

Monmouth County Economic Growth Non-Residential Permit Report Fourth Quarter 2020



Monmouth County Division of Economic Development

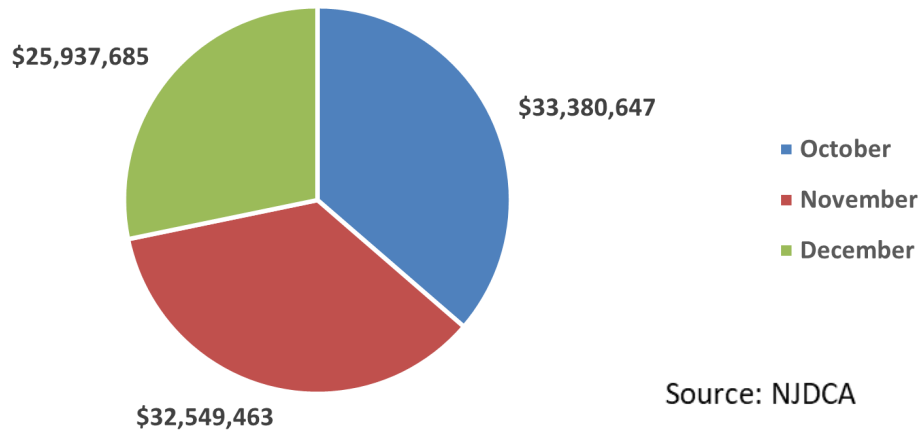
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Monmouth County Board of Chosen Freeholders

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Fourth Quarter 2020 Monthly Comparisons
Total Non-Residential Permits



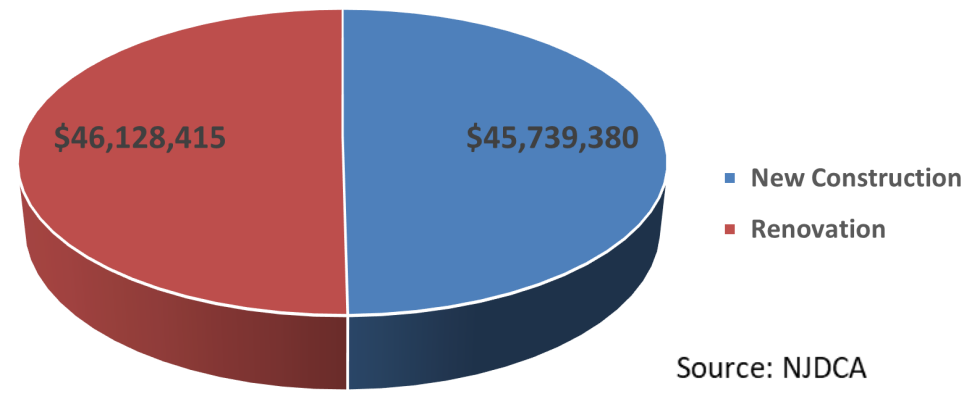
Highlights

- The Borough of Eatontown issued permits for various projects totaling over 100 thousand square feet of new construction.
- Livoti’s Italian Deli is opening a new store in Freehold Township. Two permits valued at over 800 thousand dollars were issued.
- In Freehold Township 2.6 million dollars worth of permits were issued for Centra State Hospital

Highlights

- In the Borough of Tinton Falls, a permit valued at over 500 thousand dollar was issued for Dogtopia, a doggy day care company.
- In Howell Township, a new Fairfield hotel is being constructed. A permit worth 4.7 million dollars was issued for the project.

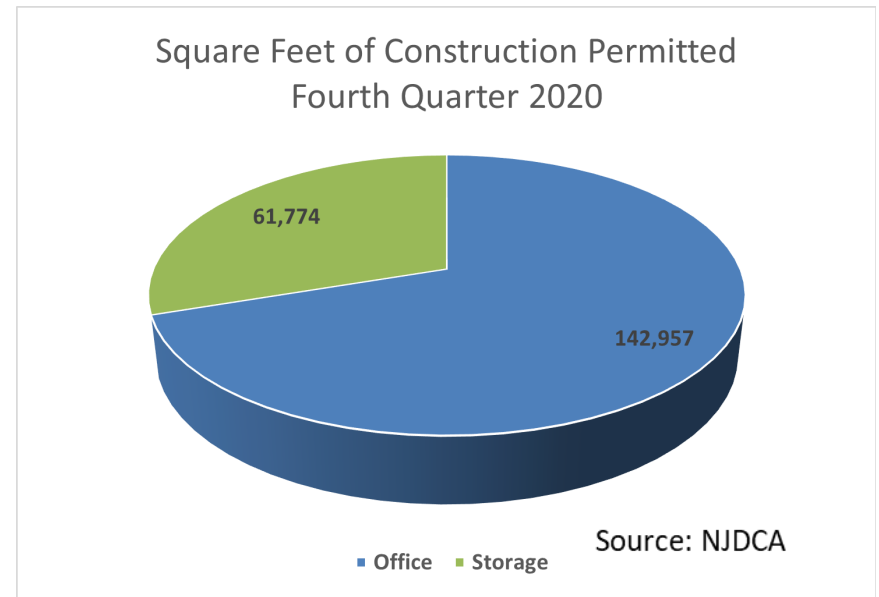
Fourth Quarter 2020
New Construction v Renovation



Building Groups	
Residential	Buildings where members of households live. Examples of residential groups include: one- and two-family houses (R-3 and R-5); apartments, dormitories, other multifamily houses (R-2); and mixed-use housing, where the house is a relatively smaller part of a building that has another use (e.g., an apartment over a store). Therapeutic residences (R-4) for 6 to 16 occupants are also included in this category. The Table 1 series and Tables 2 and 3 show authorized housing units by group definition.
The following groups refer to industrial, commercial, and other nonresidential structures.	
Assembly	Structures where people gather for civic, social, or religious purposes. Examples include: theaters and concert halls (group A-1); night clubs, dance halls, casino gaming areas, restaurants, taverns, and bars (A-2); churches, libraries, amusement arcades, community halls, gymnasiums, indoor swimming pools, art galleries, and museums (A-3); arenas, skating rinks, swimming pools, tennis courts (A-4); and grandstands, bleachers stadiums, and amusement park structures (A-5).
Business	Office buildings (group B) for business transactions of all kinds including banks, corporate offices, professional offices, government buildings, beauty shops, motor vehicle showrooms, and out-patient clinics.
Educational	Buildings for educational purposes through the 12th grade (group E).
High Hazard	Buildings used to manufacture, process, or store materials that constitute a high fire, explosion, or health hazard (group H).
Hotels, Motels, Guest Houses	Buildings for shelter and sleeping where the primary occupants use the facility on a temporary basis, staying less than 30 days (group R-1).
Industrial	Factory buildings where the occupants make, process, or assemble products that are not highly combustible, flammable, or explosive. Includes automotive, appliance, and furniture manufacturers; electric power plants; food processing plants; foundries; and water pumping, solid waste disposal, and incineration plants (group F).
Institutional	Buildings for people who suffer from physical limitations because of age or health; buildings for people detained for penal or correction purposes. Includes: supervised residential homes for six or more people (group I-1); medical and nursing-care facilities (I-2); jails, reformatories, and asylums (I-3); and day care for six or more occupants (I-4).
Mercantile	Buildings for display and sale purposes. Includes retail stores, automotive service stations, drug stores, shops, salesrooms, and markets (group M).
Storage	Buildings used to store goods that are not highly combustible or explosive. Includes warehouses, open parking garages, lumberyards, livestock shelters, and mausoleums (group S).
Signs, Fences, Miscellaneous	Accessory buildings and miscellaneous structures including fences over six feet in height, signs, private garages, sheds, agricultural buildings, carports, retaining walls, tanks, and swimming pools (group U).

<https://www.nj.gov/dca/divisions/codes/reporter/2017yearly/2017AnnualReport.pdf>

Fourth Quarter 2020



In Monmouth County, the largest growing building groups in terms of square footage are office space and storage. The graphic shows that over 200,000 square feet of construction occurred in the fourth quarter.

Highlights

In the Borough of Matawan, a permit valued at 280 thousand dollars was issued for the reconstruction of a medical office.

In the Township of Middletown, a permit was issued for nearly 70,000 square feet of new construction for office space.

<https://www.nj.gov/dca/divisions/codes/reporter/house2020.html>

Conclusion

The forecast for economic growth in Monmouth County continues to be strong. According to New Jersey Department of Community Affairs, total dollar value for non-residential permits in the fourth quarter of 2020 was \$91,867,795.

Monmouth County is a very desirable place to start and grow a business. The Division of Economic Development continues to work with the County's business community in all sectors to retain, grow, and attract businesses. Needs assessment and the delivery of business resources are key elements to the division's Grow Monmouth programs which include Made in Monmouth, Grown in Monmouth and the Façade Improvement Program.

These programs and resources provided are made possible because of collaboration and support from the Monmouth County Board of Chosen Freeholders.

