

ORDINANCE NO. O-22-23
TOWNSHIP MEETING DATE – November 22, 2022

AN ORDINANCE ADOPTING THE “3M SITE” REDEVELOPMENT PLAN AND AMENDING CHAPTER 190, LAND USE, ARTICLE XI ZONES AND SCHEDULE OF REQUIREMENTS, AND ARTICLE XIII, ZONING REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, and State of New Jersey as follows:

I.

PURPOSES: The purposes of this Ordinance are to adopt the “3M Site” Redevelopment Plan attached hereto and amend Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to adopt the Plan including: rezoning the designated parcels from M-1 Industrial and LI-3 Light Industrial; applicable zoning requirements; design standards; administrative and procedural requirements; and redeveloper obligations..

Note: Additions are underlined and deletions are shown with ~~strikethroughs~~.

II.

Article XI, Zones and Schedule of Requirements Regulations, §190-97 Zones, is hereby amended to add the “3M Redevelopment Area” to the list of zones where applicable:

§190-97 List of Zones

For the purpose of this chapter, the Township is divided into the following classes of zones:

3M Redevelopment Area

III.

Article XI, Zones and Schedule of Requirements Regulations, §190-98 Zoning Map, is hereby amended to rezone the following block and lot from M-1 – Industrial and LI-3 Light Industrial to “3M Redevelopment Area” as follows:

§190-98 Zoning Map

| Block | Lots | Address | Acres | Current Zone | Proposed Zone |
|--------------|-----------------|------------------------------------|--------------|---------------------|----------------------------|
| 49 | 46.01 and 46.02 | 225 and 235 Willow Brook Rd. | +/-53.52 | M-1 and LI-3 | “3M Redevelopment Area” |

IV.

Article XIII, Zoning Regulations, is hereby amended to add new subsection §190-160.3, 3M Redevelopment Plan as follows:

§190-160.3 – 3M Redevelopment Plan

The 3M Redevelopment Plan is hereby established for the area as designated on the Township Zoning Map. A copy of 3M Redevelopment Plan is located on the Township website at: https://twp.freehold.nj.us/planning-board_office or a copy can be requested at the office of the Township Clerk or Planning Board.

V.

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

VI.

If any section, paragraph, sentence, clause or phrase of this ordinance shall be held to be invalid, such decision shall not invalidate any remaining portion of this ordinance.

VII.

The ordinance shall take effect immediately upon passage, publication according to law, and filing with the Monmouth County Planning Board.

VIII.

Copies of this ordinance shall be filed with the Freehold Township Clerk, Tax Assessor, Planning Board, Municipal Attorney, Township Engineer, Township Planners, Zoning Officer, and Construction Official.

EXPLANATORY STATEMENT:

This Ordinance adopts the 3M Redevelopment Plan which is located on Willow Brook Rd. in the east central portion of Freehold Township between Route 33 bypass and Route 33 business with access from Willow Brook Road just west of Halls Mill Road. The properties contain a total of +/-53.52 acres and are identified as Block 49, Lots 46.01 and 46.02 on the Township tax maps. The Ordinance amends Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to adopt the Redevelopment Plan including applicable zoning provisions to permit warehousing and includes other permitted uses pursuant the M-1 zone. The Redevelopment Plan provides for zoning requirements, design standards, administrative and procedural requirements, and other redeveloper obligations.

Redevelopment Plan
“3M” Site
Willow Brook Road
(Block 49, Lots 46.01 & 46.02)

TOWNSHIP OF FREEHOLD
Monmouth County New Jersey



2015 Aerial Map – source NJDEP

Prepared: October 12, 2022

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Alan C. Walker, Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
Lester A. Preston, Jr.

Township Administrator: Peter R. Valesi
Township Attorney: Andrew J. Ball, Esq.
Township Engineer: Timothy P. White, P.E.
Township Planner: T. Andrew Thomas, P.P.
Township Planner / Zoning Officer: Todd Brown, P.P. A.I.C.P.

Freehold Township Planning Board

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Redevelopment Plan
“3M” Site
Willow Brook Road
(Block 49, Lots 46.01 & 46.02)

Introduction and Purpose

On February 22, 2022, the Freehold Township Committee adopted Resolution R-22-54 (See Appendix 1) authorizing the Township Planning Board to undertake a preliminary investigation and public hearing to determine whether the property (Block 49, Lots 46.01 and 46.02) historically known as the “3M property” located along Willow Brook Road just west of Halls Mill Road, herein referred to as the “Study Area” met the statutory criteria for designation as a “redevelopment area,” in accordance with the Local Redevelopment and Housing Law, (N.J.S.A. 40A:12A-1 et seq.). The Township Committee determined that the redevelopment area determination would authorize the Township to use all the powers provided by law for use in the redevelopment area, excluding the use of eminent domain to acquire property in the designated area, thus designating the property a “Non-Condensation Redevelopment Area” under N.J.S.A. 40A:12A-6(a).

On April 21, 2022 in accordance with Resolution R-22-54 of the Township Committee, the Planning Board authorized an investigation of the site and a report by the Township Planning Board as to whether the Study Area met the criteria for an Area In Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5. (See Appendix 1). The Planning Board authorized its planning consultant, Thomas Planning Associates to assist the Board in undertaking the required investigation and report.

The Planning Board reviewed a map of the Study Area and a report entitled “Area in Need of Redevelopment Report” describing conditions thereon from Thomas Planning Associates dated June 22, 2022 and held a public hearing on July 21, 2022.

Based upon the Planning Board’s observations and the conclusions in the report, the Planning Board found that reasons existed that the Study Area is an Area in Need of Redevelopment within the definitions and requirements of N.J.S.A. 40A:12A-1 et. seq. and adopted a Resolution to that effect pursuant to the July 21, 2022 public hearing.

The Township Committee thereafter reviewed and agreed with the determination and recommendation of the Planning Board designating the Study Area as an Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. On August 16, 2022 the Township Committee adopted Resolution R-22-200 designating the Study Area as a Non-Condensation Redevelopment Area herein referred to as the as the “Redevelopment Area” as defined by N.J.S.A. 40A:12A-6(a) and authorized the preparation of a Redevelopment Plan (See Appendix 1).

On October 7, 2022 the Township received a letter from the State of New Jersey Department of Community Affairs (DCA) which stated the area is situated where development and redevelopment are encouraged pursuant to State law and accordingly pursuant to N.J.S.A. 40A:12A-6b(5)(c), the redevelopment area determination took effect

after transmission of the Township Committee Resolution to the Commissioner of DCA. A Notice was forwarded to property owners of record pursuant to the requirements of N.J.S.A. 40A:12A-6.

This Redevelopment Plan sets forth the plan to redevelop the existing site including land uses, bulk and area requirements, design standards and other redeveloper requirements.

Statutory Process and Authority

This Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law "LRHL" (N.J.S.A. 40A:12A-1.). The Law states pursuant to N.J.S.A. 40A:12A-7, that:

"No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L. [1992, c.79](#) (C.40A:12A-5 or 40A:12A-14), as appropriate."

Pursuant to the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, and rehabilitation of the redevelopment area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent safe and sanitary dwelling units, affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plans to:
 - (a) The Master Plans of contiguous municipalities;
 - (b) The Master Plan of the County in which the municipality is located, and;
 - (c) The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act".

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the Redevelopment Plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the Redevelopment Plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.185 c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.185 c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on the progress in implementing the plan for the provision of comparable, affordable replacement housing required pursuant to this section.
8. Proposed locations for zero emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

The LRHL also provides that “a Redevelopment Plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985 c.222 (C.52:27D-301 et al.), and the housing element of the municipal master plan.” Lastly, the Redevelopment Plan is required to describe its relationship to applicable municipal development regulations and must state whether the provisions of the Redevelopment Plan supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the Redevelopment Plan supersedes any provision of the development regulations, the Redevelopment Plan shall contain an amendment to the zoning ordinance and zoning map.

Redevelopment Plan Overview

This Redevelopment Plan recommends that the Redevelopment Area property be permitted to develop for warehousing facilities as defined herein and in accordance with zoning standards identified within this plan.

Location of Study Area

Appendix 2 and 3 show the boundaries of the Study Area as required by the Redevelopment Law. The Redevelopment Area is located on Willow Brook Rd. in the east central portion of Freehold Township between Route 33 bypass and Route 33 business. Per Township Resolution R-22-54, the area of preliminary investigation consists of the historic and former 3M and Asbury Park Press property shown as Block 49, Lots 46.01 and 46.02. Access to the properties are from Willow Brook Road just west of Halls Mill Road and is identified on the official Freehold Township Tax Maps #25 and #26. The properties contain a total of +/-53.52 acres.

| Block | Lot | Site Address | Acres (approx.) | Existing Land Use | Owner (tax records) |
|----------------------------------|------------|----------------------|------------------------|---------------------------------|---|
| 49 | 46.01 | 225 Willow Brook Rd. | 23.83 | Warehouse / Industrial / office | 225 Willow Brook Rd, LLC 1913 Atlantic Ave Ste, 100 Manasquan, NJ 08736 |
| 49 | 46.02 | 235 Willow Brook Rd. | 29.69 | (Vacant) Warehouse / Office | 235 Willowbrook, LLC 1735 Jersey Ave. North Brunswick, N.J. 08902 |
| Total Acres (approximate) | | | 53.52 | | |

The Redevelopment Area contains two separate industrial/warehouse type buildings and associated parking areas including:

| Block | Lot | Site Address | Building Size – (approximate square feet) | Parking Lot Spaces |
|--------------|------------|----------------------|--|---------------------------|
| 49 | 46.01 | 225 Willow Brook Rd. | 159,195 s.f ¹ | 274 |
| 49 | 46.02 | 235 Willow Brook Rd. | 198,805 s.f ² and 9,000 s.f maintenance bldg. | 297 |

A regional location map of the Redevelopment Area is shown in Appendix 4.

¹ Building size – Filed Survey Map with Monmouth County per subdivision 46.01 and 46.02- prepared by Abbington-Ney Associates – (6/29/91)

² Building size – Asbury Park Press Site Plan Map – prepared by Abbington Associate, Inc. – revised 2/8/02

Site History / Existing Land Uses

The site is the location of the former 3M (Minnesota Mining and Manufacturing) industrial use which at that time produced magnetic-tape media and included the combined lots 46.01 and 46.02 and was known as Block 49, lot 46. The front 3M building (closest to Willow Brook Rd. on lot 46.01) was constructed in approximately 1958 and the rear building (lot 46.02) was constructed in approximately 1960. The plant operated for nearly 30 years but fully closed in May 1986 despite a publicized campaign by singer and Freehold native Bruce Springsteen and country singer Willie Nelson to save the jobs of the plant's 331 workers. The company rejected the idea of keeping the plant open and stated the Freehold plant was out of date and that moving its operations to plants in Minnesota and North Dakota allowed it to remain competitive³.

The property, which was still owned by 3M, was subdivided five years later on June 26, 1991 into two lots 46.01 and 46.02. Lot 46.02 became the rear lot with separate access from Willow Brook to the rear building and parking.

The Asbury Park Press purchased lot 46.02 from 3M on January 15, 1993 and moved to the site in 1996 to house in part its printing and production operations. The plant was closed in 2017 and moved its operations to “The Record’s” printing plant in Rockaway Township. The building on lot 46.02 has been vacant since that time. It was purchased from the Asbury Park Press (owned by Gannett) by 235 Willowbrook, LLC on August 31, 2021.

Lot 46.01 was sold by 3M to Cusa Realty on November 7, 1996. The building was broken into a multi-tenant building and currently consists of six (6) separate tenants comprised of office, warehousing or combinations of both. The lot was again sold to 225 Willow Brook Rd. LLC on March 22, 2022.

A map of the Redevelopment Area showing the existing land uses of the site and surrounding area is shown on an Existing Land Use Map in Appendix 5.

The existing land uses surrounding the Redevelopment Area include the Monmouth Executive Center office complex along Paragon Way and other offices to the south and across the street on Willow Brook Rd. The County of Monmouth open space and Reid Sod farm are located to the north and west of the site. The two lots located east comprised of Block 40, lots 1.01 and 46.031 are currently vacant land, however both of these lots were granted approvals for warehouses. Specifically lot 46.031 was granted approval for a 101,116 s.f. warehouse and lot 1.01 was granted approval for a 45,136 s.f. warehouse/office.

Redevelopment Goals

The goals of the Redevelopment Plan are as follows:

³ Source: *United Press International (UPI) archives – Feb. 27, 1986*

- Provide for land use requirements specific to the Redevelopment Area that effectuate the redevelopment of the site and are sensitive to adjoining properties and general welfare of the Township to advance the intent and purposes of the master plan and zoning ordinance;
- Provide increased employment opportunities for the existing and future residents of Freehold Township;
- Provide for increased circulation movements within the site including ingress/egress to and from the site;
- Promote a visually attractive building and site;
- Eliminating obsolete or faulty building arrangements;
- Utilize to the maximum extent practicable, Smart Growth Planning Principles including:
 - Master Planning for community rehabilitation and redevelopment;
 - Utilizing high quality design and planning techniques.
 - Institute land use and building controls to promote a visually attractive building and site;

Redevelopment Plan

A. Relationship to Zoning and Land Use Regulations

Redevelopment of the Redevelopment Area shall be in accordance with the standards in this Redevelopment Plan. The Plan shall serve as the zoning regulations of the Township including use, bulk, yard and design standards unless otherwise noted. Where no standards are provided within this Plan, the standards found within the Township’s Land Use Regulations shall apply.

Development within the Redevelopment Area shall be approved by the Freehold Township Planning Board. Development Submission shall follow the subdivision and/or site plan procedures located in the Township’s Land Use Regulations Chapter 190 and procedures per N.J.S.A. 40:55D-1 et. seq.

B. Terminology

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the “Definitions” section in the Freehold Township Land Use Regulations set forth in Chapter 190-3 of the Township Code.

“Distribution” shall mean those facilities engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including trans-shipment by boat, rail, air, or motor vehicle. Distribution shall not include fulfillment warehouse/center(s).

“Fulfillment Warehouse/Center” shall mean those facilities involved in receipt of bulk products and the storage, separation and distribution of said products on an individual basis to individual end user consumers (not retail). This use includes e-commerce activities.

“Warehousing” shall mean those facilities involved in short to long-term storage of bulk materials and products. Items are brought in and distributed in bulk with little to no material repackaging, repurposing or breakup. Warehousing shall not include fulfillment warehouse/center(s) or a self-storage facility.

“Redeveloper” shall mean the corporation, partnership or other entity designated by the Redevelopment Entity as Redeveloper pursuant to N.J.S.A. 40A:12A-1 et seq., and having entered into a Redevelopment Agreement with the Redevelopment Entity for the purpose of advancing this Redevelopment Plan.

“Redevelopment Agreement” shall mean a contract made by and between the designated Redeveloper and the Township, acting in its capacity as Redevelopment Entity for the redevelopment area, which shall detail the specific rights, responsibilities and obligations of each party related to the development of the Redevelopment Area.

“Redevelopment Entity” shall mean the Township of Freehold, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A-1 et seq.

“Redevelopment Plan” shall mean the 3M Landfill Redevelopment Plan herein. Upon adoption by the Township Committee, this Redevelopment Plan shall satisfy all statutory requirements of the Local Redevelopment and Housing Law and shall constitute a Redevelopment Plan under N.J.S.A. 40A:12A-3, -7 & -15.

“Redevelopment Statute” shall mean the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

C. Permitted Principal Uses

- (1) Permitted principal uses within the M-1 zoning district.
- (2) Warehousing (*as defined herein*)

D. Permitted Accessory Uses

- (1) Those buildings and uses which are essential to the operation of the principal use situated on the premises; which are incidental and subordinate to the principal use and which conform to all performance standards established in this chapter.
- (2) Off Street Parking and Loading.
- (3) Signage in accordance with §190-182 – Signs permitted in Industrial M-1 and M-2, Light Industrial LI and LI-3, Research Office Laboratory ROL Zones.
- (4) Fences in accordance with §190-165 – Fence Regulations.
- (5) Trash enclosures

E. Prohibited Uses

- (1) Any use not provided for in this Redevelopment Plan is prohibited.
- (2) Outdoor storage and/or stacking of cargo, c-containers or intermodal containers on the ground is prohibited.

F. Application requirements

A major site plan application, including all elements noted within the Major Site Plan Application Checklists A & B shall be required for a proposed warehousing facility. Requested waivers will be reviewed at completeness.

G. Yard and Building Requirements.

- (1) The following yard and building requirements shall apply to a permitted warehousing facility:

| Requirement | Standard |
|--|-----------------|
| Minimum Lot Area | 50 Ac. |
| Minimum Lot Width (at building line) | 500 ft. |
| Minimum Lot Frontage | 500 ft. |
| Minimum Lot Depth | 1,000 ft. |
| Maximum Lot Coverage: (All Buildings) | 27% |
| Maximum Lot Coverage: (All Impervious Surfaces) | 65% |

| | |
|--|------------------|
| Maximum Floor Area Ratio | 0.36 |
| Maximum Building Height (Feet) / Stories | 2 story / 55 ft. |
| Front Yard Setback | 200 ft. |
| Side Yard Setback | 200 ft. |
| Rear Yard Setback | 100 ft. |
| Minimum Width Buffer Zone | 75 ft. |
| Accessory Buildings (side) | 100 ft. |
| Accessory Buildings (rear) | 100 ft. |
| Scenic Corridor Buffer | 50 ft. |

- (2) M-1 permitted uses shall utilize the Area, Yard and Building Requirements of the M-1 zone as specified in Schedule C at the end of Chapter 190 – Land Use.
- (3) Off-street parking and loading requirements.
 - Off-street parking and loading requirements shall be provided pursuant to Article XIV – Off Street Parking, Loading and Unloading Requirements.
- (4) Other Standards.
 - Development standards set forth in this Redevelopment Plan, including definitions, shall supersede the Freehold Township Land Use Ordinance. **In all other instances, the Township Land Use Ordinance – Chapter 190 shall remain in effect.**
 - Right turns by trucks onto Willow Brook Road are prohibited.

Planning Relationship With Other Plans

As required by the Redevelopment and Housing Law (N.J.A.C. 40A:12A-7), this section describes the significant relationship between the Redevelopment Plan and the Monmouth County Master Plan, adjacent municipal Master Plans, and the New Jersey Development and Redevelopment Plan; and the consistency between the Redevelopment Plan and the Freehold Township Master Plan.

A. Freehold Township Master Plan

This Redevelopment Plan is substantially consistent with the Freehold Township Master Plan as last amended July 15, 2021. It is particularly consistent with several objectives

that are stated in the Township Master Plan Objectives, Principles, Assumptions, Policies and Standards (Chapter 6) including:

Objectives:

- To encourage municipal actions which will guide the long-range appropriate use and development of lands within Freehold Township in a manner which will promote the public health, safety, morals and general welfare of present and future residents.
- To provide adequate light, air and open space.
- To provide sufficient space in appropriate locations within the Township for agricultural, residential, business, office, industrial, and public and quasi-public uses in a manner which will provide for balanced Township growth and development.
- To encourage the continued economic development of the Township as a regional commercial and industrial center in areas which are suitable for such development.

Principles:

- Encouraging a development pattern which will protect and enhance the long term economic, social and welfare interests of present and future residents of the Township.

Policies:

- To consider research, office, laboratory and light industrial development within the Township which will provide employment for residents and contribute to a balanced economic and ratable base for the Township.

B. Monmouth County Master Plan

This Redevelopment Plan is consistent with the goals, principles, and objectives (GPOs) of the 2016 Monmouth County Master Plan (adopted October 17, 2016) particularly with respect to Master Plan Goal #3 which states: “*Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play, and stay.*” The following principles and objectives from Master Plan Goal #3 are applicable to this Redevelopment Plan:

Principle 3.2 Preservation of Community Character: Protect and strengthen the established character of municipalities and their distinct qualities.

3.2 Objectives:

- B. Support measures to improve communities in need of revitalization or restoration.
- C. Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
- D. Promote the development and use of design standards that reinforce neighborhood character and improve the appearance and appeal of special improvement districts, commercial districts and corridors, and redevelopment areas.

Principle 3.4 Economic Development and Redevelopment: The public will benefit socially and economically from the retention, attraction, and advancement of entrepreneurial and business enterprises that result in quality jobs and a stronger, more resilient tax base.

3.4 Objectives:

- A. Support ongoing county economic development initiatives and provide technical assistance when needed.
- B. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy

The Study Area is located within a Priority Growth-Reinvestment Area/Site Overlay (PG-RAS), and Priority Growth-Water Supply Watershed Area Overlay (PG-WSWA) per Figure 2.14 of the Monmouth County Master Plan. As stated in the County Master Plan Priority Growth - Reinvestment Area/Site Overlay (PG-RAS) are: “areas or sites located within the PGIA where more intense or significant development, redevelopment, revitalization, and hazard mitigation investments are highly encouraged.”

C. New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan was adopted March 1, 2001. The entire Study Area is contained within the Suburban Planning Area (PA2).

In the Suburban Planning Area, the State Plan’s intention is to:

- provide for much of the state’s future development;
- promote growth in Centers and other compact forms;
- protect the character of existing stable communities;
- protect natural resources;

- redesign areas of sprawl;
- reverse the current trend toward further sprawl; and
- revitalize cities and towns.

The developed character of the northern portion of Freehold Township and the Study Area and its location in Suburban Planning Area 2 make it suitable for concentrating redevelopment within this area. The Township zoning and master plan designations are consistent with State Plan policies and goals for the Study Area as discussed above.

D. Master Plans of Adjacent Municipalities

Due to its location of this Redevelopment Area there is no significant relationship to the Master Plans of any adjacent municipalities.

Electric Vehicle Charging Infrastructure

The New Jersey Redevelopment and Housing Law (N.J.A.C. 40A:12A-7) was amended by P.L. 2021, C.168, approved July 9, 2021 by the New Jersey Legislature requiring that redevelopment plans indicate the:

40A:12A-7(8) “proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.”

Additional requirements for the installation of electric vehicle supply equipment or Make-Ready parking spaces are provided pursuant to P.L. 2021, c171 adopted July 9, 2021 which include amendments to N.J.A.C. 40:55D-66.18 through 40:55D-66.21.

Electric vehicle supply equipment or Make-Ready parking spaces parking facilities must comply with N.J.A.C. 40:55D-66.18 through 40:55D-66.21.

Administrative and Procedural Requirements

A. Redevelopment Entity and Appointment of a Designated Redeveloper

The Township of Freehold shall act as the “Redevelopment Entity”. The selection and appointment of a “Redeveloper” by the “Redevelopment Entity,” as both defined herein, shall be subject to the execution of a negotiated Redevelopment Agreement.

B. Development Standards

Development standards set forth in this Redevelopment Plan, including definitions, shall supersede the Freehold Township Land Use Ordinance. In all other instances, the Township Land Use Ordinance – Chapter 190 shall remain in effect.

Prior to the start of construction of any improvements within Redevelopment Area, final site plans and related application documents must be submitted to the Planning Board for site plan approval as required by the Township Ordinance and Municipal Land Use Law (NJSA 40:55D-1 et seq.) and LRHL.

C. Amending the Redevelopment Plan

The Township Committee may amend, revise, or modify the Redevelopment Plan as necessary and as such changes are appropriate in accordance with applicable law. Review and approval of any proposed amendments shall be in accordance with the procedures set forth in the LRHL and shall require notice and public hearings consistent with the adoption of the original Plan.

D. Duration of the Plan

The Redevelopment Plan, shall be in effect upon its adoption by ordinance by the Township Committee and shall remain until the issuance of a Construction Approval (CA) is issued by the Township in accordance with the Redevelopment Plan and the LRHL.

E. Acquisition and Relocation

The Study Area is a Non-Condemnation Redevelopment Area, therefore no properties are anticipated to be acquired to effectuate the redevelopment of the area. The Redevelopment Area does not contain any residential uses, so provisions related to acquisition and relocation assistance are not required.

F. Affordable Housing

The Redevelopment Area contains no affordable housing units as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304). The Redevelopment Area is subject to the provisions pursuant to Article XX Affordable Housing of Chapter 190 Land Use Regulations.

Redeveloper Obligations

Redevelopment shall be pursuant to a Redevelopment Agreement entered into between the Redevelopment Entity and the designated Redeveloper. The following obligations shall apply:

- (1) The Redeveloper shall develop the Redevelopment Area in accordance with the uses, improvements and requirements as specified in this Redevelopment Plan.
- (2) Any Redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and contained in a Redevelopment Agreement, lease, deed or other instruments shall remain in

effect until the improvements are completed and a Construction Approval (CA) is issued.

- (3) The Redevelopment Agreement shall contain provisions to assure the timely construction of the redevelopment area, and include the qualifications, financial capability and financial guarantees of the Redeveloper and any additional provisions as may be necessary for the implementation of the Redevelopment Plan.

Redevelopment Review Process

- (1) Pursuant to N.J.S.A. 40A:12A-13, development applications shall be submitted to the Planning Board for review and approval. No application may be filed until a Redeveloper has been designated by the Redevelopment Entity and there has been an executed Redevelopment Agreement.
- (2) Pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Freehold Township Land Use Ordinance, the Planning Board shall conduct site plan review for all development.
- (3) The Planning Board may grant “C” variances from the requirements of site plan approval pursuant to N.J.A.C. 40:55D-70c.
- (4) Any deviation from standards of this Redevelopment Plan that results in a “D” variance, pursuant to N.J.S.A. 40:55D-70d, shall be addressed pursuant to an amendment to the Redevelopment Plan by the Township Committee rather than variance relief by the Planning Board.
- (5) No building or zoning permit shall be issued by the Construction Official or Zoning Official for any work resulting in a change in development intensity or change of use for any portion of properties or buildings within the Redevelopment Plan area without prior review and approval by the Township Committee and the Planning Board.
- (6) The Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 and as required in the Freehold Township Land Use Ordinance as part of site plan approval.
- (7) Where there is a proposed change of tenancy or revision to the site that does not require either subdivision or site plan approval pursuant to the Township’s Development Regulations, or would not result in a change in the intensity of the development, Planning Board approval shall not be required. A Building Permit or Zoning Permit may be issued by the Construction or Zoning Official in that instance.
- (8) Once the redevelopment of the property has been completed in accordance with this Redevelopment Plan, it may not be converted to any use otherwise not

permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming after adoption of this Redevelopment Plan.

- (9) A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Zoning Officer shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
- (10) Where applicable, the regulations and controls of this Redevelopment Plan shall be implemented, through agreements between the Redeveloper and the Redevelopment Entity pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
- (11) It shall be the redeveloper's responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or on-site or off-site contribution thereto, pursuant to the Redevelopment Agreement.
- (12) The redeveloper shall be required to pay all applicable escrow and major site plan application fees and other required fees in accordance with applicable provisions of the Township Ordinance and State law.

If any word, phrase, clause, section, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the word, phrase, clause, section, or provision so judged and the remainder of the Redevelopment Plan and implementing ordinances shall remain in effect.

Amendment to Zoning Map and Land Use Ordinance

In the Freehold Township Land Use Ordinance the Township Zoning Map (§190-98) is hereby amended to include the "3M Redevelopment Area" as a Zoning District in its entirety. The listing of zoning districts (§190-97) is also hereby amended to include the "3M Redevelopment Area" as a zone.

This Redevelopment Plan may be amended from time to time in compliance with the requirements of applicable law.

Additional Provisions / Statements

The following additional provisions / statements are made in accordance with N.J.S.A. 40A:12A-7 – Adoption of Redevelopment Plan:

- (1) The Redevelopment Plan herein has outlined its relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements.

- (2) The Redevelopment Plan provides for permitted uses, building and zoning requirements for the designated Redevelopment Area.
- (3) The Redevelopment Plan does not require the acquisition of privately owned land.

APPENDIX

Appendix 1 - Resolutions

Appendix 2 - Aerial Map

Appendix 3 - Tax Map

Appendix 4 - Regional Location Map

Appendix 5 - Existing Land Use Map

Appendix 1 – Resolutions



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-22-54

Date of Adoption: February 22, 2022

TITLE: RESOLUTION AUTHORIZING THE PLANNING BOARD TO DETERMINE IF BLOCK 49, LOTS 46.01 AND 46.02 IS A PROPERTY IN NEED OF REDEVELOPMENT

- - - R E S O L U T I O N - - -

WHEREAS, Block 49, Lots 46.01 and 46.02 (the "Property") is historically known as the "3M Property" located in the Township; and,

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. sets forth the specific procedure for establishing an area in need of redevelopment; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to the Township Committee's determination whether a particular study area qualifies as an area in need of redevelopment, the Township Committee must authorize the Township Planning Board, by Resolution, to undertake the preliminary investigation to determine whether the area meets the criteria of a redevelopment area, as set forth in N.J.S.A. 40A:12A-5; and,

WHEREAS, the Township Committee has determined that the Planning Board should undertake such a preliminary investigation and hearing to determine that the Property qualifies under the Local Redevelopment and Housing Law as an area in need of redevelopment; and,

WHEREAS, N.J.S.A. 40A:12A-6(a) further provides that, in making such a determination, the Resolution authorizing the Planning Board to undertake the preliminary investigation shall state if the redevelopment area determination shall authorize the municipality to use all the powers provided by the legislature for use in the redevelopment area, including the power of eminent domain; and,

WHEREAS, the Township Committee has determined that the redevelopment area determination should authorize the Township of Freehold to use all its powers provided by the legislature for use in the redevelopment area, except for the use of eminent domain, thus designating the Property a "Non-Condensation Redevelopment Area" under N.J.S.A. 40A:12A-69(a);

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Freehold, that the Township Planning Board be and is hereby directed to conduct the necessary investigation including the holding of a public hearing to determine whether or not the Property is or is not an area in need of redevelopment under the criteria set forth in N.J.S.A. 40A:12A-1 et. seq.;

BE IT FURTHER RESOLVED that the Planning Board is directed that the redevelopment area determination, if so determined, shall authorize the Township to use all powers provided by the legislature for use in redevelopment, but excluding the power of eminent domain;

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supporting documentation;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to:

1. Freehold Township Planning Board
2. Bob Smith, Esq.
Bob Smith & Associates
Attorneys at Law
216 Stelton Road
Piscataway, NJ 08854

No. R-22-54

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---|---|---|---|---|----|----|---|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | | X | | | | |
| Mr. Cook | X | | X | | | | |
| Mr. Preston | | X | X | | | | |
| Mr. Walker | | | X | | | | |
| Mayor Fasano | | | | | | | X |
| I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent | | | | | | | |

**PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION**

Ms. Jahn offered the following Resolution and moved its adoption which was seconded by Mr. Bruno.

WHEREAS, the Planning Board of the Township of Freehold requires the services of a planning consultant to prepare a preliminary investigation report pertaining to a proposed redevelopment area; and

WHEREAS, the Township Committee of the Township of Freehold has adopted Resolution R-22-54 on February 22, 2022 requesting that the Planning Board undertake a preliminary investigation pursuant to N.J.S.A. 40A:12A-6(a); and

WHEREAS, pursuant to the aforesaid provision of the Local Redevelopment and Housing Law, the Freehold Township Committee has authorized the Planning Board to undertake a preliminary investigation to determine whether the property known as Block 49, lots 46.01 and 46.02 on the tax map of the Township of Freehold located on Willow Brook Road and historically known as the former "3M" property meets the criteria for a redevelopment area pursuant to N.J.S.A.40A:12A-5; and

WHEREAS, the Planning Board at its annual reorganization meeting has previously appointed T. Andrew Thomas, P.P. of Thomas Planning Associates, L.L.C. as a planning consultant to the Planning Board;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Freehold that Thomas Planning Associates, L.L.C. be and is hereby authorized and directed to perform a study and review of Block 49, lots 46.01 and 46.02 and to prepare a report to the Planning Board as to whether the aforesaid property meets the criteria for an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et. seq.:

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided by the Planning Board Secretary to the following:

1. Freehold Township Committee
2. Thomas Planning Associates, L.L.C.
3. Bob Smith, Esq.
Bob Smith & Associates
Attorneys at Law
216 Stelton Road
Piscataway, NJ 08854

ROLL CALL

YES: Mayor Fasano, Mr. Bruno, Mr. Coburn, Ms. Jahn, Mr. Levy, Mr. Shortmeyer and Mr. Krok.

NO:

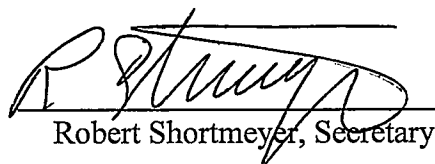
ABSENT: Mr. Bazzurro, Mr. Cook, Ms. Kurtz, Mr. Pucci and Mr. Marion.

ABSTAINED:

DISQUALIFIED:

DATED: April, 21, 2022

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on April 21, 2022.


Robert Shortmeyer, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: "3M SITE"
AREA IN NEED OF REDEVELOPMENT

MEETING DATE: JULY 21, 2022

RESOLUTION

Mr. Bazzurro offered the following Resolution and moved its adoption which was seconded by Ms. Kurtz.

WHEREAS, on February 22, 2022 the Freehold Township Committee adopted Resolution R-22-54 authorizing the Township Planning Board to undertake a preliminary investigation and public hearing to determine whether the property historically known as the "3M" property located along Willow Brook Rd. just west of Halls Mill Rd. (Block 49, Lots 46.01 & 46.02) within the Township, herein referred to as the "Study Area" meets the statutory criteria for designation as a "redevelopment area," in accordance with the Local Redevelopment and Housing Law, (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, The Township Committee determined that the redevelopment area determination would authorize the Township to use all the powers provided by law for use in the redevelopment area, excluding the use of eminent domain, thus designating the property as a "Non-Condensation Redevelopment Area."; and

WHEREAS, On April 21, 2022 in accordance with the Township Committee Resolution, the Planning Board authorized an investigation of the Study Area by the

Township Planning Board to determine whether the Study Area meets the criteria for an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, Thomas Planning Associates prepared a Study Area Map of the site and a Report entitled “Area in Need of Redevelopment Report – 3M Site – Willow Brook Rd. (Block 49, Lots 46.01 & 46.02)” dated June 22, 2022; and

WHEREAS, the Report concluded that the Study Area’s requisite conditions are detrimental to the health, safety, and welfare of the Township and demonstrate that the evidence necessary prescribed under N.J.S.A. 40A:12A-5.b. and d. and other mitigating factors are sufficient to designate the “3M” study area as an Area in Need of Redevelopment without condemnation; and

WHEREAS, the Report and Study Area Map were placed on file for public inspection at the Township Clerk and Planning Board office and were properly Noticed; and

WHEREAS, the Report and Study Area Map were considered and reviewed by the Planning Board at a hearing on July 21, 2022; and

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Freehold, Monmouth County, State of New Jersey, hereby adopts the “Area in Need of Redevelopment Report”; and

BE IT FURTHER RESOLVED, that the Planning Board recommends to the Township Committee that the delineated Study Area be a Non-Condensation Redevelopment Area; and

BE IT FURTHER RESOLVED, that certified copies of this Resolution shall be provided by the Planning Board Secretary to the following:

1. Mayor and Township Committee
2. Sanabel Abouzeina, Township Clerk
3. Peter Valesi, Township Administrator
4. Michael Imbriaco, Township Tax Assessor
5. Tim White, P.E., Freehold Township Engineer
6. Todd Brown, P.P., A.I.C.P., Planner – Freehold Township
7. Andrew Ball, Esq. Township Attorney
8. Roger McLaughlin, Esq., Planning Board Attorney, McLaughlin, Stauffer & Shaklee, P.C.
9. Andrew Thomas, P.P., Thomas Planning Associates, LLC
10. Other such Boards and agencies or interested parties that may be affected by or may utilize the Report

ROLL CALL

YES: Mayor Fasano, Mr. Bazzurro, Mr. Coburn, Mr. Cook, Ms. Kurtz, Mr. Levy, Mr. Shortmeyer, Mr. Pucci, Mr. Marion and Mr. Krok.

NO: -----

ABSENT: Mr. Bruno, Ms. Jahn

ABSTAINED: -----

DISQUALIFIED: -----

DATED: 7/21/2022

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on: July 21, 2022


ROBERT SHORTMEYER



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-22-200

Date of Adoption: August 16, 2022

TITLE: RESOLUTION DECLARING THE PROPERTY HISTORICALLY KNOWN AS THE "3M" PROPERTY (BLOCK 49, LOTS 46.01 AND 46.02) AS A NON-CONDEMNATION REDEVELOPMENT AREA

- - - R E S O L U T I O N - - -

WHEREAS, the Township Committee of the Township of Freehold (“Township Committee”) has, by a Resolution R-22-54 dated February 22, 2022, authorized the Planning Board to undertake a preliminary investigation to determine whether a certain area of the Township, specifically Block 49, Lots 46.01 and 46.02 (the “Property”), historically known as the "3M" property located along Willow Brook Road just west of Halls Mill Road in the Township, was an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Committee also set forth in its Resolution its intentions not to exercise the power of eminent domain for the designated redevelopment area site; and

WHEREAS, in response to the authorization by the Township Committee, the Freehold Township Planning Board, on April 21, 2022, authorized the Board Planning consultant, T. Andrew Thomas of Thomas Planning Associates, to inspect the Property and prepare and submit to the Board a map of the Property and report as to the findings; and

WHEREAS, the Planning Board did receive a map of the area and a report entitled “Area in Need of Redevelopment Report - 3M Site - Willow Brook Road (Block 49, Lots 46.01 and 46.02)” describing conditions thereon from Thomas Planning Associates dated June 22, 2022; and

WHEREAS, based upon the Planning Board’s observations and the conclusions in the report, the Planning Board found that reasons existed justifying the conducting of a public hearing to determine whether the Property is a redevelopment area within the meaning of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A: 12A-6a; and

WHEREAS, the Planning Board determined that Block 46, Lots 46.01 and 46.02, is an Area in Need of Redevelopment within the definitions and requirements of N.J.S.A. 40A:12A-1 et. seq. and adopted a Resolution to that effect pursuant to a public hearing on July 21, 2022; and

WHEREAS, the Planning Board further determined that the redevelopment area determination should authorize the municipality to use all of its powers provided by the legislature for use in a redevelopment area, excluding the power of eminent domain; and

WHEREAS, the Township Committee has reviewed and agreed with the determination and recommendation of the Planning Board designating the subject property as an Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that Block 49, Lots 46.01 and 46.02 is hereby designated a Non-Condemnation Redevelopment Area as defined by N.J.S.A. 40A:12A-6(a).

BE IT FURTHER RESOLVED that the Township's Professional Planners are hereby authorized to prepare a Redevelopment Plan for the delineated area.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to each of the following:

- (a) Commissioner of the Department of Community Affairs
- (b) Township Committee
- (c) Peter Valesi, Township Administrator
- (d) Freehold Township Planning Board
- (e) Andrew Ball, Esq., - Township Attorney
- (f) Roger McLaughlin, Esq., Planning Board Attorney
- (g) Michael Imbriaco, Township Tax Assessor
- (h) Tim White, P.E., Freehold Township Engineer
- (i) Todd Brown, P.P., A.I.C.P., Freehold Township Planner
- (j) Andrew Thomas, P.P. Thomas Planning Associates, LLC
- (k) Interested parties:

225 Willow Brook Rd, LLC
1913 Atlantic Avenue, Suite 100
Manasquan, NJ 08736

235 Willow Brook Rd., LLC
1735 Jersey Ave.
North Brunswick, NJ 08902

No. R-22-200

| VOTE OF THE TOWNSHIP COMMITTEE | | | | | | | |
|---------------------------------------|---|---|---|---|----|----|---|
| COMMITTEEMAN | I | S | Y | N | NV | AB | |
| Mr. Ammiano | | X | X | | | | |
| Mr. Cook | X | | X | | | | |
| Mr. Preston | | | X | | | | |
| Mr. Walker | | | | | | | X |
| Mayor Fasano | | | X | | | | |

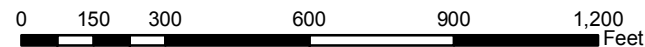
I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent

Appendix 2 - Aerial Map




Aerial Map
 "3M Property"
 Block 49, Lots 46.01 & 46.02
 Willow Brook Rd.
 Freehold Township, N.J.

— 3M Site



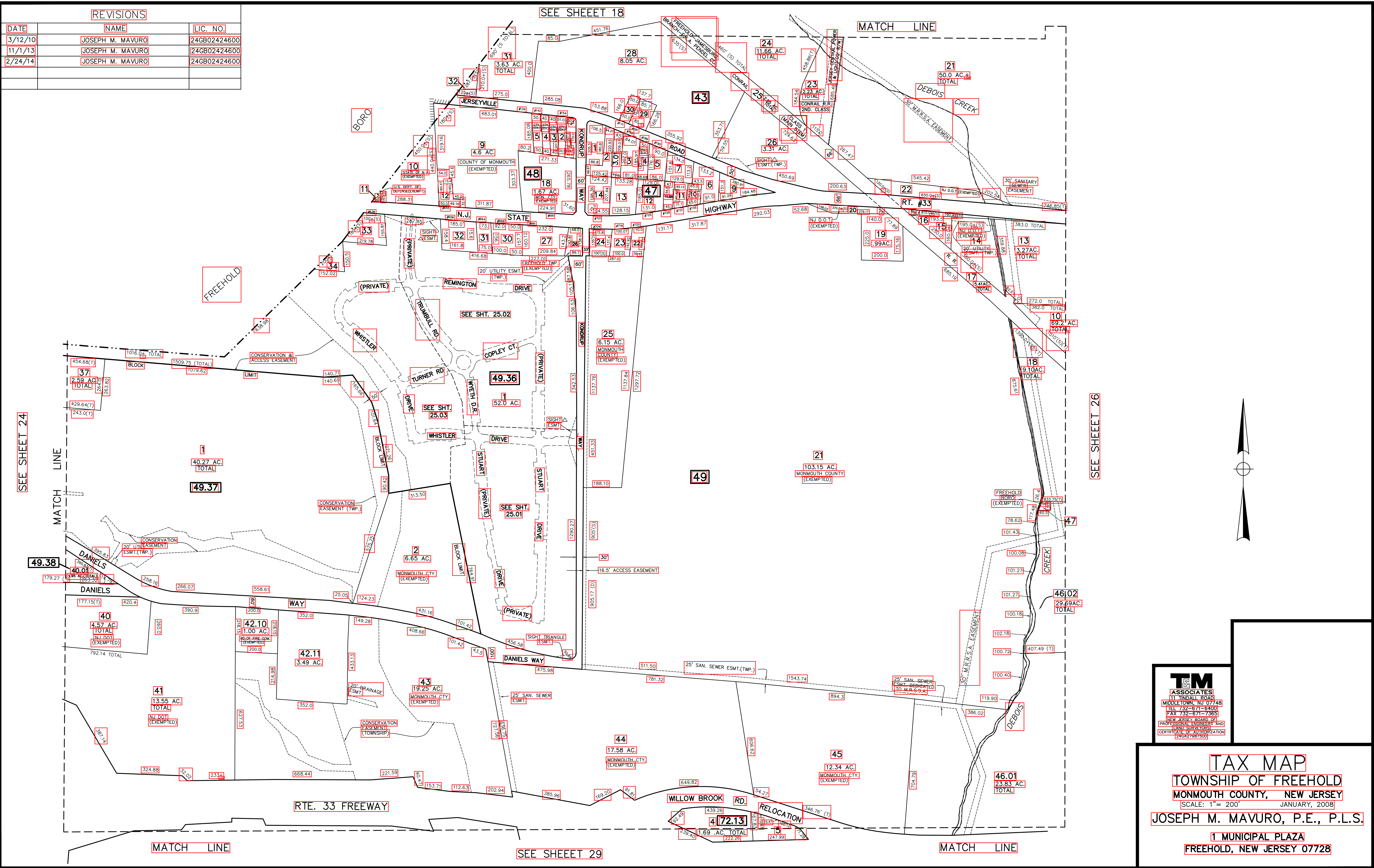
Prepared: April 29, 2022

Sources: Property Survey - Abbington Ney Associates - approved 6/26/91 for subdivision line; 2015 NJDEP GIS aerial data and NJDOT GIS data. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.


THOMAS PLANNING ASSOCIATES, LLC
 Professional Planning and G.I.S. Consultants
 P.O. Box 363
 Brielle, N.J. 08730-0363
 T. Andrew Thomas, P.P.
 Tel: (732) 556-6711
 andyplan@aol.com

Appendix 3 - Tax Map

| REVISIONS | | |
|-----------|------------------|--------------|
| DATE | NAME | LIC. NO. |
| 3/12/10 | JOSEPH M. MAVURO | 24GB02424600 |
| 11/1/13 | JOSEPH M. MAVURO | 24GB02424600 |
| 2/24/14 | JOSEPH M. MAVURO | 24GB02424600 |



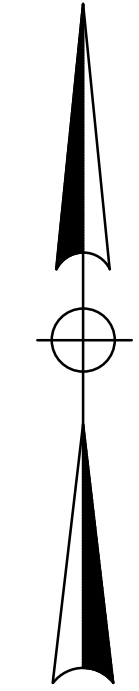
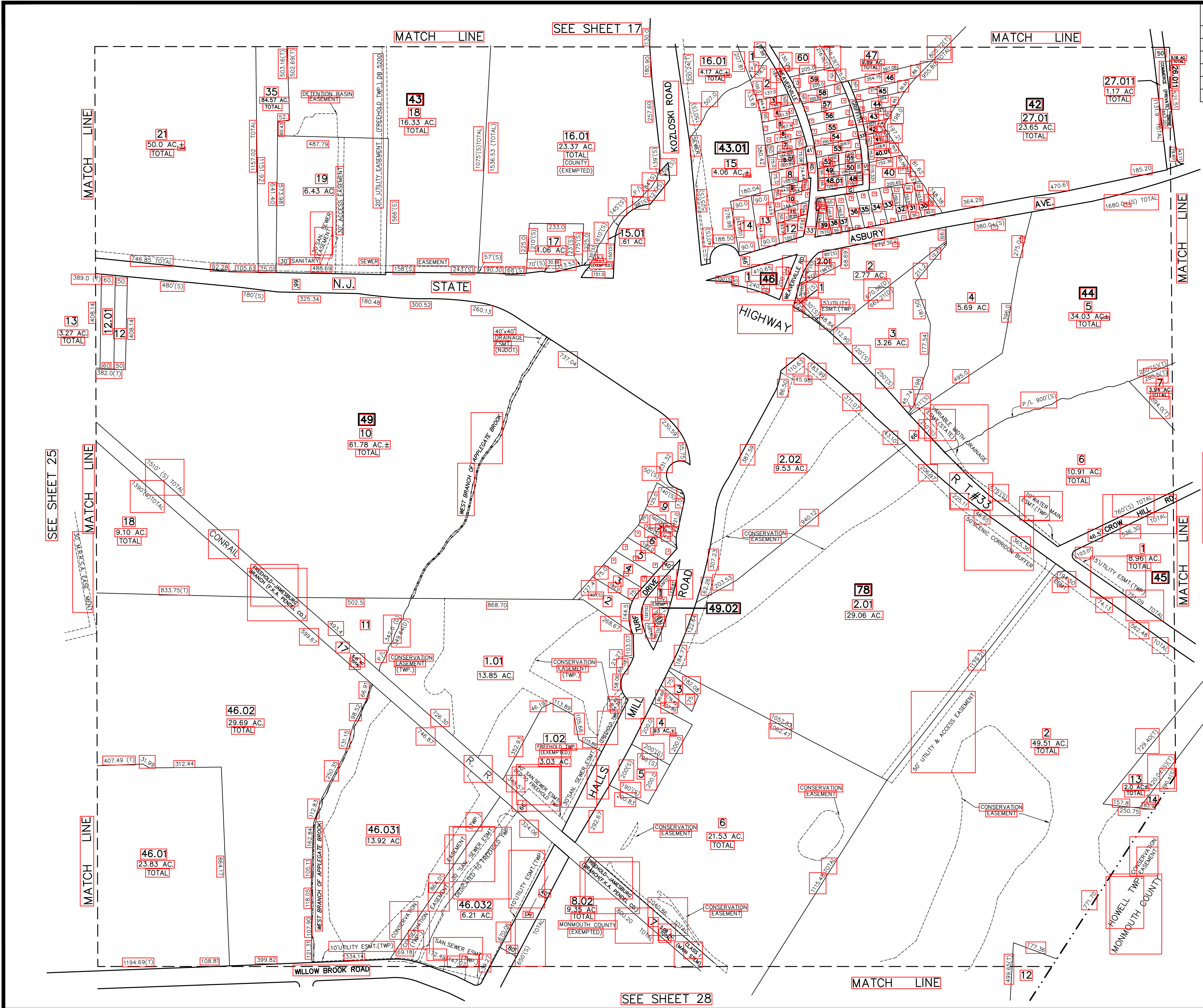
TM ASSOCIATES
 11 TINDALL ROAD
 MIDDLE TOWN, NJ 07748
 TEL 732-671-6400
 FAX 732-671-7385
 NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION 24627987500

TAX MAP
TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY
 SCALE: 1"= 200' JANUARY, 2008
JOSEPH M. MAVURO, P.E., P.L.S.
 1 MUNICIPAL PLAZA
 FREEHOLD, NEW JERSEY 07728

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

THIS MAP IS A COPY OF THE ORIGINAL MAP PREPARED BY WILLIAM HELD, P.E. & P.L.S. DATED MARCH 1962. THE ORIGINAL MAP IS ON FILE IN THE ENGINEER'S OFFICE.

| REVISIONS | | |
|-----------|------------------|--------------|
| DATE | NAME | LIC. NO. |
| 8/6/12 | JOSEPH M. MAVURO | 24GB02424600 |
| 7/10/13 | JOSEPH M. MAVURO | 24GB02424600 |
| 11/21/13 | JOSEPH M. MAVURO | 24GB02424600 |
| 12/5/13 | JOSEPH M. MAVURO | 24GB02424600 |



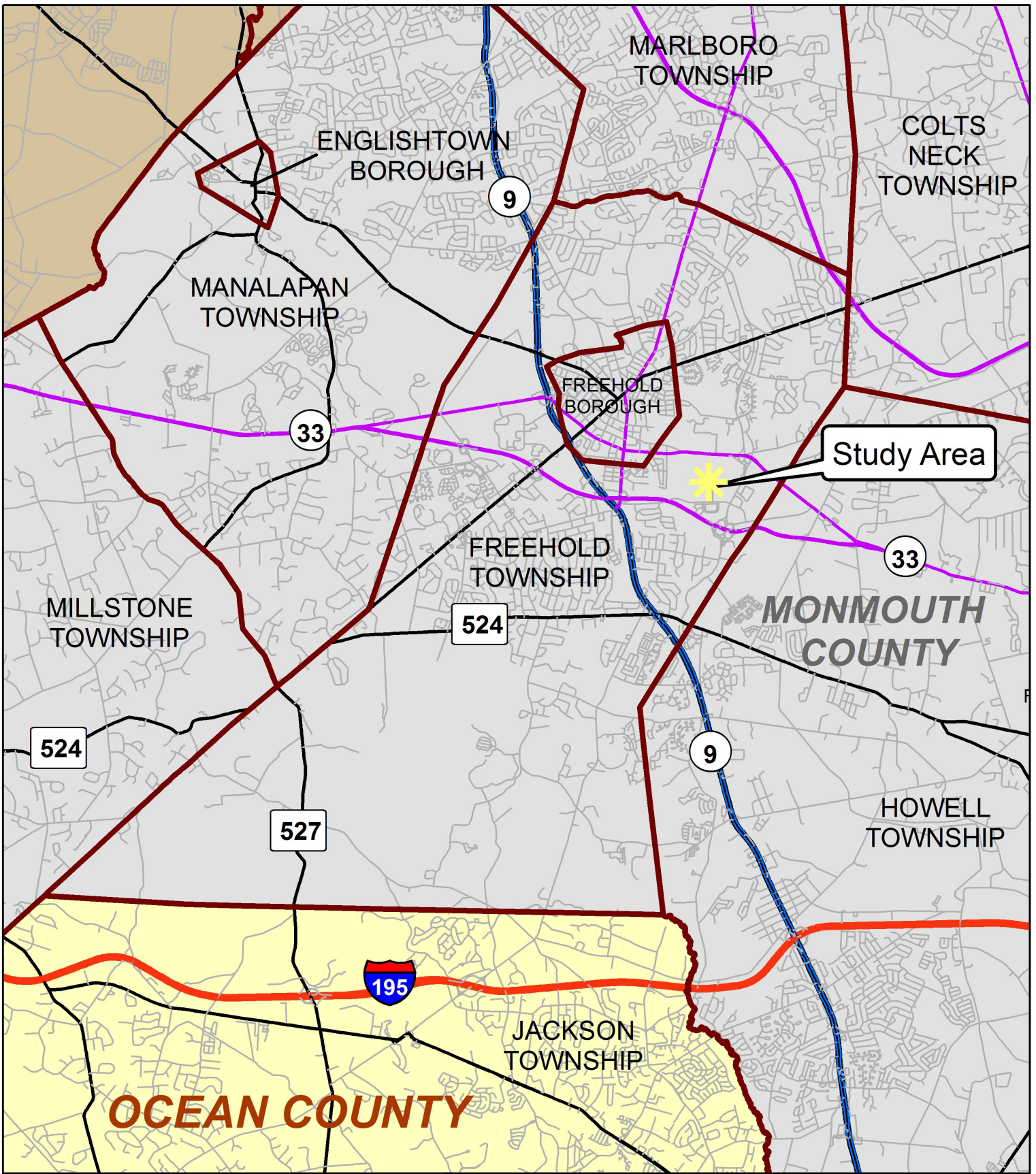
TM ASSOCIATES
 11 TINDALL ROAD
 MIDDLETOWN, NJ 07748
 TEL 732-571-6400
 FAX 732-971-7365
 NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION
 24627887000

TAX MAP
TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY
 SCALE: 1" = 200' JANUARY, 2008
JOSEPH M. MAVURO, P.E., P.L.S.
 1 MUNICIPAL PLAZA
 FREEHOLD, NEW JERSEY 07728

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

THIS MAP IS A COPY OF THE ORIGINAL MAP PREPARED BY WILLIAM HELD, P.E. & P.L.S. DATED MARCH 1962. THE ORIGINAL MAP IS ON FILE IN THE ENGINEER'S OFFICE.

Appendix 4 - Regional Location Map



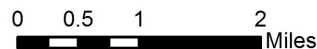
**REGIONAL LOCATION
STUDY AREA**

3M Property

Block 49, Lots 46.01 & 46.02

Willow Brook Rd. - Freehold Township

Sources: NJDEP GIS data; NJDOT GIS data.
This map was developed using New Jersey
Department of Environmental Protection Geographic
Information System digital data, but this secondary
product has not been verified by NJDEP and is
not state-authorized.

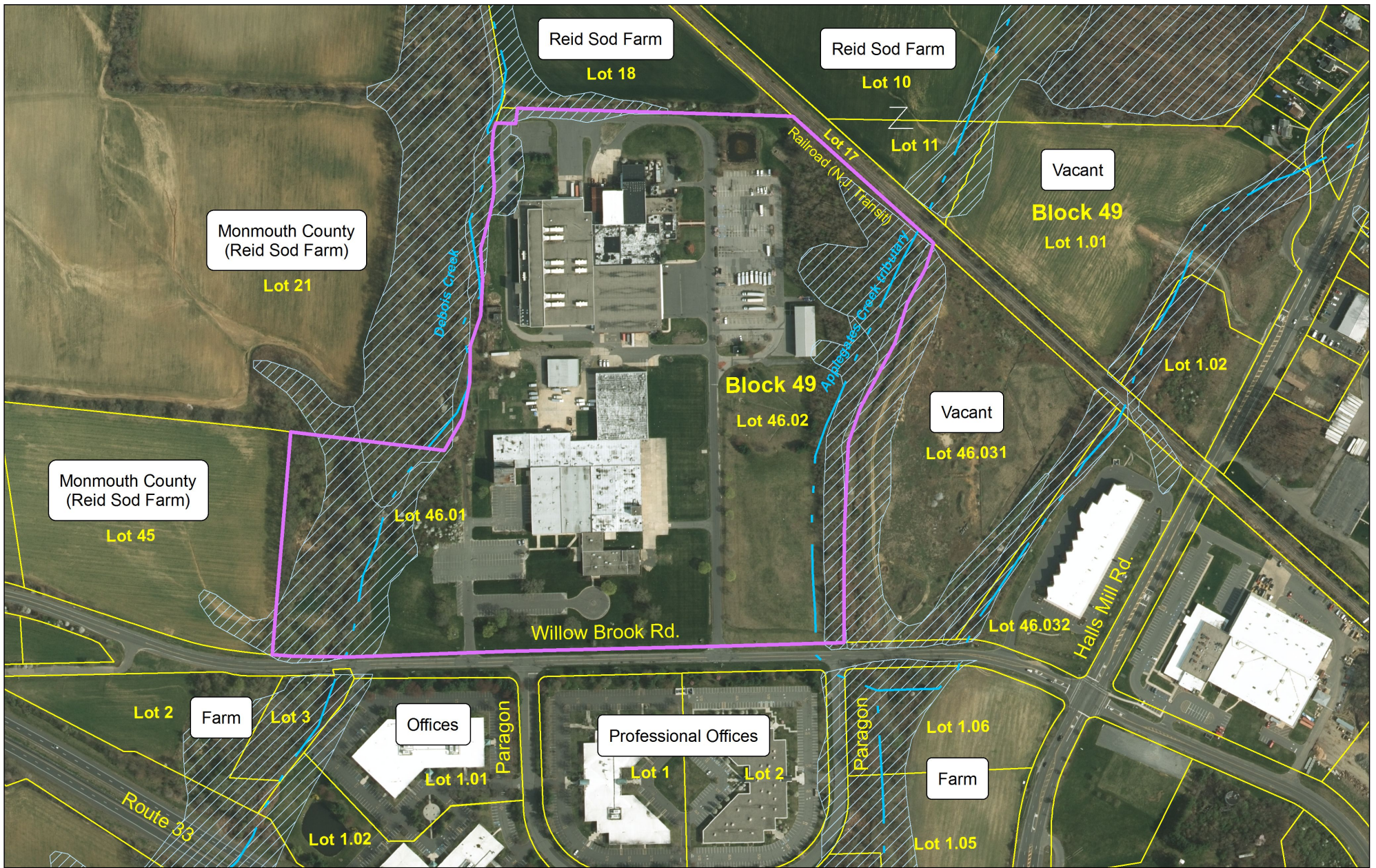


Prepared: March 10, 2022



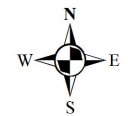
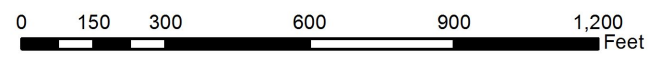
THOMAS PLANNING ASSOCIATES, LLC
Professional Planning and GIS Consultants
P.O. Box 363
Bridle, N.J. 08730-0363
T. Andrew Thomas, P.P.
Tel: (732) 594-7111
info@tpa.com

Appendix 5 - Existing Land Use Map



3M Property
 Existing Land Use
 Block 49, Lots 46.01 & 46.02
 Willow Brook Rd.
 Freehold Township, N.J.

- 3M Site
- Freshwater Wetlands
- Streams
- Vacant
- Existing Land Use



Prepared: March 10, 2022

Sources: 2015 NJDEP GIS aerial data and NJDOT GIS data. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

THOMAS PLANNING ASSOCIATES, LLC
 Professional Planning and G.I.S. Consultants
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 T. Andrew Thomas, P.P.
 Tel: (732) 556-6711
 info@tpa-nj.com