Middletown Quarterly Record

Key Changes

SECTION 1 OF 8 · THE QUARTER IN ONE LIST

559
MORTGAGE LOANS RECORDED; AMOUNT READ FOR 3 SO FAR

4 of 15
APPLICATIONS HEARD, APPROVED; 8 OUTCOMES NOT ON FILE

Not on file
PERMITS ISSUED; REQUESTED FROM THE CONSTRUCTION OFFICE

$13.1m
15 OF 463 DEEDS WITH A PRICE READ SO FAR

25
ORDINANCES ADOPTED

Not on file
CERTIFICATES OF OCCUPANCY; REQUESTED

Ten Most Significant Actions of Q3, Middletown

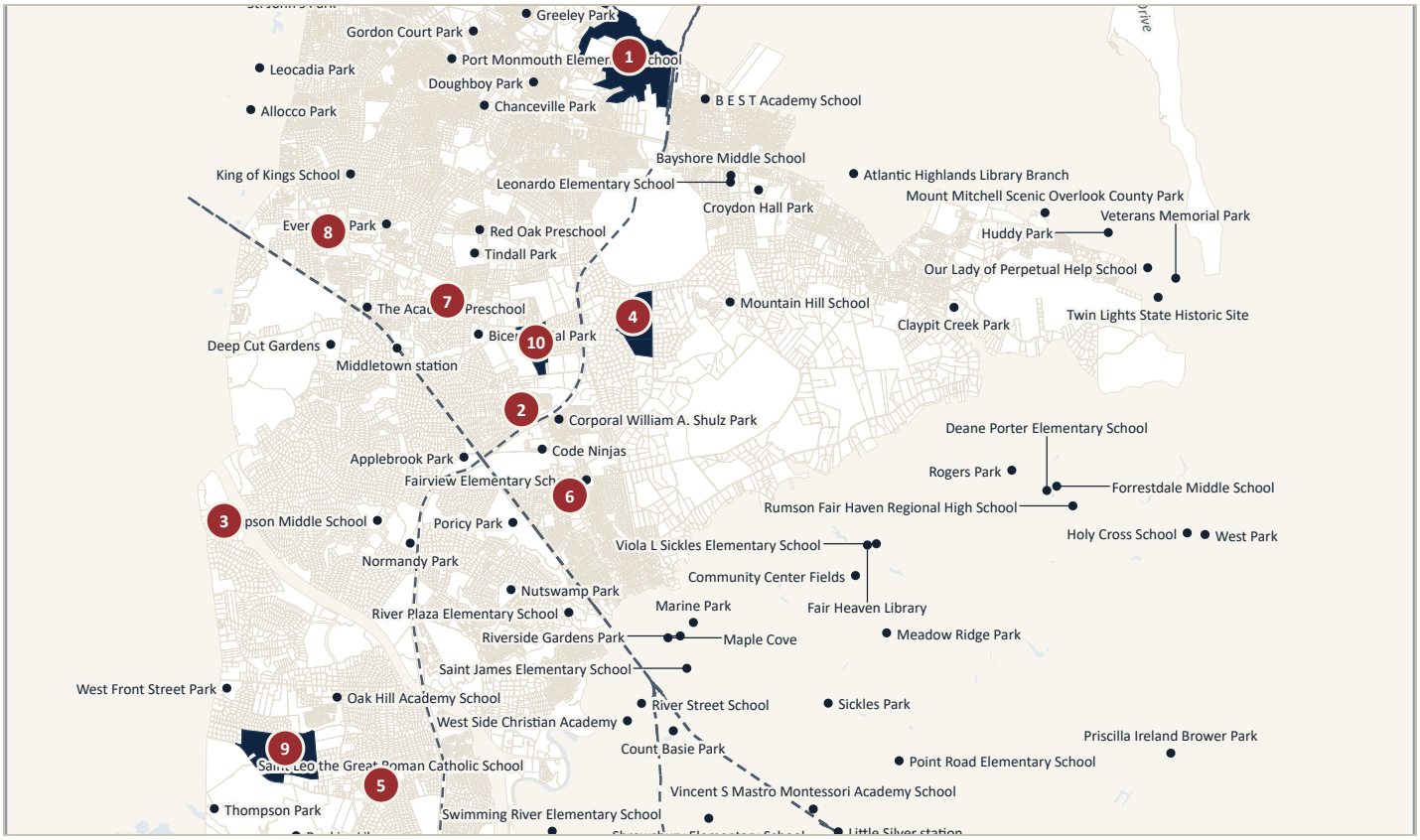
#	ITEM	MEASURE	DATE	LATEST PROJECT STATUS
1	**Port Monmouth (Port Belford Redevelopment Area)** Project Highlight › Block 306 Lot 66 The Township Committee adopted Ordinance 3519, a 30-year tax exemption for about 410 apartments with a 15% affordable set-aside, about 62 units (calculated). The ordinance puts project cost at about $166.7 million and the first full-year service charge at $1,558,629. Site plan approval is not of record.	410 units	Jul 13	PILOT adopted
2	**Highway 35 South** Block 869 Lot 119.02 Prime Care One LLC gave Starwood Property Mortgage Sub-6-A LLC a $205 million mortgage, the quarter's largest instrument. Starwood signs as lead lender for itself and other lenders; the mortgage's property schedule names only this lot, 620 Highway 35 South, and an access easement.	$205,000,000	Sep 17	Mortgage recorded
3	**1114 West Nut Swamp Road (RTH-10)** Block 1045 Lots 2 to 4 Ordinance 3507 rezoned 16 acres for up to 136 townhomes, 27 of them affordable (19.9%), settling the Adoni builder's remedy suit and the Franklin at Middletown suit. The Planning Board found it consistent 7 to 0 on Jul 1.	136 units	Jul 13	Zoning adopted
4	**Chapel Hill Farm** Block 832 Lots 92, 92Q, 93 Ordinance 3531 authorizes buying about 83 acres for $8 million, about $4.5 million of it from the County, in exchange for Block 835 Lot 18 (about 67 acres). Bond ordinance 3541, naming these lots, followed on Sep 21.	$8,000,000	Sep 8	Acquisition authorized
5	**Luftman Towers** Block 1072 Lot 36.01 Ordinance 3521 grants a tax exemption to Lincroft Senior Citizens Housing Corp for its 189-unit senior building.	189 units	Jul 13	PILOT adopted
6	**370 Route 35** Block 932 Lot 6 Cartone Properties LLC sold the lot to 370 Route 35 LLC for $2,999,999, the largest deed price read so far, and Provident Bank lent the buyer $2.4 million the same day.	$2,999,999	Jul 27	Sale and mortgage recorded
7	**1008 Highway 35** Block 811 Lot 37 Resolution 26-235 commits $320,000 from the affordable housing trust fund to Habcore, Inc. for 8 affordable units. The share of all units is not stated.	8 units	Aug 17	Funding committed
8	**1580-1610 Highway 35** Block 605 Lots 62, 63 Team Express Middletown, LLC sought a use variance for a 12,800 SF car wash with 18 vacuum stations on 2.63 acres. Heard Aug 24 and listed for a vote only on Sep 28; minutes of both are not on file.	12,800 SF	Sep 28	Outcome not on file
9	**850 Newman Springs Road** Block 1063 Lot 67.01 The Planning Board approved Amergy Solar, Inc.'s solar canopies of 37,678 SF over a theater parking lot, 7 to 0 with conditions, and adopted the resolution Aug 5.	37,678 SF	Jul 1	Site plan approved
10	**Middletown Walk** Project Highlight › Block 825 Lots 53.02, 53.03 Toll NJ XII recorded 20 townhouse sales in the Townhouse District, the run of a 350-unit project with 70 affordable units (20%). Toll Brothers Mortgage made 6 loans in Middletown this quarter.	20 sales	Jul 6 to Sep 21	Selling homes

Property items only; Committee finance is on the next page. Latest Project Status is the furthest step the record shows for the site. Deed and mortgage amounts are read from the County Clerk's recorded images, which were still being read at this draft; every total says how many were read.

Sources this page: Monmouth County Clerk, instruments recorded Jul 1 to Sep 25, 2026 · Middletown Planning Board and Zoning Board of Adjustment agendas, packets and minutes, Jul 1 to Sep 28, 2026 · Township Committee agendas, packets and minutes, Jul 13 to Sep 21, 2026 · OPRA #26-1796 release, Oct 20, 2026 · NJGIN tax parcels. Full citations: Record notes.

Significant Actions Map

RANKS FROM PAGE 3



Middletown Q3: Action Summary

THE LARGEST ITEMS IN EACH PART OF THE RECORD

PLANNING BOARD AND ZONING BOARD

FULL LEDGER FROM PAGE 6

JUL 1 · PLANNING	9 **850 Newman Springs Rd**: Amergy Solar canopies, approved 7 to 0	37,678 SF
JUL 1 · PLANNING	**Three Highway 36 and Newman Springs sites**: IAAT Services electronic billboards, carried to Nov 4	378 SF faces
JUL 27 · ZONING	**820 Navesink River Rd**: 12,990 SF house, coverage variance, approved 4 to 0	12,990 SF
AUG 24, SEP 28 · ZONING	8 **1580-1610 Hwy 35**: Team Express car wash, use variance, outcome not on file	12,800 SF
AUG 5 · PLANNING	**Walada and Arlington Aves**: Milano Brothers Builders, major subdivision, carried to Nov 4	4 lots

TOWNSHIP COMMITTEE

JUL 13 · ORD. 3519	1 Port Monmouth 30-year tax exemption, about $166.7 million project	$1,558,629 yr 1
JUL 13 · ORDS. 3507 TO 3509	3 RTH-10, RTH-11 and RTH-12 inclusionary zones, 20% set-asides	136 units
SEP 8 · ORD. 3531	4 Chapel Hill Farm purchase and land exchange	$8,000,000
SEP 8 · RES. 26-248	Auction: Block 265 Lot 60.01, Route 36 and Wilson Ave, bid accepted	$640,000

CAPITAL MARKETS & SALES

SEP 17 · MORTGAGE	2 **Hwy 35 South**: Prime Care One LLC to Starwood, lead lender	$205,000,000
JUL 27 · DEED, MORTGAGE	6 **370 Route 35**: to 370 Route 35 LLC, with a $2,400,000 Provident Bank loan	$2,999,999
SEP 25 · MORTGAGE	**Block 1087 Lot 9**: ABL RPC Residential Credit to PP 8 Harbor Green LLC	$1,750,000
JUL 6 · DEED	**Block 720 Lot 4.03**: D.R. Horton new home to a private buyer	$1,349,990

CONSTRUCTION PERMITS

Q3	The permit register and certificate log for Q3 are not on file. They are on the gap list and will be requested from the Construction Office.	Not on file

Sources this page: as page 3. Map: NJGIN tax parcels; streets, water and places © OpenStreetMap contributors.

Municipal Actions

SECTION 2 OF 8 · PLANNING BOARD, ZONING BOARD AND TOWNSHIP COMMITTEE

Planning and Zoning. The Planning Board met Jul 1, Aug 5 and Sep 2 and the Zoning Board of Adjustment met Jul 27, Aug 24 and Sep 28. Agendas are on file for all six, minutes for three. Fifteen applications were heard: four were approved, none denied, three were carried and eight have no outcome on file because their minutes are not yet posted. Nine resolutions were adopted. Rick Brodsky was counsel on three matters.

Township Committee. The Committee met five times, with agendas and minutes on file for all five, and every recorded vote was unanimous. It adopted 25 ordinances, among them the Port Monmouth and Luftman Towers tax exemptions and three inclusionary rezonings, and introduced 19. Every hearing, ordinance and land-use or large contract vote follows on the next six pages, in date order.

11 MEETINGS, MINUTES FOR 8

15 APPLICATIONS HEARD · PLANNING/ZONING

4 APPROVED, 0 DENIED, 8 NOT ON FILE · PLANNING/ZONING

3 CARRIED TO A LATER DATE · PLANNING/ZONING

25 ORDINANCES ADOPTED · COMMITTEE

9 RESOLUTIONS ADOPTED · PLANNING/ZONING

Meetings and coverage

WHAT EACH MEETING DID, AND WHAT OF IT IS ON FILE

	PLANNING BOARD	ZONING BOARD OF ADJUSTMENT	TOWNSHIP COMMITTEE
July	**Wed, Jul 1** • Approved **850 Newman Springs Rd**, Amergy Solar canopies, 7 to 0 • Found Ords. 3507 to 3509 consistent, 7 to 0 • Carried the IAAT billboards and **911 Middletown-Lincroft Rd** to Nov 4 A M R	**Mon, Jul 27** • Approved **27 Burlington Ave**, 5 to 0, and **820 Navesink River Rd**, 4 to 0 • Adopted five resolutions, among them 264 Sunnyside Rd • Carried **Team Express** to Aug 24 A M R	**Mon, Jul 13** • Adopted Ords. 3507 to 3509 and 3519 to 3522, among them the **Port Monmouth** PILOT; introduced 3523 to 3526 A M **Tue, Jul 28** • Three of five present; introduced Ord. 3527, utility easements; new Administrator named A M
Aug.	**Wed, Aug 5** • Adopted the Amergy resolution; extended **256 Chapel Hill Rd**, 7 to 0 • Carried **Walada and Arlington Aves** to Nov 4 A M R	**Mon, Aug 24** • Heard **Team Express**, 6 Benton Ave, 527-535 Hwy 35 and 38 Brevent Ave • Outcomes not on file A M R	**Mon, Aug 17** • Adopted Ords. 3523 to 3527; introduced 3528 to 3534, among them **Chapel Hill Farm**; Habcore trust fund award A M
Sept.	**Wed, Sep 2** • Reviewed Ord. 3530, farm events; outcome not on file • Billboards carried to Nov 4 A M R	**Mon, Sep 28** • Team Express listed for a vote only • Heard 1 Osborne Ave, **420 Hwy 36** sign, 20 Sugar Maple Dr and 344 Hillside Ave A M R	**Tue, Sep 8** • Adopted Ords. 3528 to 3534; introduced 3535 to 3540; auction results A M **Mon, Sep 21** • Adopted 3535, 3537, 3538, 3540 to 3542; 3536, data centers, not heard A M

A Agenda, meeting notice M Minutes, meeting record R Resolution, the board's written decision **Solid** on file and read R not on file

Sources this page: Middletown Planning Board agendas Jul 1 to Sep 2 and minutes Jul 1 and Aug 5, 2026 · Zoning Board of Adjustment agendas Jul 27 to Sep 28 and minutes Jul 27, 2026 · Township Committee agendas, packets and minutes Jul 13 to Sep 21, 2026. Board resolutions are recited in minutes; the resolution texts are not on file.

BLOCK 306 LOT 66 · PORT BELFORD REDEVELOPMENT AREA · ABOUT 228.6 ACRES

Project Record: Port Monmouth

DESIGNATION	REDEVELOPER	PILOT	APPROVAL	PERMIT
Feb 1, 2016	**Jun 5, 2023**	**Jul 13, 2026**	**Pending**	**Not on file**
Res. 16-84, area in need of redevelopment; plan Ord. 2017-3197	Res. 23-175, conditional designation; agreement Sep 23, 2024	Ord. 3519, 30-year tax exemption, adopted 5 to 0	No site plan approval of record; approvals period extended Oct 19	Construction to start within 90 days of Project Closing

DEVELOPER

REDEVELOPER	Port Monmouth Residential Developer, LLC
SPONSORS	Woodmont Properties and Canoe Brook Development
PILOT ENTITY	Port Monmouth Urban Renewal, LLC (Ord. 3519)
LANDOWNER	Monmouth County; lots pass through the Township
COUNSEL	Not stated in the record

PROGRAM

UNITS	About 410 apartments
AFFORDABLE	15% set-aside, about 62 units (calculated)
COMMERCIAL	About 10,000 SF retail plus restaurant pads
PUBLIC	Ferry plaza, farmers' market, amphitheater
PARKING	Structured garage, to be conveyed to the County

CAPITAL MARKETS

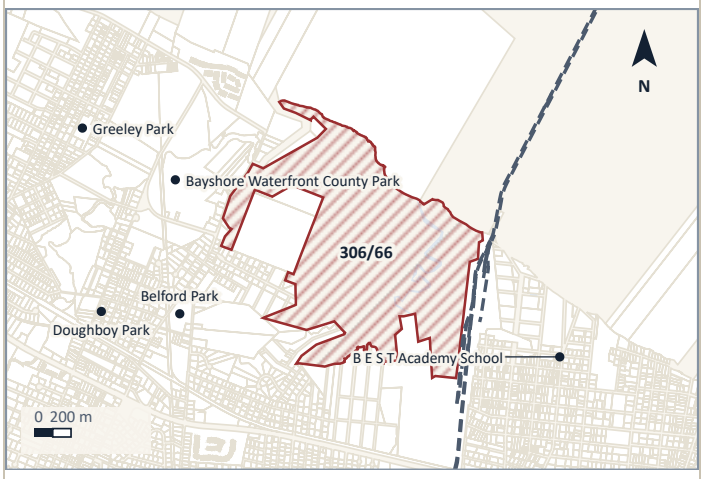
PROJECT COST	About $166,703,889 (Ord. 3519)
SERVICE CHARGE	$1,558,629 in the first stabilized year; 2% fee
TERM	30 years
LAND	County purchase agreement Oct 21, 2025; price not stated
LOANS	None of record on Block 306 Lot 66 in Q3

Overview

Port Monmouth Residential Developer, LLC, formed by Woodmont Properties and Canoe Brook Development, plans about 410 apartments with a 15% affordable set-aside, about 10,000 square feet of retail, restaurant pads, a structured garage and a ferry arrival plaza on part of a 228.6-acre County-owned tract on the bayshore. On Jul 13, 2026 the Township Committee adopted Ordinance 3519, a 30-year tax exemption that puts project cost at about $166.7 million and the first full-year service charge at $1,558,629, with 300 to 350 construction jobs and 75 to 100 permanent ones.

The Township began the redevelopment study in 2015 (Res. 15-205), declared the area in need of redevelopment on Feb 1, 2016 (Res. 16-84) and adopted the Port Belford Redevelopment Plan in 2017, amended in 2023. The redeveloper was conditionally named Jun 5, 2023 and signed its agreement Sep 23, 2024. A three-way purchase agreement with the County followed Oct 21, 2025. On Oct 19, 2026, after the quarter, Res. 26-277 tied the approvals period to that purchase agreement and set construction to start within 90 days of closing. No Planning Board approval or permit is of record.

PARCELS OF RECORD



The lot the record names carries a mapped parcel, shaded and labelled block/lot. Neighbouring parcels are drawn for context only. Source: Middletown tax parcel layer (NJGIN). Streets, water and places: © OpenStreetMap contributors (ODbL).

Contents of this record

SECTION	WHAT IT COVERS	PAGE
People & Firms	Redeveloper, sponsors, County	2
Board Approvals	Redevelopment steps 2015 to 2026; Ord. 3519	2
Capital Markets	PILOT terms; County land; no loans of record	3
Construction Permits	Not on file	4
Record notes	Sources, spellings, gaps	5

Sources this page: OPRA #26-1796 release, Oct 20, 2026, Port Monmouth redeveloper resolution 26-277 and form of First Amendment (recitals of Res. 15-205, 16-84, 23-175, 24-212; Ord. 2017-3197) · Township Committee agenda, packet and minutes Jul 13, 2026 (Ord. 3519) · NJGIN tax parcels. Full citations: Record notes, page 5.