, Borough of	5,824	5,921	1.67%
Marlboro, Township of	40,466	41,480	2.51%
Matawan, Borough of	8,898	9,546	7.28%
Middletown, Township of	65,952	66,952	1.52%
Millstone, Township of	10,522	10371	-1.44%
Monmouth Beach, Borough of	3,247	3,199	-1.48%
Neptune City, Borough of	4,749	4,619	-2.7%
Neptune, Township of	27,728	28,115	1.4%
Ocean, Township of	27,006	27,733	2.69%

Municipality	Total Population (2013-2017 ACS 5-Year)	Total Population (2018-2022 ACS 5-Year)	Percent Change (%)
Oceanport, Borough of	5,762	6,119	6.20%
Red Bank, Borough of	12,220	12,868	5.30%
Roosevelt, Borough of	808	1,037	28.34%
Rumson, Borough of	6,874	7,285	5.98%
Sea Bright, Borough of	1,304	1,629	24.92%
Sea Girt, Borough of	1,714	2,031	18.49%
Shrewsbury, Borough of	4,051	4,138	2.15%
Shrewsbury, Township of	1,117	1269	13.61%
Spring Lake, Borough of	2,980	2,788	-6.44%
Spring Lake Heights, Borough of	4,645	4,864	4.71%
Tinton Falls, Borough of	17,902	19,180	7.14%
Union Beach, Borough of	5,634	5,751	2.08%
Upper Freehold, Township of	6,899	7,244	5.00%
Wall, Township of	26,020	26,450	1.65%
West Long Branch, Borough of	7,944	8,547	7.59%
Total	627,551	643,064	2.47%

Source: 2013-2017 ACS 5-Year Estimates, 2018-2022 ACS 5-Year Estimates

Underserved Communities and Socially Vulnerable Populations

According to the 2018-2022 Census ACS survey, Monmouth County has an estimated 4.9% of the population (31,434 residents) under 5 years of age, and 18.3% (117,516 residents) estimated to be over age 65. These populations are important when looking at hazard mitigation and recovery because they are frequently the populations that need the most assistance during a disaster event and are, therefore, more vulnerable to the impacts of hazard events.

Table 2.2-2 lists the percentage of each municipality's population age 5 or younger and population age 65 or older. Roosevelt Borough and Shrewsbury Borough have the highest percentage of age 5 or younger population (10%). Spring Lake Borough (38%), Avon-by-the-Sea Borough (33%), Interlaken Borough (33%), and Sea Girt Borough (33%) have the highest population of age 65 or older. All four are coastal communities.

Table 2.2-2 Percentage of Population Age 5 or Younger and Age 65 or Older, by Municipality

Municipality	Percentage of Population Age 5 or Younger	Percentage of Population Age 65 or Older
Aberdeen, Township of	4.66%	15.23%
Allenhurst, Borough of	5.10%	23.06%
Allentown, Borough of	5.78%	14.64%
Asbury Park, City of	3.31%	12.59%
Atlantic Highlands, Borough of	3.49%	19.62%
Avon-by-the-Sea, Borough of	1.23%	33.37%
Belmar, Borough of	3.52%	17.53%
Bradley Beach, Borough of	0.98%	24.51%
Brielle, Borough of	4.46%	21.36%
Colts Neck, Township of	3.38%	17.82%
Deal, Borough of	3.57%	23.72%
Eatontown, Borough of	5.00%	17.82%
Englishtown, Borough of	3.71%	11.55%
Fair Haven, Borough of	8.15%	11.14%
Farmingdale, Borough of	2.19%	15.31%
Freehold, Borough of	4.54%	13.27%
Freehold, Township of	3.28%	17.76%
Hazlet, Township of	5.63%	19.50%
Highlands, Borough of	4.91%	21.35%
Holmdel, Township of	3.43%	21.19%
Howell, Township of	5.15%	16.48%

Municipality	Percentage of Population Age 5 or Younger	Percentage of Population Age 65 or Older
Interlaken, Borough of	5.25%	32.94%
Keansburg, Borough of	3.13%	12.82%
Keyport, Borough of	7.60%	21.01%
Lake Como, Borough of	2.63%	19.24%
Little Silver, Borough of	6.18%	17.86%
Loch Arbour, Village of	5.00%	24.55%
Long Branch, City of	6.59%	16.39%
Manalapan, Township of	4.46%	17.07%
Manasquan, Borough of	3.80%	19.02%
Marlboro, Township of	4.78%	15.90%
Matawan, Borough of	7.03%	12.90%
Middletown, Township of	5.30%	17.30%
Millstone, Township of	2.54%	14.51%
Monmouth Beach, Borough of	2.38%	30.38%
Neptune City, Borough of	5.35%	13.53%
Neptune, Township of	4.49%	21.17%
Ocean, Township of	7.71%	21.11%
Oceanport, Borough of	5.41%	24.35%
Red Bank, Borough of	6.00%	20.94%
Roosevelt, Borough of	10.03%	17.45%
Rumson, Borough of	3.45%	12.86%
Sea Bright, Borough of	1.96%	22.90%
Sea Girt, Borough of	2.17%	32.89%
Shrewsbury, Borough of	9.96%	21.36%
Shrewsbury, Township of	2.60%	10.95%
Spring Lake, Borough of	1.97%	37.80%
Spring Lake Heights, Borough of	5.30%	23.75%
Tinton Falls, Borough of	4.18%	27.15%
Union Beach, Borough of	5.15%	11.93%
Upper Freehold, Township of	3.98%	23.48%
Wall, Township of	4.12%	23.20%
West Long Branch, Borough of	7.48%	16.60%

Communities that are potentially socially vulnerable to hazard events in Monmouth County were assessed using three different groupings of vulnerability criteria, making up [Overburdened Communities \(OBC\)](#), identifications by the federal [Climate and Economic Justice Screening Tool \(CEJST\)](#), and federally defined [Community Disaster Resilience Zones \(CDRZ\)](#), as well as demographics indicators of age (Age <5, Age > 65) (Census ACS 2013-2017, 2018-2022).

Monmouth County has no tracts designated under the CDRZ designation – tracts which may be eligible for enhanced hazard mitigation benefits from FEMA for at least five years, and which qualify for more expansive government investments (such as Climate Smart Communities Initiative, which prioritizes CDRZs).

Monmouth County has 103 block groups (2020) in 26 different municipalities labeled as OBCs, a New Jersey designation which identifies areas with (1) at least 35% low-income households, or (2) at least 40% of residents identifying as minority or members of a State recognized tribal community, or (3) at least 40% of households having limited English proficiency. In Monmouth, the overburdened block groups meet criteria, most commonly, of Minority classification. There are also portions of Monmouth meeting criteria for communities labeled as Low Income, Low Income and Minority, and Low Income, Minority, and Limited English, according to OBC.

Monmouth County has 16 Census Tracts (2010) in 15 different municipalities identified through the Federally designated CEJST, noting communities which are underserved and overburdened by active and legacy pollution and related vulnerabilities. Municipalities with designated CEJST tracts are primarily in central and eastern Monmouth County. With

these classifications, communities within nine Monmouth municipalities meet criteria for communities in need of climate or economic justice under categories of Workforce Development (most common), Climate Change, Energy, Health, Housing, Legacy Pollution, Transportation, and Water and Wastewater.

Based on the above definitions, the cities of Asbury Park and Long Branch have the greatest number of vulnerable tracts/communities – each of these communities nearly wholly qualifies for OBC or CEJST identification.

Economy

According to the 2023 Monmouth County Profile, the top locations of employment are Freehold Township, Holmdel Township, Red Bank Borough, and Neptune Township. The Route 35 and Route 9 corridors are hotspots of employment within the County. In 2020, Monmouth County’s combined total number of commuters whose trip originates within the County was 283,826. Of those, 11,7059 individuals commuted within the County, while 166,767 individuals commuted to destinations outside the County.

Table 2.2-3 presents the top 10 private employers in Monmouth County in 2022. These employers accounted for 29,382 employees, or nearly 7.5 percent of the County’s labor force. Many of the top employers are centered around the healthcare industry (2023 Monmouth County Profile).

Table 2.2-3 Largest Private Employers in Monmouth County

Employer	Number of Employees	Municipality
Hackensack Meridian Health	12,794	Wall Township
Saker ShopRite's Inc.	3,319	Holmdel Township
CentraState Healthcare System*	2,401*	Freehold Township
Commvault	2,501	Tinton Falls Borough
Visiting Nurses Association Health Group	2,500	Holmdel Township
RWJ Barnabas - Monmouth Medical Center	1,920	Long Branch City
NJ Resources	1,251	Wall Township
Monmouth University	1,106	West Long Branch Borough
Erickson Living - Seabrook Village	850	Tinton Falls Borough
Food Circus Supermarkets Inc.	495	Middletown Township

Source: Monmouth County Department of Economic Development, 2023

*As of EOM April 2025, CentraState Healthcare System has 2,401 team members. They no longer own Applewood Independent Living.

According to the annual report from the New Jersey State Division of Travel and Tourism in 2021, tourism was a \$2.3 billion industry in Monmouth County. A breakdown of tourism dollars spent includes \$816 million in food and beverage spending, \$568 million in recreation spending, \$622 million in accommodation and lodging spending, \$457 million in retail spending, and \$343 million in transportation spending. It is important to note the COVID-19 pandemic played a significant role in the decrease in tourism spending in 2020.

2.3 BUILT ENVIROMENT

Land Use/Land Cover

Between 2015 and 2020, all land uses in Monmouth County, except for land classified as ‘Urban’, declined. Barren land decreased by 8 percent, agricultural land by 2 percent, and forested land by 1 percent. Wetlands and areas covered by water bodies also experienced slight declines, each by less than 1 percent. Meanwhile, urban/developed land increased by 1 percent, rising from a total of 145,961 acres to nearly 147,773 acres. This trend reflects the growing expansion of various types of development in the County. **Table 2.3-1 Monmouth County Land Cover Acreage Change by Land Cover, 2015 vs 2020** display the changes in land use seen in the County between 2007 and 2012.

Table 2.3-1 Monmouth County Land Cover, 2015 vs 2020 (NJDEP)

Land Use Type	2015 Acres	2020 Acres	Percent Change (%)
Agriculture	33215.3	32584.58	-2%
Barren Land	3,743.96	3,433.26	-8%
Forest	51,795.54	51,133.96	-1%
Urban	145,961.11	147,772.95	1%
Water	12,076.94	12,037.58	>0%
Wetlands	64,096.69	63,929.2	>0%

In addition to the New Jersey Department of Environmental Protection (NJDEP)’s Land Use/Land Cover data, a good resource in estimating future land use patterns is the Monmouth County Future Wastewater Service Area Map, located on the Monmouth County Division of Planning’s webpage. This map displays the existing wastewater service areas within the County, in addition to discharge and non-discharge areas, the Wastewater Management Plan boundary, Coastal Area Facility Review Act (CAFRA) Areas, the water quality management boundary, and WMAs, all useful information in anticipating where future service area and development will occur within the County.

Housing

Single family detached residences remain the predominant housing type within the County, making up between two thirds of the County’s total housing units. In recent years there has been a shift in the composition of the County’s housing stock. There has been an uptick in the construction of single-family attached dwelling units, which include townhomes and side by side duplexes. Corporate homebuilders have turned to this style of housing units due to the growing cost of land throughout the County. 2022 marked the highest average home value to date, with an average value of over \$518,255, a \$50,000 increase from the previous year.

This has not been the only shift in unit types in recent years. There has been a large increase in the number of high-density apartment units, in buildings consisting of 10 or more units, being built or proposed in recent years. In part, this is linked to the State’s affordable housing mandate. Municipalities are obligated to fulfill the affordable housing quotas set forth by the State of New Jersey by 2025. Each municipality must provide for a specified number of deed-restricted housing units available to low to moderate income individuals and households. Fourth round obligations were released in late 2024, which calculate the prospective need for affordable housing from 2025 to 2035 (New Jersey Department of Community Affairs [NJCA]). According to the NJCA, as of 2022 Monmouth County had 24,235 affordable housing units. Affordable housing units have age or household income restrictions or are set aside with certain funding sources (2023 Monmouth County Profile).

Non-Residential Construction

There was a noticeable increase in the number of warehouse applications since March of 2020. This may be attributable to growth in e-commerce related to pandemic store closures, and the demand for warehouse locations providing convenient access to the New Jersey Turnpike. Monmouth County is experiencing a substantial increase in the number of applications seeking approval for warehouses, distribution centers, fulfillment centers and last-mile delivery hubs along the Interstate 195 and State Highway 33 corridors, which intersect the New Jersey Turnpike at Interchanges 7A and 8. These new logistic operations accounted for the majority of non-residential development in the County in 2021.

Transportation

Several major highways run through Monmouth County. The Garden State Parkway transects the County from north to south while I-195 runs east to west and connects the areas that are not served by the Garden State Parkway with the shore towns. There is also US Route 9 which runs from Delaware through New Jersey and intersects with State Route 33 and I-195 in Monmouth. Other major roadways include State Routes 18, 35, 36 and 79 along with other County roads.

The New Jersey (NJ) TRANSIT North Jersey Coast Line provides year-round rail service for Monmouth County residents to employment and transportation centers in Newark, Hoboken, and New York City, with access to Newark Liberty International Airport. There are 13 year-round rail stations in Monmouth County, and a seasonal station located at Monmouth Park Racetrack in Oceanport that operates during the horse racing season between May and October of each year. Data provided by NJ TRANSIT shows that the top three Monmouth County North Jersey Coast Line stations by weekday ridership in descending order are Long Branch, Aberdeen-Matawan Station, and Red Bank for NJ State Fiscal Year (SFY) 2021. The North Coast Line also serves as a mode of transportation for urban visitors coming to the County’s shore communities that may not have access to a vehicle. Significant improvements to the rail system affecting Monmouth County are underway.

A considerable portion of the County is served by an extensive network of local and regional bus services. Monmouth County continues to work towards the expansion and enhancement of bus routes to better serve workers and industry in the County. Senior citizens and residents with special needs can utilize Monmouth Special Citizen Area Transportation (SCAT) services. NJ TRANSIT and private buses, e.g., Academy, serve the Route 9 and Garden State Parkway corridors with connections to major employment destinations such as Jersey City, Newark, and New York City. The NJ TRANSIT 836 bus route connects the Asbury Park and Freehold Township, providing residents access to local job centers. Funding to extend this service on weeknights and weekends is made possible thanks to a New Jersey Job Access and Reverse Commute (NJ-JARC) grant and matching County funds. The purpose of the NJ-JARC program is to link low-income individuals with employment localities that are normally inaccessible by transit. The 838-bus route provides service from Brookdale College or Freehold Township to Sea Bright, Rumson, Fair Haven, and Red Bank.

Monmouth County has three year-round ferry terminals and one seasonal terminal, all located on the Raritan Bayshore. These include the Belford Ferry Terminal, Atlantic Highlands Terminal, and Highlands Terminal, as well as the seasonal terminal on Sandy Hook. Historically, average weekly boardings increased annually at each of the terminals prior to the COVID-19 pandemic, however in 2020 ridership fell dramatically, and has not yet recovered. The most notable decrease in ridership was at the Belford terminal, which has experienced a 79.1% decrease in average weekday boardings since 2019. This can be related to the mandates and lockdowns enacted during the COVID-19 pandemic, when many County residents who work in Lower Manhattan had the opportunity to work remotely (2023 Monmouth County Profile).

Military Installations

Naval Weapons Station Earle, located in Colts Neck, Howell, Middletown, and Tinton Falls encompasses 10,160 acres, 15 miles west of the Atlantic coastline. Twelve miles north of the main base is the waterfront pier complex stretching into Raritan Bay. Extending 2.5 miles from shore, the complex is comprised of a two-mile trestle which connects to three separate piers. One of the longest ‘finger piers’ in the world, the Navy Munitions Command at the Waterfront complex provides ammunition for nearly every class of ship operated by the Navy and United States Coast Guard (USCG). Earle provided assistance for the invasion of Normandy Beach in France in 1944, and assistance for operation Desert Storm in 1991.

Recent and Future Development

During the planning process, each municipality identified any recent and future changes in development and if that development is located within a high-risk area. Table 2.3-2 summarizes recent and future development by municipality.

Table 2.3-2 Recent and Future Development in Monmouth County, by Municipality

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
Aberdeen, Township of	In the past five years, approximately 476,000 new square footage was added through 741 new building permits. Most notably, there have been four recent major development projects in the Township. The first was Ryan Homes at the Anchor at Glassworks. These are brand-new townhomes. A new residential care home facility called Dove’s Haven was also built with 36 units on five acres. Hidden Village Apartment Complex was also recently constructed within the Township. This added over 100 apartment units.

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure																																																								
	<p>Additionally, 12 homes were put on Meinzer Street within the Township</p> <p>There are development plans for a new waterfront construction for Monmouth University and the NWSE Cooperative. The development site is approximately 26 acres and part of the site is located within special flood hazard areas subject to inundation by the 1% annual chance flood.</p>																																																								
Allenhurst, Borough of	<p>In 2017, the Borough prepared its Municipal Public Access Plan, which presents the Borough’s vision and lays our goals and objectives for enhancing public access to its waterfront. It was adopted into the Borough’s Master Plan in 2020. There are a number of associated parcels for development that were identified in this plan and projects should be anticipated. For example, the Borough is planning on building three dozen townhomes as part of the affordable housing effort behind the railroad tracks on Main Street and Hume Street. These townhomes do fall within the existing flood zone. Additionally, there is going to be considerable development near Main Street. The plans include a number of townhomes and some mixed-use construction.</p>																																																								
Allentown, Borough of	<p>In 2021 a new wastewater treatment facility came online, and the Borough adopted a comprehensive Land Development Regulations Ordinance that consolidated its land development and zoning regulations into a single chapter. The following year, the Borough completed streetscape improvements along Main Street in the historic village.</p> <p>There is no anticipated development in the Borough as it is already largely built out.</p>																																																								
Asbury Park, City of	<table border="1"> <thead> <tr> <th data-bbox="321 743 461 770">Project Name</th> <th data-bbox="597 743 683 770">Address</th> <th data-bbox="802 732 1003 785">Units or Commercial Square Footage</th> <th data-bbox="1127 743 1198 770">Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="277 821 451 848">Baltic and Aegean</td> <td data-bbox="542 791 737 869">216, 218 Third Avenue, 215 Second Avenue</td> <td data-bbox="867 821 948 848">44 units</td> <td data-bbox="1068 821 1256 848">Under construction</td> </tr> <tr> <td data-bbox="277 875 477 903">Townhouses at Lake</td> <td data-bbox="542 875 721 903">403 Lake Avenue</td> <td data-bbox="867 875 948 903">62 units</td> <td data-bbox="1068 875 1256 903">Under construction</td> </tr> <tr> <td data-bbox="277 917 380 945">Surfhouse</td> <td data-bbox="542 917 737 945">1101 Kingsley Street</td> <td data-bbox="786 905 1029 957">220 units, 4600 sq. feet retail</td> <td data-bbox="1068 917 1256 945">Under construction</td> </tr> <tr> <td data-bbox="277 993 477 1020">Inspire by Somerset</td> <td data-bbox="542 963 737 1041">115 Fourth Avenue Block 4105 Lots 1,2, and 4</td> <td data-bbox="786 963 1029 1041">160 units 9390 sq. feet commercial space</td> <td data-bbox="1084 976 1240 1031">Planning Board Approved</td> </tr> <tr> <td data-bbox="277 1052 396 1079">The Rhythm</td> <td data-bbox="542 1052 737 1079">202 Seventh Avenue</td> <td data-bbox="867 1052 948 1079">14 units</td> <td data-bbox="1068 1052 1256 1079">Under construction</td> </tr> <tr> <td data-bbox="277 1085 412 1113">Sunset Square</td> <td data-bbox="542 1085 737 1113">1401 Kingsley Street</td> <td data-bbox="867 1085 948 1113">28 units</td> <td data-bbox="1068 1085 1256 1113">Under construction</td> </tr> <tr> <td data-bbox="277 1127 461 1180">Asbury Park Luxury Apartments</td> <td data-bbox="542 1115 737 1192">201 Sixth Avenue 1509, 1511 Kingsley Street</td> <td data-bbox="867 1144 948 1171">103 units</td> <td data-bbox="1110 1136 1214 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Atlantic Highlands, Borough of	<p>Recent major development includes two apartment complexes have been completed during this period. 15West at 15 Lincoln Ave includes 10 units and was completed in 2021. Saltaire, a development located at 158 1st Ave, includes 18 units, and was completed in 2022. These properties are near the 0.2% annual chance floodplain but are located not within it.</p> <p>Following the completion of the Borough Housing Element and Fair Share Plan in 2019, Atlantic Highlands anticipates future housing developments. One such development is Brant Point, which broke ground in April 2024, and will include 16 single-family homes located on Harbor View Drive. Brant Point is not located within the floodplain.</p>																																																								

MONMOUTH COUNTY, NEW JERSEY
HAZARD MITIGATION PLAN 2026

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
Avon-by-the-Sea, Borough of	The former USCG Station closed (135 Washington Ave) and the plan is to build four new homes along Washington Avenue and two more homes on the former USCG property off Washington Lane. All these properties are within the 1% Floodplain. There are redevelopment plans for 15 townhouses at 2 Field St and five to six townhouses at 719 Route 71. These properties are not located in the Floodplain and do not experience flooding.
Belmar, Borough of	<p>48 units are being constructed at 5th Avenue and Main Street, 72 at 9th Avenue and Main Street, and 10th Avenue and Railroad Avenue. None of these are in a flood zone. Belmar Inn is also due to be demolished and converted into condominiums.</p> <p>On 12th Street, two residential structures will be demolished to make way for a modern condominium complex. The new complex will include new stormwater management facilities, underground utilities, solar panels, and electric vehicle charging stations. All improvements are intended to be Americans with Disabilities Act (ADA)-compliant. 198 units are to be constructed on Marina Avenue between 8th and 10th Avenue at the prior Motel Lodge by the railroad. 139 units are to be constructed at 6th Avenue and Main Street, 56 units by 8th Avenue and Main Street, and additional units at 11th Avenue and Main Street.</p>
Bradley Beach, Borough of	<p>Bradley Beach representatives at municipal meetings reported there has been no major development or local infrastructural projects in the Borough since 2020. Two smaller projects for redevelopment include the Beach Cinema and the First United Methodist Church. The historic Beach Cinema Theater was purchased with plans for redevelopment and a reconfiguration to a theater, restaurant, and gathering space, with the intent to become a main attraction of downtown Bradley Beach. The project plans a reopening in 2025. The First United Methodist Church, vacant for over twenty years, was purchased by the Borough with a goal to consider use as a recreation center and municipal gathering space. With costs required for remediation and rehabilitation, the Borough may instead consider plans to subdivide and sell this property.</p> <p>The Borough of Bradley Beach, along with Avon-by-the Sea, are beginning replacement of the outfall pipe at Sylvan Lake, bordering the two municipalities. This critical infrastructure project will enhance the resilience of shorelines in Bradley Beach and is supported by a grant from NJDEP. This project is to address an urgent need to repair and reconstruct the flume and outfall pipe of this vital waterway shared by communities. An estimated \$4 million dollars will be spent on the project, and this has been partially funded through a 75% State aid grant (NJDEP), with the remainder shared equally by Bradley Beach and Avon-by-the-Sea.</p>
Brielle, Borough of	<p>The three bridges that connect Brielle and Manasquan will be rehabilitated or replaced in a \$35.5 million public infrastructure project. The Monmouth County 3 Bridges project, as it is referred to, is currently in the scoping phase of development. Funding for this project is anticipated to be provided by the federal government, funneled through the North Jersey Transportation Planning Authority.</p> <p>Additionally, the development of 43 units is planned at 403 Higgins Ave, where the Whiskey Lounge is currently located. The property, which was recently sold for US\$6 Million, falls in the FEMA flood zone which has a 0.2% annual chance of flooding. Furthermore, 73 units planned in the wooded area by Schoolhouse Rd. and Route 35 and another 20 units are planned near Higgins Ave. Neither of these developments is in a FEMA flood zone.</p>
Colts Neck, Township of	<p>In 2020, the Township amended its Housing Element and Fair Share Housing Plan to enable the development of a 360-unit apartment complex, 72 of which will be affordable housing units. The site plan was approved by the Colts Neck Planning Board in 2021 and County Development Review Committee in 2023. The NJDEP formally adopted the amendment to the sewer service area required for this project in March of 2024.</p> <p>A high-density housing program is going in right across from the high school. This development is approximately 350 condo units. It will be about 12 buildings with three floors. These condos will be completed in 2026 and lie within the medium wildfire zone. Additionally, there is potential for high-density housing at the intersection of Hockhockson Rd and Obre Rd.</p>
Deal, Borough of	<p>The DSN Beach Club was redeveloped and completed in Deal Borough. The Premium Parking beachfront has been redone. It is a dirt parking lot, so there was no increase in impervious surface, but there are wood barriers to ensure orderly parking.</p> <p>There are no large-scale developments anticipated besides the redevelopment of the Deal Casino, but that is far away as there are a lot of CAFRA permits needed.</p>
Eatontown, Borough of	<p>Recent redevelopment projects include a proposal to construct 60 luxury market-rate townhouses and 15 affordable townhouses at the Suneagles Golf Course in Eatontown, as well as a remodeling of the existing banquet facility. Howard Commons, on Pine Brook Road, is proposed to be demolished and replaced with 275 new dwelling units consisting of single-family residences and townhomes and a convenience store.</p> <p>In 2021, Fort Monmouth Economic Revitalization Authority (FMERA) authorized a Request for Offer to Purchase for a 292-acre tract that spans nearly all the remaining land in the Eatontown and Oceanport sections of the former fort. The goal was to attract a large, cohesive project with integrated residential, commercial, amenity-based, and public uses. The current focus at the former fort is the nearly \$1B Netflix bid, which is undergoing due diligence. The redevelopment plan for the former fort is currently proposed to be amended to permit the proposal, which includes 12 production studios, back lots, and office space.</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>The Monmouth Mall Redevelopment Plan was adopted in May of 2023, and a resolution confirming its compliance with the Borough’s master plan was passed in February. The plan, known as Monmouth Square, also received conditional approval from the County in the same year. The project includes a mix of medical offices, retail, and entertainment uses, along with 1,000 for-rent, residential units. In addition, the project includes a large promenade with open green space for visitors, and a clubhouse for the site’s residents. The changes are intended to create a village-like atmosphere by providing a center square within the site that would allow for a civic/public space serving residents and the community at large. Specifications include 915,437 square feet of both new and renovated space, spread across 26 buildings.</p> <p>The project is expected to be constructed over twelve phases.</p> <ul style="list-style-type: none"> Near Old Fort Monmouth on Pinebrook road about 500 units will be going in. <p>The Old Orchard golf course is going to be 250 senior units with retail fronting Rt. 36</p>
Englishtown, Borough of	No recent or future major development or infrastructure.
Fair Haven, Borough of	New Jersey American Water invested \$4M in infrastructure (new water mains) throughout the Borough.
Farmingdale, Borough of	<p>Farmingdale received a 2020 New Jersey Department of Transportation (NJDOT) grant along with guidance from Monmouth County Engineering to construct lighted pedestrian crosswalks and a stamped paver crosswalk section in the center of town on Main Street (County Route 524) to improve pedestrian safety and vehicular/pedestrian awareness.</p> <p>Four County roads go through Farmingdale Borough. Development in the surrounding community is increasing traffic and stress on the Borough’s infrastructure. Within the Borough, only a small level of development is being seen with about 22 new units having been constructed.</p> <p>There is one development project coming through the pipeline that proposes 34 total units.</p>
Freehold, Borough of	<p>In 2023, the Chesapeake and Delaware Railroad began a construction and restoration project that included “25,000 track-feet of relayed rail and 12,500 new crossties, of which more than 8,000 are environmentally sustainable.” In October of the same year, the stretch of railroad between Freehold Borough and Farmingdale was reactivated after many years of being dormant.</p> <p>The Borough of Freehold adopted its Core Center Rehabilitation Plan in 2019 and subsequently amended it in 2020. The Plan builds on the Borough’s 2018 Downtown Vision Plan, which outlines the key changes the Borough seeks to implement at and around the downtown bus station and the Courthouse building (Hall of Records). Changes proposed for the area surrounding the bus station include revitalizing the bus station, enhancing development opportunities for up to 70 residential units and 85,000 square feet of office space, and establishing a Borough green, as well as redesigning the layout of parking areas and street crossings. The Borough achieved one of the Plan’s goals in 2020 when a mid-block pedestrian crosswalk was established on East Main Street.</p> <p>The entirety of the Borough of Freehold has been designated in need of rehabilitation, and several redevelopment initiatives are in progress. The most significant and furthest along in the process is called Hometown Development, including the old Freehold Borough Hall and ten additional lots. The project is planned to include up to 400 residential units over retail wrapped around structured parking. A redeveloper has recently been designated for this site. There are other projects as well, including 57 units on Park Avenue, 17 units designated for people with development disabilities over retail on Main Street, and 32 units on the corner of Broad and Court Streets. There is also a four-acre site on Park Avenue in the early planning stages. With the closures of the Nestle factory and the racetrack, there is potential for redevelopment in those areas.</p>
Freehold, Township of	<p>In 2021-2022, redevelopment plans were adopted by the Township Committee for the Freehold Mall (Burlington Coat Factory), the Lone Pine Landfill, and the former 3M property on Willowbrook Road. In an effort to maintain the Freehold Raceway Mall as a regional shopping mall and destination, the Township Committee recently worked with Mall ownership to fine-tune zoning district requirements and provide alternative permitted uses.</p> <p>Recent development proposals include a new site plan for the property known as the Bellemead tract, a 77-acre parcel opposite the Trotters Way entrance to the Freehold Raceway Mall. Currently used as farmland, in 2022 Township officials approved a General Development Plan that includes an extension of Trotters Way extension from W. Main Street to United States (U.S.) Route 9. An application for development of the site, seeking subdivision and site plan approval of a mixed-use residential and commercial project is currently under review by the County and Township planning boards. The project is intended to satisfy part of the township’s affordable housing obligation.</p>
Hazlet, Township of	In 2021, Hazlet initiated an effort to revitalize the 8th Street Park in the West Keansburg neighborhood by incorporating feedback from Hazlet’s youth, a key project stakeholder. The project was awarded funding through NJDEP’s Green Acres program as well as a grant from Monmouth County’s Open Space program.

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>Hazlet was awarded \$250,000 by the Monmouth County Open Space Grant and qualified for a \$600,000 Green Acres low-interest loan to renovate Natco Park. The \$1.3 million park renovation project will include a playground designed for all children, a multi-purpose ball court, shaded picnic tables, a pavilion, an open field for sports and entertainment events, and an exercise loop for walking, jogging, or pushing a stroller.</p> <p>Grenada Estates Garden Homes (312 units including 12 affordable) – in progress. The project is in a flood zone.</p>
Highlands, Borough of	<p>In 2020, Highlands was awarded a \$179,605 Community Development Block Grant for its Marine Place Walkway project, which involves constructing an elevated pedestrian walkway with amenities at Marine Place West's bulkhead, one of the last unimproved public waterfront locations in the Borough. The surveying and base mapping were completed in May of 2023. The Borough will be receiving another grant to complete the next phase of the project.</p> <p>The Borough was granted funding from the NJDEP Green Acres program and Monmouth County to improve the skate park adjacent to Snug Harbor Park. Construction began early 2023, and a ribbon cutting ceremony was held in July of 2023 to welcome the community to their new and improved skate park.</p> <p>The Borough purchased a property on Navesink Avenue from the Our Lady of Perpetual Help parish to serve as the future site of the Highlands Municipal Complex, replacing municipal structures that were damaged or destroyed by Superstorm Sandy. Funding for the construction project was secured through a \$5 million FEMA reimbursement, the sale of bonds, and Borough funds. Construction was completed in July of 2023.</p> <p>The Borough adopted a Central Business District Redevelopment Plan in May of 2022. The Plan outlines the Borough's ongoing efforts to improve its Bay Avenue corridor and adjacent areas in order to attract additional public and private investment in the redevelopment area. As of 2024, redevelopment is still underway, with Bay Avenue and connecting roads being paved April through August.</p> <p>Highlands submitted an application to FEMA's Building Resilient Infrastructure and Communities (BRIC) program requesting funding for the Highlands and Monmouth Hills Flood Mitigation Project, which seeks to convert Kavookjian Field into a stormwater retention center and construct a pump station at the corner of Snug Harbor and Bay avenues to the mitigate the high frequency of flooding in the area.</p> <p>Recently, the U.S. Army Corps of Engineers and State officials put forth a proposal to build a \$148 million floodwall, with an initial cost to Highlands taxpayers of \$13 million to build and an annual cost of \$452,000 to maintain. The reinforced concrete structure would be about 14 feet high and extend over a mile across nearly the entire waterfront. The Borough voted on the proposal during the 2024 election. The ballot measure failed to pass, only garnering 33% support amongst Highlands voters. However, this does not necessarily foreclose on the Borough's ability to pursue the project at a later date.</p>
Holmdel, Township of	<p>Recent major development in Holmdel includes the Cornerstone facility on Laurel Ave and Middle Road which has recently opened. The development contains 50 affordable units and is not located in the flood area. Brightview Senior Living facility is currently under construction on highway 35 between Union Ave and Laurel Ave. This development is not at risk for flooding and is located in a low wildfire risk area.</p> <p>Like many suburban communities, Holmdel has an affordable housing obligation it is required to meet. The Township moved forward with rezoning numerous parcels in its northern section to allow higher density housing to meet the State mandate. Holmdel has a court-approved settlement agreement that calls for the construction of 280 new homes, with 93 of them set aside for families of low and moderate income.</p> <p>A development has been proposed at 26 West Main Street (Route 520), west of Holmdel Village and just before Rte 34. It is across the road from the Prudential/Vonage property. named Heavenly Estates. The developer is seeking approval to subdivide two existing lots into 16 residential lots, three open space lots, and one large lot which will remain undeveloped. The property is within the Rural Conservation District (R-4R) Zone with its western, southern and eastern property lines bound by Willow Brook and its tributary.</p>
Howell, Township of	<p>Similar to surrounding towns with access to Route 33 and I-195, a number of large warehouse developments have been proposed and approved over the past few years in response to the demands of growing e-commerce. The Township is seeking to balance economic development with public safety and quality-of-life concerns expressed by its residents.</p> <p>The Views at Monmouth Manor, which was approved in March of 2022, includes 319 market units and 92 affordable units. The Regency at Allaire, an age restricted housing development was recently completed, including 155 total units.</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>In 2020, the State Board of Public Utilities committed to the State’s plan to build a transmission system and will enter an agreement with PJM Interconnection (regional grid operator). This plan sets forth a goal to create offshore wind farms, and Howell was cited as a potential substation for injecting power into the grid.</p>
Interlaken, Borough of	<p>The Borough of Interlaken has historically maintained its single-family residential neighborhood character. Nearly fully developed, projections of population, household, and job growth suggest little change in the near future.</p>
Keansburg, Borough of	<p>In July 2021, Keansburg adopted a redevelopment study and a preliminary investigation report for a 15-acre area located at the northern end of Carr Avenue, which was significantly damaged by Superstorm Sandy. Rebuilding initiatives have included repairing the Borough’s police station, beach replenishment, waterfront dredging, and building earthen levees. The redevelopment plans indicate the construction of 700 luxury apartment units, 45,000 square feet of restaurant, entertainment and retail space, and 1,000 parking spaces to Carr and Beachway Avenues. The County turned over jurisdiction of the northerly section of Carr Avenue to the Borough, thus allowing redevelopment in this area to closely follow the existing, narrow road configuration. In addition, Keansburg welcomed several new restaurants and a brewery to its waterfront district. Notably, 20 homes in the Borough were elevated and 3 buildings in Beachway were raised above base flood elevation.</p> <p>One building is planned at Carr Avenue. Eight additional buildings near Carr Avenue are in the works. These will be mixed use and floodproofed per FEMA guidelines.</p>
Keyport, Borough of	<p>In December 2018, a 120-unit apartment project named Mariners Village received approval from the Borough Council for a 25-year tax abatement. The development broke ground in October of 2023, next to the Brown’s Point Marina, and is expected to bring roughly 200 new residents to the Borough.</p> <p>Initiated in 2020, Keyport continues to implement its Neighborhood Preservation Program (NPP), a 5-year implementation program that serves as “a blueprint to create long-term neighborhood preservation while keeping the distinct aspects of the neighborhood in line with the traditions and spirit of the Borough and the community.” In 2022, the Borough implemented several improvements as part of their NPP plan, including decorative street and stop signs, upgraded municipal lots, high visibility crosswalks, light-emitting diode (LED) lamp posts, and color-changing LEDs in the waterfront gazebo.</p> <p>In 2023, the Borough renovated Jack Conway Senior Park to provide benches, bench swings, picnic tables, as well as additional lighting and landscaping. Additionally, they plan to support expansion efforts for the stage in Mini Park, which is heavily used as an event space by the Keyport Bayfront Business Cooperative (KBBC) and Borough.</p> <p>Additional improvements to Jack Conway Senior Park are expected to be implemented through the year 2025 when the NPP grant closes.</p>
Lake Como, Borough of	<p>Lake Como has focused on revitalizing its Main Street, increasing mixed-use development, and improving its housing stock consistent with its shore community character. In addition, the Borough seeks to improve Lake Como and provide additional recreational facilities and opportunities for its residents. In 2020, the Borough Council authorized a study to determine what improvements are needed for Main Street.</p>
Little Silver, Borough of	<p>No recent or future major development or infrastructure.</p>
Loch Arbour, Village of	<p>No recent or future major development or infrastructure.</p>
Long Branch, City of	<p>Long Branch continues to complete major roadway improvements throughout the City; and completed work on 35 roads in 2022. This initiative was financed using federal, State, and City funding sources totaling nearly \$3 million. NJDOT designated the area surrounding the City’s train station as a Transit Village. In February of 2023 the City was awarded \$13.2 million to construct a tunnel intended to connect the areas situated to the east and west of the train station. The project includes upgrades to the station and surrounding area, reconstructed commuter parking lot for multi-modal public transportation, ride share, and taxi service, a heated pedestrian overhang for bus service, and landscape improvements. In September of 2023 Federal Highway Administration (FHWA) approved and additional \$7.9 million in funding to complete the pedestrian tunnel project bringing the total to \$15.1 million.</p> <p>Several new multifamily residential developments were approved in the Transit Village District in 2021, the first year of Long Branch having an area with the designation. The Transit Village area center around Long Branch Station and Monmouth Medical Center and stretches as far south as Bath Avenue and as North as Chelsea Avenue. In 2022, Long Branch had a \$2 million expansion and renovation of the City’s senior center to include renovations to the entire exterior of the building, new health screening rooms, fitness space, and more.</p> <ul style="list-style-type: none"> • Transit tunnel to reconnect Morris Ave across the train tracks. Not in a flood zone. • Seaview Towers at Bath Ave and Ocean Blvd. being redeveloped. Not in flood zone. • Seashore School on Bath Ave. Not in flood zone. • Pier Village phases 4 and 5. Don’t flood, but nearby Laird Street does when outfall gets clogged.

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<ul style="list-style-type: none"> • Lower Broadway in full development right now, both big lots. Never flooded. • Ferry terminal pier at end of Laird Street, starting construction in the spring. Not an active ferry, just a pier with fishing. • Other projects in the next five years – nothing in the flood zone. • Takanassee Lake dredging project. That area gets runoff from Monmouth University and heavy sedimentation. <p>The former Seaview Towers apartment buildings, which were deemed an imminent hazard in 2021 and subsequently demolished, is slated to be replaced by the Atlantic Club, a new luxury condo property approved by Long Branch’s Planning Board in 2023.</p> <p>The Long Branch Planning Board approved the former Seashore School site to be developed into 94 market rate units. The developer will also build an acre-sized public park to give back to the City. Two other condominium apartment complexes are in various stages of construction along Ocean Boulevard. The Reef and Aqua Vista projects propose a combined total of 46 new condominium apartments.</p> <p>The fourth and final phase of Pier Village is located at the south end of the redevelopment area, was approved by the County’s Development Review Committee in July 2023. The project consists of a 107-room hotel with a pool, a lounge, a spa, and a public plaza.</p> <p>In 2023, Long Branch approved a redeveloper agreement for its Lower Broadway redevelopment area. The agreement calls for 299 dwelling units, of which 30 will be affordable units. In addition, the project is required to provide at least 22,000 square feet of new retail space. The agreement requires the developer to pay a fee of \$100,000 to the City, and construction must start within six months of receiving site plan approval. The County’s Development Review Committee voted to approve the project in August 2023.</p> <p>The Federal Transit Administration (FTA) awarded \$2.4 million to develop a conceptual design for a pier and ferry terminal. The Long Branch pier and ferry terminal project is currently in the engineering and design phase.</p>
Manalapan, Township of	<p>In December 2021, the Township Committee adopted a redevelopment plan for a 225-acre parcel of land along Route 33 to allow warehouses and indoor recreation centers as permitted uses.</p> <p>The Township's Reexamination Report acknowledges the loss of open space, woodlands, landmarks, scenic areas, natural habitat areas, and farmland to development. In 2023 Manalapan was awarded \$27,000 under the Monmouth County Municipal Park Improvement Program for Thompson Grove trail improvements.</p> <p>Manalapan Crossing, one of the largest development projects approved in recent memory, was approved by the Township’s Planning Board at the intersection of Highway 33 and Millhurst Road. The project includes 200,000 square feet of retail, restaurant, and office space, 280 age-restricted single-family residential homes, non-age restricted affordable apartments, and an array of site amenities for residents and visitors. Another affordable housing complex named The Place at Manalapan was approved in late 2021 and will provide 102 affordable apartments along Highway 33.</p>
Manasquan, Borough of	<p>Manasquan reports no major development in the past five years, describing the mostly built-out nature of the Borough. Two smaller developments have begun: Broad Street Commons, at 34 Broad Street, which will develop 22 residential units, not in a flood zone, and 33 Union Avenue, which develops 23 elevated residential units, all in a flood zone.</p> <p>Manasquan’s Main Street Repaving Project, which included road resurfacing, drainage improvements, and flood mitigation, was completed in 2020. The Borough’s Main Street Business District Streetscape Project extends along Highway 71 and Main Street east to the NJ TRANSIT rail line. This project includes upgrades to traffic signals, signage, pedestrian crosswalks, sidewalks, street lighting, benches, bicycle racks, trash cans, and landscaping.</p> <p>In 2022, the Borough celebrated the opening of the Curtis Park playground after undertaking an improvement project funded by the Monmouth County Municipal Open Space Grant Program. Park improvements include ADA-compliant and barrier-free equipment, as well as additional landscaping, seating, walkways, and fencing.</p> <p>Manasquan is currently in the process of updating its Storm Water Management Plan to meet recent NJDEP regulations. Improvements to existing facilities will follow to achieve compliance as well.</p> <p>Efforts have been made to develop a new NJ TRANSIT train station in Manasquan, with the Borough receiving \$400,000 in NJ TRANSIT funds for the project. A bid specification has been developed that would allow a private company to build and own the station while leasing the land to NJ TRANSIT for 30 years. There is currently no schedule for construction.</p>
Marlboro, Township of	<p>To meet the Township’s affordable housing obligation, several projects are advancing including the 387-unit Hyde Park project and the 120-unit Greenwich Park project. Both developments will mix affordable and market rate housing. The Parc at Marlboro is a</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>single-family development off of County Route 79 that also features 56 affordable units, made up of one-, two-, and three-bedroom apartments.</p> <p>Marlboro’s Vision Plan and Master Plan Reexamination Report both identify the need for a village center with connections to existing neighborhoods. The Vision Plan, a form-based code, is intended to serve as an outline towards implementing two of the Township’s key concerns: the lack of a community center and the loss of its remaining rural character. During the public visioning process, residents stated this new “Center” should include a mix of commercial and residential uses and become a community meeting area. Residents suggested using existing homes and businesses located within the proposed Village Center as a catalyst for creating a compact, pedestrian-friendly, mixed-use area. The Plan outlines building types, street standards, stormwater management techniques, and design standards for the proposed Center. New, higher density residential development appears to be focused along sections of State Highway 79 in the Morganville section of the Township.</p>
Matawan, Borough of	<p>Taking advantage of its Transit Village designation, the Borough has seen an increased interest in new development. In 2018, construction was completed, and leasing began for The Edge, a mixed-use development located a half mile from downtown. The development consists of 131 luxury apartments with retail on the ground floor. Further supporting downtown revitalization, Chashama, a New York City based non-profit organization that provides space for local artists to work, selected Matawan as the location for its first New Jersey venture. This location features 12 studios and an exhibition space.</p> <p>Matawan has been committed to redevelopment in the area around the Aberdeen-Matawan train station. In 2015 the Borough added to its 2001 Redevelopment Plan with a Transit Station Redevelopment Amendment.</p> <p>In 2023 Monmouth County awarded conditional approval to the Matawan Junction mixed-use development. The development, on the corner of Main Street and High Street, would bring 100 new dwelling uses and bottom floor retail, just 750 feet from the Aberdeen-Matawan Station.</p> <p>The Monmouth County Bayshore Region Strategic Plan (2006) reinforces the Borough’s prior planning initiatives, including train station area redevelopment, a downtown streetscape program, a capital infrastructure program, and lakefront restoration. In October 2015, the Borough adopted a comprehensive Master Plan, its first since 1965. The 2015 Master Plan focuses on redevelopment, with a special emphasis on Main Street and areas proximate to the train station. The Plan identifies long-term goals to restore its downtown, preserve its historic core, and to redevelop the area surrounding the train station as a transit-oriented village, efforts that will serve to reinforce investments and revitalization in its downtown.</p> <p>NJ TRANSIT and Matawan officials are partnering to create a pedestrian oriented, commuter centric, mixed-use development in the 7-acre parking lot adjacent to the train station between High Street and Main Street. In 2022, Monmouth County and Middlesex County began a Local Concept Development Study to determine appropriate improvements to the Old Bridge-Matawan Road bridge over Lake Lefferts at the border of Matawan and Old Bridge. Matawan continues to take steps toward community revitalization.</p> <p>Mixed use developments including condos are coming up on 98 Main St. and lower 9th St. Neither development is in a flood zone. Several other projects are in planning stages. Speedway Route 34 gas station closed down.</p>
Middletown, Township of	<p>In 2016, Middletown identified certain properties as an “area in need of redevelopment.” The redevelopment area encompasses approximately 450 acres in the vicinity of Port Belford and Ware Creek. In May 2017 a redevelopment plan was presented to and approved by the Township. The project was suspended during the COVID-19 pandemic but, in 2023 Middletown revived and revised its Port Belford Redevelopment plan to prioritize turning the area around the ferry terminal into a “seaside village”.</p> <p>Since 2019, numerous large-scale residential subdivisions have been constructed throughout the municipality. Toll Brothers repurposed the former Bamm Hollow golf course into a single-family residential neighborhood. Nearing completion, the community will contain 182 single family homes. In addition, Toll Brothers is constructing a new townhouse development off of Kings Highway and Highway 35 named Middletown Walk. This development will include 245 townhomes. American Properties is constructing a townhouse development at Taylor Lane and Highway 35. Heritage at Middletown, consisting of 140 residences and 36 affordable units, was recently completed at Taylor Lane and Highway 35.</p> <p>Middletown’s Bayshore neighborhoods continue to face numerous challenges related to physical reconstruction, resiliency, long-term sustainability, and affordability. In 2024 Middletown began the process of creating a new Master Plan, with public hearings beginning in February of 2024.</p> <p>All ongoing or anticipated development is south of 35, on higher ground. None of it will be in the flood zone. This includes Middletown Walk, of 406 units which include affordable housing and a retention pond. There is another similarly large development going on nearby.</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
Millstone, Township of	<p>Millstone adopted an updated Comprehensive Farmland Preservation Plan in 2020 that emphasizes the protection and preservation of agricultural land throughout the Township. Recent development largely consists of warehouses, especially within the Highway 33 corridor and the southcentral portion of the Township along County Route 526, and several affordable housing projects.</p> <p>Millstone is a rural community characterized by abundant undeveloped land, dedicated open space, and numerous preserved and unpreserved farms containing prime agricultural soils. The Township’s most recent master plan, adopted in 2017, prioritizes the care and preservation of its environmentally sensitive areas, natural features, and rural heritage through a green infrastructure approach to planning.</p> <p>The Master Plan Housing Element and Fair Share Plan indicate the Township’s affordable housing obligation will be primarily addressed through 100 percent municipally sponsored development and an inclusionary development along Perrineville Road.</p>
Monmouth Beach, Borough of	<p>Most new development in Monmouth Beach consists of rehabilitating its older housing stock or infill development within established neighborhoods. The Borough’s coastline has been shaped by the currents, tides, and winds of the Atlantic Ocean, the Shrewsbury River, and other adjacent water bodies. The protective seawall that runs along Highway 36 was breached during Superstorm Sandy, bringing sand and rock onto the roadway, and damaging approximately 237 homes and 6 local businesses. Repairs to the seawall and beach replenishment projects were completed in 2020.</p> <p>Other recent Monmouth Beach rebuilding and resiliency projects include rebuilding municipal facilities and improving drainage. The raising and restoration of Borough Hall was completed in 2018. The historic building was restored, raised three feet above the base flood elevation, and accessibility features were incorporated.</p> <p>The overall goals of Monmouth Beach’s Master Plan are to “maintain the shore and resort character of its residential and commercial areas while ensuring the preservation of the riverine and coastal environment which historically were responsible for the charm and character of the Borough.”</p> <p>The lots at 63 Riverdale Avenue were subdivided for three developments.</p>
Neptune City, Borough of	<p>Neptune City contains defined residential and commercial areas with scattered industry throughout the Borough. Concentrations of commercial development occur along major roadways (Route 35, 33, Memorial Drive), and industrial land use clusters around Sylvania Avenue to the south and Memorial Drive to the east. Due to the built-out density of Neptune City, development opportunities largely consist of infill uses of vacant properties or lots.</p> <p>The Borough has faced challenges in formulating a district-wide approach and has adopted the Steiner Avenue Scattered Sites Redevelopment Plan (2010) and the 142 Steiner Avenue Redevelopment Plan (2017). These plans encourage mixed-use development compatible with adjacent neighborhoods and surrounding the Bradley Beach train station.</p> <p>An intersection improvement project at Memorial Drive and Evergreen Avenue included widening approach lanes, and installing concrete curbs, ADA-compliant ramps, drainage improvements, and a new traffic signal linked to NJ TRANSIT to coordinate traffic flow with train schedules.</p> <p>In 2018, the Borough adopted a Master Plan Reexamination Report, which discusses ongoing efforts to redevelop underutilized industrial properties and eliminate incompatibilities between adjacent residential uses.</p> <p>A dredging project covering the Shark River concluded in 2017 – this project restored the navigable channel and made the waterway safer and more attractive to boaters.</p> <p>In 2018, all census tracts within Neptune City were designated as an Opportunity Zone, a federal designation which offers tax benefits to investors within these boundaries.</p> <p>An upcoming development, the Bijou Villa complex, is anticipated to be complete in Fall of 2025. This development, located at 5th Avenue and Memorial Drive along the eastern border of Neptune City, is positioned to offer 70 luxury units. This development is not in a flood zone – the lot is currently cleared for building, as of Fall 2024.</p>
Neptune, Township of	<p>There have been several major development projects completed in Neptune Township in recent years. These include the Jersey Shore University Medical Center’s Hope Tower, and the reconstruction of the Ocean Grove boardwalk and pier.</p> <p>The Ocean Grove section of Neptune was designated by the New Jersey Chapter of the American Planning Association as a “Great Neighborhood” (2017). In 2020, the Ocean Grove Camp Meeting Association funded a parking study to identify and implement</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>solutions to address parking issues resulting from spillover from nearby communities in the densely populated neighborhood. The Association also recently completed the replacement of the fishing pier that was lost during Superstorm Sandy.</p> <p>Current redevelopment areas include the following:</p> <ul style="list-style-type: none"> • West Lake Avenue - no flood hazard • Route 66 & Green Grove Road - no flood hazard • North Channel Redevelopment - river front • North End Redevelopment - ocean front <p>Redevelopment efforts are underway at the former Coca Cola bottling plant at the Highway 35 circle, as well as at the former Asbury Park Press property on Highway 66. Edgewood Properties is currently leasing the new commercial properties at the site with two buildings still available.</p> <p>Neptune recently commissioned several investigation reports for underutilized areas to determine if they should be designated as areas in need of redevelopment or rehabilitation, including the vacant site on the north end of Ocean Grove. This site was approved in 2024 to be redeveloped into mixed uses of single-family homes, condos, a hotel, retail, and an underground parking garage.</p> <p>In 2018, portions of Neptune were designated as Opportunity Zones, which offer tax benefits to investors. Located at the crossroads of several major corridors and consisting of diverse residential neighborhoods, commercial and industrial areas, parks, institutions, and its seaside hamlet of Ocean Grove, Neptune is both a destination and a busy thoroughfare.</p> <p>In 2023 owners of several adjacent properties along Route 35, including the former Neptune Motor Lodge, formed plans to develop the properties into a 100-room hotel and high-end rental apartments.</p> <p>Neptune’s most recent planning efforts established a Township-wide vision for physical and economic revitalization through residential and commercial rehabilitation, creation, and preservation.</p> <p>An infrastructural project to widen Route 66 from two to four lanes is scheduled to be completed by 2026. The project area ranges between Jumping Brook Road and Bowne and Wayside Roads, where a two-lane roundabout is proposed.</p> <p>A new mixed-use development is to be built in the north end of Ocean Grove, to include a hotel and combination of multi-family residential, single-family residential, and commercial uses, including public spaces and amenities. The project aims to create a northern anchor point to Ocean Grove’s oceanfront and restore the historic use as a destination point for residents and visitors. This development is within a flood zone.</p> <p>Plans for development along Route 66 at the site of former insurance buildings are currently in progress. The plans include a transportation center and space for retail. This development, by the interchange with the Garden State Parkway and Route 66, has no noted flood or wildfire risk.</p> <p>The North Channel of the Shark River has ongoing redevelopment plans, currently slated to build 150 hotel units, and 230 residential units, with retail and restaurant space. This is to be in a flood zone, abutting NJ-Route 35 and across the channel from Neptune’s Shark River Yacht Club.</p> <p>Development planned for West Lake and Springwood Avenue (Asbury) is in the final stages of agreements for 90,000 square feet of retail redevelopment, as well as 90 new residential units. This site is not currently in a flood zone but did experience urban flooding in September 2024.</p>
Ocean, Township of	<p>In 2023, construction on the Ocean Commons began on the corner of Route 35 and Deal Road. The mixed-use development features 6 commercial spaces area, a hotel, and 70 luxury townhomes, including Miller’s Ale House which has been open since 2024.</p> <p>Sand Hills, an industrial park at end of Sunset Avenue in the west part of the Township, is being constructed.</p> <p>Ocean Township continues to experience economic growth throughout the municipality, with commercial development primarily concentrated along its State Highway 35 corridor and industrial development in an area enclosed by Highway 18 to the west, Highway 35 to the east and the Seaview Square Shopping Center to the south.</p> <p>An 11-unit apartment building on Monmouth Road has been approved. This will have an impact on drainage.</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>Ocean Township adopted a new Master Plan in 2023, and the plan has many planning highlights, including:</p> <ul style="list-style-type: none"> • Expanding the Township’s municipal facilities, • Working alongside the State government to repair roads under State jurisdiction, • Expanding the municipalities utilities network, • Reclaiming appropriate Township-owned vacant land as open space, and • Maintaining existing land use patterns.
Oceanport, Borough of	<p>Around the same time, it was announced that the Borough was awarded \$2.1 million in federal grants to reimburse 90 percent of the cost to replace its public works and police building. In December 2017 the Borough demolished the storm damaged municipal building and completed construction of a new building at the former fort in 2020.</p> <p>Fort Monmouth In 2016, FMERA purchased 560 acres from the U.S. Army to accelerate a proactive approach in attracting developers and creating job growth in the County. In January 2017, Monmouth County opened the County Route 537 Extension through the Fort, connecting Highway 35 in Eatontown to Oceanport Avenue in Oceanport in a concerted effort to support further redevelopment of the former military base.</p> <p>In 2018, Oceanport saw the first redeveloped residential development at the fort to be offered to the public for purchase. Called East Gate, the original buildings are part of the Fort Monmouth Historic District and are comprised of single-family homes, duplexes and townhomes constructed between 1929 and 1936.</p> <p>In 2022, FMERA accepted the bid submitted by Netflix to redevelop the 144-acre Mega Parcel, on which Netflix proposes to construct a state-of-the-art production facility consisting of 12 sound stages, ancillary production spaces and back lot operations its TV and movie projects. In 2024, Netflix gained zoning approval from FMERA allowing Netflix to now seek local approval from Oceanport and Eatontown.</p> <p>In January 2023, New Jersey City University confirmed its commitment to develop its Oceanport campus in the wake of discussions of a possible closing due to financial shortfalls. Approximately 200 students are currently enrolled at the campus, and the University is working with State and Federal officials to identify potential sources of funding to allow it to continue operations in Oceanport.</p> <p>Other recent development includes the construction of close to 300 one- to two-bedroom units; the addition of backflow preventers on pipes (10 to 12 done; another 20 to 30 to complete); dry flood proofing in Maple Place School, the firehouse, and the first aid squad; and elevation of all but 29 repetitive loss (RL)/severe repetitive loss (SRL) properties.</p>
Red Bank, Borough of	<p>Several mixed-use and multifamily development projects have been constructed in Red Bank over the past couple of decades. These projects include the Rail at Red Bank which opened in 2023 and the 10-unit multifamily structure called Shrewsbury Manor at Riverside Avenue and Allen Place. The Red Bank Redevelopment Agency was formed in 2019 to manage and focus these efforts in keeping with the Borough’s goals for development. Red Bank is home to an established and vibrant performing and visual arts community. In 2021 the Count Basie Center for the Arts completed an expansion to create an arts, entertainment, and education campus spanning a full block along Monmouth Street. Red Bank remains one of the largest cultural hubs in the County. Other arts organizations located here include the recently expanded Two River Theatre, the Art Alliance of Monmouth County, and the County’s official arts agency, Monmouth Arts.</p> <p>A 212-unit mixed-use facility called Saxum at 176 Riverside Avenue is under construction, as is a 20-unit mixed-used facility at 170 Monmouth Street, a 10-unit multifamily structure at 16-22 West Front Street called Southbank at Navesink, a 10-unit mixed-use building at 96-98 West Front Street called Rivermark, a 40-unit multifamily structure at 19-29 Mechanic Street called One Globe Court, and a 14-unit multifamily structure called Azalea Gardens at 36 Harding Road.</p> <p>In January of 2023, the Borough Planning Board adopted a new Master Plan, which states that Red Bank’s vision is to “continue to evolve as a diverse, inclusive, and vibrant place for people of all ages and walks of life to call home as well as visit, embracing creativity and innovation while treasuring the elements that make it such a special and attractive community.” Red Bank plans to achieve this vision by ensuring the Borough is “Connected,” “Balanced,” “Equitable” and “Prepared.” Recommendations in the Master Plan include preserving residential buffers, improving existing pedestrian infrastructure, providing a diverse range of housing options, and promoting historical tourism.</p> <p>Recent developments that have been approved by the Borough include a 10-unit mixed-use facility at 273 Shrewsbury, a 45-unit mixed-used facility at 121 Monmouth Street, a 33-unit multifamily building called Thrive RB at 273 Shrewsbury Avenue, and a 20-unit mixed-used facility at 72 Bridge Avenue.</p>

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>In December 2024, developer Denholtz Properties released its plan for the redevelopment of a number of blocks surrounding the Red Bank NJ TRANSIT rail station. The plans include two six-story apartment buildings between Monmouth and Chestnut Streets. Each building would have ground-floor retail space and a parking garage for resident and public use. The plans also include a five-story apartment building between Chestnut and Leonard Streets on an area that now includes parking lots, a rail yard and a retention basin. This ground floor would also be retail space with a parking garage at its center. Altogether, there will be no more than 400 apartments with 20% of them being affordable housing. Denholtz Properties is planning for a “station square”. Lastly, there are plans for two new public streets, one running from Chestnut Street to Leonard Street and another wending roughly parallel to the train tracks from Monmouth Street to Chestnut Street.</p>
Roosevelt, Borough of	<p>According to the County’s 2011 Panhandle Region Plan, Roosevelt’s municipal vision includes continued preservation of its open space and the green belt surrounding the Borough, protection of the Borough’s historic character, and encouraging community retail uses in the Borough’s core. The goals of its master plan were designed to support the historic community planning principles upon which Roosevelt was designed and established. Rather than serving as a separate element, historic preservation is integrated into the planning elements of the Borough’s master plan. Planning issues are inextricably linked to the Borough’s historic character. A key recent concern is the cost of maintaining Roosevelt’s water and sewer infrastructure. While the Borough does not plan to expand its existing public water and sewer network, the original water system, which is still in place, is due for significant maintenance and/or replacement. The Borough is seeking funding sources for much needed roadways and other municipal infrastructure improvements.</p>
Rumson, Borough of	<p>Rumson is working on multiple projects to achieve their affordable housing obligations including a four-bedroom housing unit for individuals with special needs, partially funded by the Housing and Mortgage Finance Agency and a small age-restricted rental development on land donated by a developer along Carston Street. Both projects are expected to begin construction in 2024. Almost all RL/SRL properties are elevated.</p> <p>In 2021, following court approval of Rumson’s Affordable Housing Plan and amendments to the Borough’s ordinance and master plan element to include affordable housing residential zones, the Borough’s zoning and planning boards began hearing applications for the proposed construction of affordable housing units in the Borough. These are planned for Carton Street, the prior Bank of America, and Westpark at Washington and Grant.</p>
Sea Bright, Borough of	<p>The Haven at Sea Bright is a mixed-use development that received approval from Monmouth County in late 2023. The development will contain 44 apartment units and bottom floor retail along Front Street. The housing units will include four single-family homes, a 15-unit condo building, and 25 townhomes. A park will be included, and the develop will also redo/elevate the bulkhead.</p> <p>Additional development in the Borough includes condominiums in the center of town, North Pointe at Sea Bridge, the building out of the front of the Beach Walk Hotel, and the firehouse.</p> <p>The Ocean Avenue Streetscape Improvements Project, completed in 2017, addressed numerous recovery and planning issues with the result being a safer, more accessible, and attractive downtown. The project included curb bump-outs at intersections, new sidewalks and crosswalks, stationary benches and trash receptacles, ADA-compliant ramps, decorative streetlights, landscaping and street trees, and way-finding signage.</p> <p>A new beach pavilion/library, repaving of Ocean Avenue, sea wall repairs, and a new municipal complex were completed in 2018/2019.</p>
Sea Girt, Borough of	<p>There has been no major development in Sea Girt between 2020-2025. Though the Borough is largely built out, Sea Girt sees an estimated 40+ single family homes in a year be demolished or rebuilt on the same lot.</p> <p>A new development is planned at Fifth Avenue and Washington Boulevard, with a to-be-determined timeline. The plan for development includes 20-30 condominiums.</p>
Shrewsbury, Borough of	<p>There was an addition to Shrewsbury Borough Primary School.</p>
Shrewsbury, Township of	<p>No recent or future major development or infrastructure.</p>
Spring Lake, Borough of	<p>In 2023, Spring Lake purchased a vacant property along Third Avenue, for \$3.3 million, with the goal of turning the building into a mixed-use development. The Borough currently plans to find a restaurant tenant for the first floor with three upper-story affordable apartments.</p>
Spring Lake Heights, Borough of	<p>Spring Lake Heights is largely built out and has experienced no major development or infrastructural projects over the past five years. The Borough continues to be home to single-family home development and small redevelopment projects.</p>

**MONMOUTH COUNTY, NEW JERSEY
HAZARD MITIGATION PLAN 2026**

Municipality	Recent (since 2021) and Future (5+ years) Major Development and Infrastructure
	<p>There is one ongoing residential redevelopment project building townhomes, located along the railroad line which makes up Spring Lake Heights’s eastern border with Spring Lake.</p>
<p>Tinton Falls, Borough of</p>	<p>Tinton Falls has experienced both residential and commercial development since 2020. As far as residential development, 45 single-family homes called Anthem Place, 243 townhouses and condominiums called Patriots Square, 70 one-bedroom apartment units in Solider On Veterans Housing at 275 Essex Road, and 112 beds at All American Assisted Living at 1530 West Park Avenue have been constructed.</p> <p>There has been significant commercial development over the past five years. This includes 369 Essex Road Warehouse, 57 Apple Street Office Building, 5030 Shafto Road Warehouse, FLM Associates Flex Space (3212 Shafto Road), Stavola Flex Space (1511 Wayside Road), 150 Tornillo Way Flex Space, 151 Tornillo Way Flex Space, Medline Warehouse (1470 Shafto Road), Amazon Warehouse (1251 Jumping Brook Road), Mid-Monmouth Tech Center Warehouse (1200 Pine Brook Road), and Suburban Disposal (5299 Asbury Avenue).</p> <p>Ironworks Crossing, a 108-unit townhouse development, is approved residential development that has been approved to be constructed or is under construction.</p> <p>Commercial development that has been approved to be constructed or is under construction includes Massaro Realty Warehouse/Flex Space (3162 Shafto Road), Stavola Wayside West Commercial Development (1810 Wayside Road), Mid-Monmouth Tech Center II Warehouse (Park Road), Stavola Flex Space (Centre Plaza), Cutler Produce Warehouse (301 Commerce Drive), RWJ Barnabas Vogel Medical Campus (100 Pearl Harbor Road), 49 Shark River Road Warehouse, 5171 Asbury Ave Self Storage Facility, Platinum Properties Liquor Store (990 Shrewsbury Ave), and 91 Apple Street Office Building.</p>
<p>Union Beach, Borough of</p>	<p>The Borough Council is working with the County to elevate part of Front St. that is prone to flooding.</p>
<p>Upper Freehold, Township of</p>	<p>Several projects in scattered pockets have been approved but none have moved forward because of the economic situation.</p> <p>A 472,757 square foot warehouse application has been proposed at 1662 Old York Road [Route 539]. The application is currently still under review by the Monmouth County Development Review Committee. Although the warehouse will not be located in Upper Freehold, truck traffic due to the warehouse will affect the Township.</p>
<p>Wall, Township of</p>	<p>Construction of the new Allenwood Terrace Apartments, an age-restricted affordable-housing complex, was completed in late 2020. The complex is located at the intersection of Allenwood Road and Highway 138 on the site of a former State Police building. Construction of The Townes at Glen Oaks was completed in 2023, a 120 townhome and apartment community at the intersection of Allenwood Road and Route 138. Further east, the Highway 35 corridor has experienced sizable redevelopment of existing shopping plazas in recent years. In 2023 an Old Mill Plaza redevelopment plan was approved by the Wall Township Committee, allowing for up to 230 units of age restricted, affordable, and market rate apartment rentals. The plan also allows for small commercial development along Old Mill Road and Route 35.</p> <p>In 2023 a 2,000,000+ square foot warehouse complex was proposed off of West Hurley Pond Road. The application is still under review by Wall and Monmouth County Planning Boards. Traditions at Walls with about 200 units that is coming in. These will need additional water storage to fight fires. Glen Oaks apartments will be approximately 100 townhomes in addition to a three-story apartment building. Additionally, the Allenwood Terrace Apartments.</p>
<p>West Long Branch, Borough of</p>	<p>An age restricted 55+ community was constructed.</p> <p>There is potential for a new residential development to go in adjacent to the ShopRite of West Long Branch. The Turtle Mill Brook runs behind this property, but it does not experience a lot of flooding.</p>

2.4 ECOSYSTEMS AND NATURAL ASSETS

Landscape

Monmouth County has natural and maintained beaches; brackish rivers; bays; and ocean; large and small freshwater lakes, rivers, and reservoirs; and highlands, lowlands, forest, farms, and developed areas. Elevations in the County range from sea level at the coast to 391 feet above sea level at Crawford's Hill in Holmdel. The County is largely made up of lowlands (Monmouth County Master Plan, 2016).

The soil in the County is suitable for a variety of purposes. In the central portion of the County running southwest to northeast, the soil may be used for common field crops, hay, sod, vegetables, nursery stock, horse farms, pastureland, and orchards; in the northwesternmost part of the County, the soil is good for common field crops, hay, and vegetables; both to the northwest and southeast, soil may be used for pastureland; to the southeast, specialty crops such as blueberries and cranberries may be grown in the soil; in certain parts of the center and western part of the County, the soils were mucky, sandy, and poorly drained and unsuitable for most uses; patches in the southern part of the County were good for common field crops, vegetables, and horse farms; the northernmost part of the County (outside the barrier islands) has soil suitable for wildlife habitat; and the barrier islands are best to host coastal maritime forests.

Monmouth County has almost 60 square miles of surface water utilized for drinking, stormwater collection, farming, and recreation. Swimming River, Glendola, Manasquan, and the Brick are reservoirs for drinking water. Natural and manmade lakes are found throughout the County. The County's major drainage basins are the Atlantic Coastal, the Raritan, and the Delaware. Floodplains along the County's many rivers, streams, lakes, ponds, and the ocean provide natural functions. These areas include beaches, dunes, wetlands, and other flat land areas which protect from flooding, provide wildlife habitats, and provide recreational opportunities.

Agriculture

Starting in the 1980's Monmouth County has made a substantial investment in securing an agricultural land base for current and future generations of farmers. As of September 2023, throughout the County there were 47,753 acres of farmland assessed ground. Of this farmland, 15,734 acres are a part of the Monmouth County Farmland Preservation Program. This equates to nearly 33% of the farmland assessed property within the County being protected under this program. The Farmland Preservation Program assists in the protection of farmland from future development. This safeguards an integral, and historical aspect of Monmouth County. A key aspect of the program is that it assists municipalities in preparing grant applications for funding to purchase agricultural easements on targeted land (2023 Monmouth County Profile).

County and State Parks

Annually, over six million visitors enjoy Monmouth County Park facilities. Monmouth County is also home to several notable national and state parks including Allaire State Park, Gateway National Recreation Area, Monmouth Battlefield State Park, and Telegraph Hill State Park, which includes the PNC Bank Arts Center. These parks also include State-owned wildlife refuges and federally owned habitats for endangered species. The Manasquan Reservoir is the Park System's most popular site with more than one million visitors a year. In November 2024, water levels at the reservoir dropped below 50% capacity for the first time in 30 years during drought conditions.