ORDINANCE NO. O-24-12
TOWNSHIP MEETING DATE – JUNE 25, 2024

AN ORDINANCE ADOPTING THE AMENDED AND RESTATED "SOUTH FREEHOLD SHOPPING CENTER" REDEVELOPMENT PLAN AND FURTHER 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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and,

WHEREAS, by Ordinance of the Township Committee of the Township of Freehold (the "**Township**"), the Redevelopment Plan for the South Freehold Shopping Center (the "**Original Redevelopment Plan**") was adopted in July 2023, which sets forth the plan for the South Freehold Shopping Center Redevelopment Area; and,

WHEREAS, the Original Redevelopment Plan is hereby being amended and fully restated in order to, *inter alia,* accommodate specific components and details of a redevelopment project to be implemented within the Redevelopment Area, subject to a negotiated Redevelopment Agreement; and,

WHEREAS, upon passage of this Ordinance Adopting the Amended and Restated South Freehold Shopping Center Redevelopment Plan (the "**Redevelopment Plan**"), the provisions hereof shall amend and fully supersede the Original Redevelopment Plan; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Redevelopment Plan has been referred to the Planning Board of the Township of Freehold for its review and recommendation; and,

WHEREAS, the Township Committee has reviewed and considered the recommendations of the Planning Board regarding the proposed Redevelopment Plan, as herein amended and restated; and,

WHEREAS, the Township Committee has determined that the Redevelopment Plan, as herein amended and restated, will further the overall goals and objectives of the Original Redevelopment Plan and that the Redevelopment Plan, as herein amended and restated, meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

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 "Amended and Restated South Freehold Shopping Center" Redevelopment Plan attached hereto and further amend Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to adopt the Amended and Restated South Freehold Shopping Center Redevelopment Plan including: rezoning the designated parcels from B-10 - Highway Development-10 Acres to "SFSC - South Freehold Shopping Center Redevelopment Area"; applicable zoning requirements; design standards; administrative and procedural requirements; and designated redeveloper obligations.

Note: Additions are <u>underlined</u> and deletions are shown with ~~strikethroughs~~.

II.

Article XI, Zones and Schedule of Requirements Regulations, §190-97 Zones, is hereby amended to add the "SFSC - South Freehold Shopping Center 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:

<u>SFSC - South Freehold Shopping Center Redevelopment Area</u>

III.

Article XI, Zones and Schedule of Requirements Regulations, §190-98 Zoning Map, is hereby amended to rezone the following block and lot from B-10 - Highway Development-10 Acres to "SFSC - South Freehold Shopping Center Redevelopment Area" as follows:

§190-98 Zoning Map

Block	Lots	Address	Acres	Current Zone	Proposed Zone
50	31, 31.01, 32 and 32.01	3585 Rt. 9; 3583-3631 Rt. 9; 3625 Rt. 9; 270 South St.	+/-16.77	B-10	"SFSC - South Freehold Shopping Center Redevelopment Area"

IV.

Article XIII, Zoning Regulations, is hereby amended to add new subsection §190-160.4, South Freehold Shopping Center Redevelopment Plan as follows:

§190-160.4 – South Freehold Shopping Center Redevelopment Plan

This Amended and Restated South Freehold Shopping Center Redevelopment Plan dated June 18, 2024 is hereby established for the area as designated on the Township Zoning Map. A copy of the Amended and Restated South Freehold Shopping Center 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. This Amended and Restated South Freehold Shopping Center Redevelopment Plan dated June 18, 2024 shall amend and fully supersede the Original South Freehold Shopping Center Redevelopment Plan dated June 20, 2023 and adopted in July 2023.

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 by a court of competent jurisdiction, such decision shall not invalidate any remaining portion of this ordinance.

VII.

This 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, Special Redevelopment Counsel, Township Engineer, Township Planners, Zoning Officer, and Construction Official.

EXPLANATORY STATEMENT:

This Ordinance adopts the Amended and Restated South Freehold Shopping Center Redevelopment Plan, which Redevelopment Area is located between Route 9 and Route 79 (South Street) north of Route 33. The properties contain a total of +/-16.77 acres and are identified as Block 50, lots 31, 31.01, 32 and 32.01 on the Township tax maps. This Ordinance further amends Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to adopt the Amended and Restated South Freehold Shopping Center Redevelopment Plan including applicable zoning requirements, design standards, administrative and procedural requirements, and other designated redeveloper obligations.

Amended and Restated South Freehold Shopping Center Redevelopment Plan

U.S. Route 9 and N.J. 79 South Street
(Block 50, Lots 31, 31.01, 32 and 32.01)

June 18, 2024

Original Adopted: July 2023
Amended and Restated: July 2024

Freehold Township Committee

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

Township Administrator: Peter R. Valesi, P.E.
Township Attorney: Andrew J. Ball, Esq.
Special Redevelopment Counsel: Joanne Vos, Esq.
Township Engineer: Matthew J. Bryant, 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

Jason Levy, Chairman
John Bazzurro, Vice Chairman

Anthony J. Ammiano, Mayor (or Mayor's Designee – Thomas Cook)
Maureen Fasano
Leon Bruno, Jr.
Michael Pucci
Matthew Barbieri
Robert Shortmeyer
Apryl Kurtz
Christopher Marion, Alternate I
John Krok, Alternate II
Kay Poklemba-Holtz, Alternate III

Planning Board Attorney: Michael J. Edwards, Esq.
Planning Board Engineer: Matthew J. Bryant, P.E.
Planning Board Administrative Officer: Lori Bivona

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REDEVELOPMENT PLAN
SOUTH FREEHOLD SHOPPING CENTER
(Block 50, Lots 31, 31.01, 32 and 32.01)

Introduction and Purpose

The Freehold Township Committee has determined that the South Freehold Shopping Center (Block 50, Lots 31, 31.01, 32 and 32.01) is an "area in need of redevelopment" within the definition and requirements of the Local Redevelopment and Housing Law, (LRHL), N.J.S.A. 40A:12A-1 et seq. The Freehold Township Committee adopted (R-14-31) Resolution on January 28, 2014 determining the area is in need of redevelopment (See Appendix 1).

The process to designate the site as an area in need of redevelopment began on October 8, 2013 when the Township Committee adopted Resolution R-13-222 authorizing the Planning Board to undertake a preliminary investigation and public hearing to determine whether the South Freehold Shopping Center located at the corner of Route 9 and Route 79 within the Township met the statutory criteria for designation as an "area in need of redevelopment" in accordance with the Local Redevelopment and Housing Law, P.L. 1992, c.79 (N.J.S.A. 40A:12A-1 et seq.)

In accordance with the Resolution of the Township Committee, the Planning Board adopted a Resolution on November 7, 2013 authorizing the Township Planner and Engineer to investigate the properties, prepare a redevelopment area boundary map and prepare a report setting forth the basis for the investigation and including the findings of the property investigation, as required by N.J.S.A. 40A:12A-1 et seq.

The Township Committee also adopted Resolution R-13-239 on November 12, 2013 (See Appendix 1) which amended the October 8, 2013 Resolution stating its intentions not to exercise the power of eminent domain for the designated redevelopment area site. The Resolution amendment is in accordance with amendments to N.J.S.A. 40A:12A-6 approved as P.L. 2013 Chapter 159 on September 6, 2013. The Resolution stated the following:

"it is not the intention of the Township Committee to exercise the power of eminent domain in conjunction with any redevelopment authority, in the event the Planning Board's investigation should determine the Property qualifies as an area in need of redevelopment."

The Planning Board held a special meeting on November 27, 2013 to review a map of the area delineated for redevelopment and a report from the Township Planner and Engineer. Based upon the Board's observations and the conclusions of the report the Planning Board found that reasons existed justifying the delineated area as an "area in need of redevelopment" within the meaning of N.J.S.A. 40A:12A-6. (See Appendix 1)

On December 19, 2013 the Planning Board conducted a public hearing. There was no opposition to the designation of the delineated area as an area in need of redevelopment. Following the public hearing, the Planning Board determined the area was an area in need of redevelopment within the definitions and requirements of the law and adopted a Resolution to that effect. The Township Committee Resolution followed on January 28, 2014.

The (original) Redevelopment Plan for the South Freehold Shopping Center set forth the land uses, bulk and area requirements, and design standards for the redevelopment area. The (original) Redevelopment Plan is hereby being amended and fully restated (hereinafter, the "Redevelopment Plan" or the "Amended Redevelopment Plan" or the "Amended and Restated Redevelopment Plan") in order to, *inter alia,* accommodate specific components and details of a redevelopment project to be implemented within the redevelopment area, subject to a negotiated Redevelopment Agreement between the designated redeveloper and the Township of Freehold.

Statutory Process and Authority

The Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project 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:

   - The Master Plans of contiguous municipalities;

   - The Master Plan of the County in which the municipality is located, and;

   - The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act".

6. Pursuant to N.J.S.A. 40A:12A-7c, the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations.

7. 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), if any, 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.

8. If applicable, 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.

9. Proposed locations for electrical vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network, to the extent required by ordinance and statute.

   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 and provides for the redevelopment of the overall shopping center.

The South Freehold Shopping Center site is a prominent development within the Township due to its central location at the intersection of U.S. Route 9, N.J. Route 79 and N.J. Route 33. It is the intent of Freehold Township, through the implementation of this Redevelopment Plan, to provide an opportunity to revitalize the shopping center, in order to maximize the economic development opportunities of the shopping center by enhancing the overall architectural design of the building and aesthetic appearance of the site while minimizing any adverse impact to the Township.

The Redevelopment Plan sets forth standards and guidelines for land use, circulation, lighting, parking, loading, and signage to create development that meets the goals and objectives of the Plan.

Location of Redevelopment Area

Appendix 2 and 3 show the boundaries of the redevelopment area, which consists of the South Freehold Shopping Center shown as Block 50, Lots 31, 31.01, 32 and 32.01 located between Route 9 and Route 79 (South Street) north of Route 33 as identified on the official Freehold Township tax maps. The total site area contains 16.77 acres (16.59 acres per the Township's Tax Map).

The designated Redevelopment Area is located in the central portion of Freehold Township, south of Freehold Borough at the intersection of Route 9, Route 79 (South Street) and adjacent to the Route 33 Bypass. Access to the site is from Route 9 and Route 79. There is no access from the Route 33 Bypass, which is a limited access highway and which is elevated at that location. The regional location of the Redevelopment Area is shown in Appendix 4.

Lot 31 contains 4.52 acres (4.55 acres per the Township's Tax Map) and is located at 3585 Route 9. Lot 31 contains a supermarket along the northern portion of the lot and the remainder is parking and drive aisles.

Lot 31.01 contains a total of 11.05 acres (11.03 acres per the Township's Tax Map), is irregularly shaped, and contains the following buildings: (1) a large, L-shaped strip shopping center that is attached to the supermarket building. The strip shopping center contains a total of 20 individual tenant units; (2) a gasoline filling station; (3) a freestanding commercial building and (4) a freestanding strip shopping center with 10 tenant spaces. The addresses of the uses range from 3583 to 3631 Route 9 North.

Lot 32 is located at the southern portion of the Redevelopment Area. Lot 32 is .91 acres (0.69 acres per the Township's Tax Map) and contains a small freestanding commercial building. The address of the site is 3625 Route 9.

Lot 32.01 is located at the southeastern portion of the Redevelopment Area and contains a vacant automotive center. The address of the property is 270 South Street and it contains .29 acres (0.32 acres per the Township's Tax Map).

Existing Land Use, Master Plan and Zoning Designations

A. Existing Land Use

The existing land uses of the redevelopment area include retail shopping center, former automotive repair station, and gasoline filling station.

To the north and adjacent to the redevelopment area is a reception and catering hall. Also located to the north is a development of single-family homes including homes along Moreau Avenue, Pittenger Avenue, Patten Street and Euretta Avenue. To the north and west of the redevelopment area is a shopping mall, which contains an approximately 300 space commuter parking lot leased and maintained by the Township. To the west of the redevelopment area are quick serve restaurants, retail, and a gasoline filling station. The redevelopment area is bordered to the south by the Route 33 Bypass, which is a limited access highway and elevated at the site, bordered to the east by South Street (Route 79) and the Route 33/Route 79 interchange and bordered to the

west by Route 9. East of and across South Street is the NJDOT regional administrative office and highway maintenance facilities.

B. Master Plan

Freehold Township adopted its current Master Plan on March 20, 1985. The Land Use Plan Element has been amended several times since that date with the last amendment occurring on August 4, 2016. The Planning Board last adopted a Reexamination Report on August 21, 2014. The current Master Plan designation for the redevelopment area is B-10 – Highway Development 10 Acres. The site has been designated B-10 since the Master Plan adoption in 1985.

The Township Committee Resolution of October 8, 2013 requesting that the Planning Board undertake a study to determine whether the South Freehold Shopping Center was an area in need of redevelopment occurred after a Reexamination Report Addenda dated September 19, 2013 to the Reexamination Report adopted on June 7, 2012.

C. Zoning

The current zoning for the redevelopment area is B-10 Highway Development 10 Acres. The redevelopment area has been zoned B-10 at least since the early 1980s.

The permitted uses in the B-10 zone include the following:

(1) Office buildings for professional, executive, engineering or administrative purposes.

(2) Banks, retail stores and shops, provided that no exterior storage or sales of building materials shall be permitted.

(3) Personal service establishments.

(4) Restaurants, cafes and coffee shops. Fast-food restaurants shall not be located nearer than 3,000 feet from one another, except that this provision shall not apply to fast- food restaurants located within shopping centers. Family-style restaurants without liquor licenses with video interactive games and/or child entertainment centers with or without video interactive games shall be permitted subject to the following design standards:

   (a) Minimum floor area devoted to an individual family style restaurant or child entertainment center use: 2,500 square feet.

   (b) Minimum floor area for each restaurant where two or more family-style restaurants are located in the same building: 2,500 square feet.

   (c) Minimum number of seats is 125.

   (d) No separate take-out service area is permitted.

   (e) No drive-up windows are permitted.

(f) Video interactive devices, video games, and children entertainment uses in conformance with Chapter 75, Article II, § 75-19, provided that the area used for such uses shall not reduce the minimum required restaurant floor area and shall not exceed 25% or 1,000 square feet of the total floor area of a family-style restaurant, whichever is less.

(g) In any child entertainment center the area which contains video interactive games shall not exceed 7,500 square feet and the total area devoted to food service and party rooms shall not exceed 20% of the total floor area of the child entertainment center.

(5) Shopping centers comprised only of uses permitted in this zone.

(6) Wholesale business and distributors.

(7) Passenger bus stations.

(8) Research laboratories and light industries for the manufacture of products which may be produced without the creation of objectionable or detrimental effects on any other properties, subject to the performance requirements and specifications as hereinafter set forth in this chapter.

(9) Horse racetracks, horse racecourses, and premises wherein pari-mutuel wagering is permitted by the state.

(10) Municipal facilities.

(11) Extension and commercial schools.

(12) Public utility installations.

(13) Fitness and recreational sports centers (NAICS 713940). [Added 6-17-2008 by Ord. No. 0-08-11]

(14) Bowling centers (NAICS 713950). [Added 6-17-2008 by Ord. No. 0-08-11

(15) Other indoor recreational facilities including dancing schools, gymnastic and cheerleading centers, miniature golf, target golf, archery centers, skateboard parks and similar types of indoor recreational activities and/or instruction. [Added 6-17-2008 by Ord. No. 0-08-11]

The bulk standards for the B-10 zone are summarized in the following table with an indication if the redevelopment area conforms to the standards under existing conditions:

Requirement	Standard	Site	Redevelopment Area Conforms (Yes/No)
Minimum Lot Area	10 Acres	16.77 Acres	Yes
Minimum Lot Width	1,000 ft.	+/- 372 Ft.	No
Minimum Lot Frontage	1,000 ft.	+/- 967 Ft.	No
Minimum Lot Depth	500 ft.	+/- 858 Ft.	Yes
Maximum Lot Coverage - All Buildings	15%	+/- 24.6%	No
Maximum Lot Coverage - All Impervious Surfaces	60%	+/ 89.3%	No
Maximum Floor Area Ratio	0.15	+/- 0.22	No
Maximum Building Height (Feet)/Stories	35 Ft./ 2 Story	35 ft./ 2 Story	Yes
Front Yard Setback	100 Ft.	+/- 62.7 Ft. (Rt.79); +/- 33.7 Ft.(Rt.9); 10.9 Ft. (Rt. 33)	No
Side Yard Setback	100 Ft.	+/- 7.4 Ft.	No
Rear Yard Setback	100 Ft.	N/A	No
Minimum Width Buffer Zone	75 Ft.	+/- 24 Ft.	No
Scenic Corridor Buffer	50 Ft.	+/- 9.3 Ft. (Rt. 33)	No

As shown on the table above the present shopping center does not conform with several of the B-10 bulk standards since the shopping center was developed in the 1960s, long before adoption of the current B-10 zoning and design standards.

Existing Conditions
(Building square footage area for reference purposes only)

A. Main Supermarket Building (59,182 SF)

The supermarket building is located at the northeast corner of the Redevelopment Area along South Street. The building contains approximately 59,182 square feet and was originally constructed in 1963. Primary access to the building and parking area is from South Street which contains two separate entrances. Additional access to supermarket is from Route 9 through the shopping center parking area. The building is oriented with the side of the building facing South Street. Aside from directional signs, there is no signs at the South Street entrances, however, there is signs located on the side and front of the building. A loading area is located at the rear of the building along the property boundary with the reception and catering hall. A portion of the loading area driveway is located on an access easement on the reception and catering hall property. The driveway is also utilized by the reception and catering hall for its deliveries and loading area.

B. Strip Shopping Center (72,729 SF) – adjacent to Main Supermarket Building

The strip shopping center adjacent to the main supermarket is the largest building in the redevelopment area and contains approximately 72,729 square feet. It is located along the northern portion of the site in an L-shaped design.

C. Secondary Strip Shopping Center Building (20,166 SF)

Currently, a secondary strip building, scheduled for demolition, is located along the southern portion of the site abutting the four-lane divided limited access Route 33 Bypass. This secondary center currently contains approximately 20,166 square feet, all of which has been demolished.

D. Small Freestanding Commercial Buildings (1,452 SF and 5,905 SF)

Currently, located at the south western portion of the redevelopment area along Route 9 are two small building of approximately 1,452 square feet and 5,905 square feet, which have both been demolished.

E. Automotive Center (Former) (5,218 SF)

The former automotive center is a 3-bay, two—story, building of approximately 5,218 square feet located in the southeastern corner of the site, which has been demolished.

F. Gasoline Filling Station

The gasoline filling station is located in the southern portion of the Redevelopment Area, off Route 9 northbound, with access only from the entry driveways to the overall shopping center. The station does not have its own separate site entrance from Route 9.

The station is comprised of 6 service station bays and has a canopy. The station has a small 668 square foot building used for an office, bathroom, and some retail sales. The station also has some ancillary facilities including vehicle air and vacuum stations and propane sales.

The Delta gasoline station, formerly a Getty gasoline service station, had several monitoring wells installed in 2005 pursuant to the underground storage tank regulations. Since that time, groundwater contamination has been detected resulting in an on-going investigation and remediation under rules established by the NJDEP. A Classification Exception Area (CEA) was established in accordance with NJDEP regulations which describes the area calculated to encompass the greatest extent of the groundwater impacts.

The gasoline filling station currently has a land lease that runs through 2028 with all options. From a land use planning perspective, the gasoline filling station is a major visual barrier to the shopping center buildings from Route 9.

G. Environmental Conditions

Environmental conditions in the redevelopment area were analyzed in order to document the presence of critical features and any natural constraints on development. There were no environmental conditions evidenced from the available NJDEP GIS data at the redevelopment area, i.e. no freshwater wetlands, steep slopes, critical habitat or stream corridors.

An environmental progress report dated April 10, 2024 and prepared by Brilliant Environmental Services, LLC is attached as Appendix 8. The report provides a summary of the ongoing investigation and remediation activities at the South Freehold Shopping Center and gasoline station.[1]

Redevelopment Plan

The Redevelopment Plan provides the terminology, goals and objectives, land use plan, circulation plan, utility plan, land use and development standards of the Redevelopment Area.

A. Redevelopment Plan Goals and Objectives

The objectives of the Redevelopment Plan are as follows:

- Create land use requirements specific to the Redevelopment Area that effectuate the rehabilitation and/or replacement of the buildings and grounds on the site, that are sensitive to properties adjoining the Redevelopment Area and the general welfare of the Township to advance the intent and purposes of the zoning ordinance and master plan;

- Provide an opportunity for the development of a mix of non-residential uses that will foster the long-term viability of the existing buildings and grounds;

[1] *This report is subject to further updates.*

- Provide increased employment opportunities for the existing and future residents of the Township of Freehold;

- Provide for the redevelopment of the South Freehold Shopping Center property to increase tax ratables within the Township of Freehold;

- Provide infrastructure improvements for the Redevelopment Area;

- Provide circulation improvements for the Redevelopment Area that promote the free flow of traffic;

- Provide for and improve pedestrian circulation and safety;

- Maintain the current integrity of the site by eliminating obsolete or faulty building arrangements;

- Utilize to the maximum extent practicable, Smart Growth Planning Principles in the redevelopment of the South Freehold Shopping Center. Such principles include:

    - 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;

- Promote maximum visibility of the principal building in the shopping center from Route 9.

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 Township's Land Use Regulations set forth in Chapter 190-3.

"Impervious Surface" shall mean a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water. Non-motor vehicle stone or gravel surfaces, including utility, mechanical and electrical equipment areas, shall not be considered impervious surfaces.

"Motor Vehicle Surface" shall mean any pervious or impervious surface that is intended to be used by motor vehicles and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

"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. Nothing herein shall prohibit the Township from

acting as a Redeveloper if and when appropriate or convenient.

"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 South Freehold Shopping Center 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. Land Use Plan

The Land Use Plan section of the Redevelopment Plan provides for the overall building layout, permitted uses and development review procedure. A site plan that includes the proposed improvements to the entire property in the redevelopment area shall be submitted in accordance with the provisions of this Redevelopment Plan.

1. Site Plan

The Redevelopment site plan shall be materially in conformance with a plan entitled Redevelopment Site Plan, attached as Appendix 5, and subject to the terms and conditions of a negotiated Redevelopment Agreement. The Redeveloper is not required or obligated to provide improvements outside of the site or to improve or replace the existing conditions shown to remain in Appendix 5, except when reasonable and necessary to effectuate the Redevelopment Site Plan attached as Appendix 5.

The architectural plans to be submitted with the site plan shall be generally in conformance with an architectural plan entitled “Proposed Renovation and Addition for South Freehold Shopping Center" – Elevation and Floor Plans, prepared by Robert W. Adler & Associates, PA, dated April 17, 2024, as revised attached as Appendix 6.

The disposition of certain existing buildings is as follows:

a. The secondary strip center building (20,166 s.f.) has been demolished. This area will be utilized for other required site improvements.

b. The small freestanding commercial buildings (1,452 s.f. and 5,905 s.f.) have been demolished. This area will be utilized for other required site improvements.

c. The former automotive center building (5,218 s.f.) has been demolished. This area will be utilized for other required site improvements.

d. The existing Delta gasoline service station on Route 9, which is a leased property and which use and termination of lease is currently not under the control of the redeveloper, will be redeveloped as a site for commercial use that will complement the architectural style of the principal shopping center structure. Redeveloper shall provide the Township with a concept plan for such redevelopment 18 months prior to the expiration of the current service station lease. At the termination of the gasoline service station lease, estimated to be in 2028, the service station shall be demolished within a timeframe as set forth in a negotiated Redevelopment Agreement and evaluation and remediation of the site shall commence. The Land Use Plan does not include gasoline service stations as a permitted use. The existing Delta gasoline service station shall be redeveloped in accordance with all the standards set forth in this Redevelopment Plan.

2. Land Use Procedures

This Redevelopment Plan shall supersede the provisions of the Township regulations for the redevelopment area. Unless specifically provided otherwise herein, the development of the redevelopment area shall be governed solely by the provisions of this Redevelopment Plan, either as set forth in the text of the Redevelopment Plan, or as shown on the plans and other materials attached as Appendices. For standards not specifically covered in this Redevelopment Plan, or reflected in the plans and other materials attached as Appendices, the Township development regulations shall apply including specific regulations within the B-10 zone, with the exception of the following: (a) minimum lot depth requirement in Schedule C to §190; and (b) Requirements set forth in §190-145D(2).

a. 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.

b. Pursuant to the Municipal Land Use Law, (N.J.S.A. 40:55D-1 et seq.) (the "MLUL") and the Freehold Township Land Use Ordinance, the Planning Board shall conduct site plan review for all development.

c. The Planning Board may grant deviations from the requirements of this Redevelopment Plan pursuant to the criteria for "C" variances pursuant to N.J.A.C. 40:55D-70c of the MLUL, and may also grant "C" variances and exceptions and/or waivers from any applicable provisions of the Freehold Township Land Use Ordinance.

d. Any deviation from standards of this Redevelopment Plan that results in or are tantamount to a "D" variance, pursuant to N.J.S.A. 40:55D-70d, shall be addressed pursuant to an amendment to the Redevelopment Plan by ordinance of the Township Committee rather than variance relief by the Planning Board.

e. Any proposed change in use within the Redevelopment Area shall be reviewed for compliance with the Redevelopment Plan by the Zoning Officer, who shall determine whether a zoning permit can be issued, or whether Planning Board review is required.

f. 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.

g. 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, Planning Board approval shall not be required. A Building Permit or Zoning Permit may be issued by the Construction Official or Zoning Official in that instance.

h. 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, unless the Redevelopment Plan is amended to permit such use. No non-conforming use, building, or structure may be expanded or made more non-conforming after adoption of this Redevelopment Plan.

i. 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."

j. 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.

k. 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.

D. Circulation Plan

Any application submitted for site plan approval shall include a detailed circulation plan which shall address vehicular and pedestrian circulation throughout the site. At a minimum, the circulation plan design shall incorporate the following:

(a) The interior road network servicing the existing building shall be privately owned and maintained.

(b) Internal striped pavement or islands shall be provided within the parking lot to delineate the terminus of parking rows and also define the internal circulation roadway.

(c) Pedestrian routes shall be designed to accommodate pedestrian activity and meet applicable American with Disabilities Act (ADA) standards.

(d) Sidewalks along Route 9 shall be addressed as part of the site plan approval for the redevelopment of the Delta gasoline service station pursuant to Section C(1)(d) of this Redevelopment Plan.

(e) Sidewalks shall be provided along Route 9 and South Street (NJ State Route 79).

(f) Sidewalks along Route 79 may be provided on-site or within the DOT right-of-way.

(g) At the time of site plan submission, a traffic impact study shall be provided for driveways and for the intersection of South Street and the Route 33 ramp-site driveway.

(h) Conflicts between pedestrians and vehicles should be minimized to the greatest extent practicable, and crosswalks should be provided to define pedestrian access.

(i) Loading docks, truck parking, HVAC equipment, emergency generators, trash dumpsters and recycling areas, and other service functions shall be incorporated into the overall design so that the visual and acoustic impacts of these functions are minimized from adjacent residential properties. The above notwithstanding, emergency generators are only required to comply with the New Jersey State Noise Control Rules at N.J.A.C. 7:29-1.1 et. seq. regard to the acoustic standards.

(j) Site circulation shall encourage separation of delivery vehicles from customer parking and pedestrian areas by use of main circulation driveways throughout the site. Deterrents to customer and cut-through traffic through the existing loading zone of the supermarket and main building, including the use of signs, shall be provided. During construction, separation of loading operations and delivery vehicles from customer parking and pedestrian areas shall be maintained to the greatest extent possible.

(k) Two-way access aisles along the rear of the supermarket and main building, in the vicinity of the loading areas, shall have a minimum width of 20 feet, with the exception of an existing width of 17 feet to remain in association with an existing utility pole to remain. Signs indicating access for authorized vehicles and deliveries only shall be provided.

E. Water, Sanitary Sewer and Utility Plan

Development of the site shall provide for installation of utility distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of their tariffs on file with the State of New Jersey Board of Public Utility Commissioners. The Redevelopment Plan shall be designed to meet the Township utility service goals, including but not limited to:

(a) Ensure that water, sewer, electricity, natural gas, are reliable, of the highest quality, and available at a reasonable cost.

(b) Comply with the minimum design and performance standards for erosion control as established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq. and implementing rules.

(c) Abandon, alter, and/or remove existing sanitary sewer and water system infrastructure as required to accommodate proposed site improvements

(d) Provide a sanitary sewer report which estimates the projected wastewater flows for the development utilizing the NJDEP Treatment Works Approval guidelines (N.J.A.C. 7:14A-23.3). The report should relate the existing sanitary sewer flows to the projected sanitary sewer flows for the proposed new buildings.

(e) Provide a water demand report that estimates the projected drinking water demands for the development. The demand calculation should utilize Safe Drinking Water guidelines (N.J.A.C. 7:10-12.6) to compute domestic demands. The report should relate the existing water demands to the proposed water demands.

F. Stormwater Management Plan

(a) A Stormwater Management Plan is required to be provided. The proposed Stormwater Management Plan shall be required to meet the current State Regulations (N.J.A.C. 7:8-5 et. seq.) and Chapter 190 of the Township Land Use Ordinance.

G. Landscaping Plan

A Landscape Plan shall be provided as part of site plan submission.

H. Land Use and Development Standards

1. Schedule of Yard, Area and Building Requirements [2]

Requirement	Standard
Minimum Lot Area	15 acres
Minimum Lot Depth	No minimum requirement
Minimum Lot Dimensions	Width at building line: 300 feet
	Frontage: 500 feet
Maximum Lot Coverage (Percent)	All buildings: 25 Percent [3]
	All impervious surfaces: 90 Percent
Maximum Floor Area Ratio	25 Percent
Maximum Building Height	40 feet
	2 Story
Minimum Yard Depth (in feet) for Principal Buildings	Front Yard: Route 9: 30 feet Route 79: 50 feet Route 33: 5 feet Side Yard: 5 feet Rear Yard: N/A
Minimum Yard Depth (in feet) for Accessory Buildings and Refuse Enclosures	Front Yard: Route 9: 30 feet Route 79: 50 feet Route 33: 5 feet Side Yard: 3 feet Rear Yard: N/A
Minimum Width Buffer Zone (in feet)	N/A
Minimum Size of Main Building	25,000 square feet
Scenic Corridor Buffer	N/A

2. Schedule of Permitted Uses

The schedule of permitted uses for the redevelopment area is located in Appendix 9. The source for specific uses is from the 2017 North American Industrial Classification System (NAICS) which is used to define business and government establishments according to industry type. This system is particularly useful in defining permitted uses within a zone so it is clear to the Boards, Zoning Officer and current and prospective applicants and tenants as to what is specifically permitted. The NAICS also defines each of the uses. The NAICS list and definitions for each of the uses can be

[2] *All bulk requirements shall apply to the Redevelopment Area as a whole, and shall not be applied to individual tax lots that may be located within the Redevelopment Area*

[3] *Building coverage shall exclude covered walkways.*

found on the web at:
https://www.census.gov/naics/. Since NAICS does not offer guidance on the classification of multiple establishments a separate category for "shopping center" has been added as a permitted use.

3. Other Standards

a. A permitted supermarket use may operate 24 hours/7days week.

4. Permitted Accessory Uses

a. Signs as specified in the following section entitled "signage".

b. Fences may be erected to a height not to exceed eight (8) feet above ground level, including solid fence, consistent with Redevelopment Site Plan in Appendix 5.

c. Freestanding Screening walls not exceeding a height of eight (8) feet. Screen walls attached to building shall not exceed the height of the building it's attached to.

d. Solar panels, canopy style ground and roof mounted.

e. Garbage storage and recycling enclosures and waste compactors, both internally and externally located. Location and quantity of external enclosures to be identified during Planning Board site plan application review.

f. Parking.

g. Loading. No restrictions or curfew shall be required for loading operations.

h. Outdoor storage, sales, and display, as follows:

(1) Outdoor displays and sales shall be limited to those materials and goods that are connected with the principal use on the premises.

(2) Outdoor sales and displays shall be permitted on front and side walkways against the front and side walls of the business and shall provide for an ADA compliant pathway to be maintained at all times. Outdoor displays shall not obstruct any means of ingress or egress, including emergency exits.

(3) Outdoor sales and displays shall not be permitted within access drive or fire lanes, or within landscaped and off-street parking areas, except as permitted herein.

(4) Outdoor sales and displays shall be arranged and maintained in a safe, orderly and neat manner.

i. Seasonal outdoor storage, sales, and displays shall be permitted, and shall adhere to the Township Land Use Ordinance section 190-116.

j. Emergency generators, as accessory to any permitted use.

I. Architectural

The appearance of the ShopRite and retail store buildings within the South Freehold Shopping Center Redevelopment Area shall be substantially similar to the architectural plans entitled "Proposed Renovation and Addition for South Freehold Shopping Center" – Elevation and Floor Plans, prepared by Robert W. Adler & Associates, PA, dated April 17, 2024, as revised attached as Appendix 6, subject to reasonable modifications.

J. Signs

1. The existing pylon sign along Route 9 shall remain, but with modifications substantially conforming to those shown on the sign plan contained in Appendix 7.

2. The following provisions shall apply if the existing Route 9 pylon sign is converted to an electronic sign:

   a. Duration. Any portion of the image on the electronic graphic display sign must have a minimum duration of 10 minutes (changing a maximum of six times per hour) and must be a static display.

   b. Motion. No portion of the image may flash, scroll, twirl, change color, or in any manner imitate movement.

   c. Electronic display area. The electronic graphic display area may be up to 60% of the total sign area.

   d. Limitation of characters. There shall be no limitation of characters on a sign.

   e. Limitation of content. Content displayed on the electronic display sign shall be limited to signage and advertising related to the shopping center and its tenants. Special events may be displayed for events occurring in a specific current timeframe on the premises of the center. No products, pricing, promotion of materials, or any combination thereof, shall be displayed at any time, or in conjunction with any other message. There shall be no limitation to the maximum number of names and/or logos of stores / tenants visible on the display at any given time, with the exception that the size of any business or tenant sign may not be smaller than 20 square feet of the electronic display.

   f. Background. Where the electronic graphic display area is less than 100% of the total sign area, the remaining sign elements shall be comprised of a matte finish background to decrease reflection for safety purposes.

g. Displays of static messages. The change of static message sequence must be accomplished instantaneously as seen by the human eye and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change.

h. Emergency/public service announcements. Electronic display signs may be utilized for emergency service announcements including police and fire, at the request of the Township of Freehold and as approved by the Redeveloper, for up to 10 minutes per hour for the duration of the emergency.

i. Luminance. This is the "brightness" of the electronic graphic display signs as seen from a particular angle of view. This is measured in candelas per square meter, also termed "nits." All electronic graphic display signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions. The sign must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 350 nits (candelas per square meter) between dusk and dawn as measured from the sign's face at maximum brightness.

j. Dimmer control. Electronic graphic display signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between 1/2 hour before sunset and 1/2 hour after sunrise as those times are determined by the National Weather Service.

k. Audio. Audio speakers are prohibited in association with an electronic graphic display sign.

l. Any electronic graphic display sign that malfunctions, fails or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be shut off immediately. Alternatively, the sign may contain a default design that will freeze the sign in one position if a malfunction occurs. In both scenarios, the sign shall be restored to its normal operation conforming to the requirements of this section as soon as reasonably possible.

m. Emergency generator. At the discretion of the Redeveloper, the electronic graphic display sign may be permanently connected to an emergency generator to provide backup power to the sign in the event of power outages. However, same is not required. If provided, the operation of the emergency generator is limited to the time period during power outages.

n. Number of faces. Single-faced or double-faced signs are permitted.

o. Height and width. The Rt. 9 pylon and monument signs shall be in accordance with the sign plan as shown in Appendix 7.

3. All other signage shall substantially conform to the sign plan contained in Appendix 7 (as amended), subject to reasonable modification, and with the exception of Route 33 pylon sign ("Existing Sign B") and interior pylon sign ("Existing Sign E") which shall be removed.

4. Signage onsite shall be limited to a total of eight (8) different colors.

5. Regulatory signs shall be permitted in accordance with State Department of Transportation standards or the Manual on Uniform Traffic Control Devices.

K. Off-Street Parking and Loading

Off-street parking and loading shall be in accordance with the following requirements:

1. Parking facilities shall be permitted in any yard area.

2. Storage, display, and sales within required off-street parking shall be permitted in accordance with the Permitted Accessory Uses section of this Redevelopment Plan.

3. No parking spaces, access drive or aisle shall be located closer than five (5) feet to any street line, with the exception of along Route 33, where three (3) feet is allowed, or five (5) feet to any side or rear property line, or within any required buffer, with the exception of along the tract's common property line with Block 50 Lot 30, where no setback is required. Parking spaces, access drives and aisles are permitted to be located within five feet of any side or rear property line where existing pavement is located within five feet of the side or rear property line, unless the existing pavement is to be reconstructed. This provision shall not apply to the existing gas station on Route 9.

4. Minimum drive aisle width shall be as follows: 25 feet for a two-way aisle with or without adjacent parking, except for the 24-foot wide drive aisle east of ShopRite as noted on the site plan attached to this Redevelopment Plan per Appendix 5. This provision shall not apply to the two-way driveway behind the supermarket and main building, which shall have a variable width of at least 20 feet, except for an existing width of 17 feet to remain in association with an existing utility pole to remain.

5. Parking spaces, except for parallel parking spaces, shall be not smaller than nine (9) feet wide by eighteen (18) feet in length and shall be striped with hairpin markings. Parallel parking spaces shall not be smaller than eight (8) feet wide by twenty-two (22) feet in length and shall be striped with a single stripe.

6. Curb islands where indicated shall have a minimum width of 5 feet measured from face-of-curb to face-of-curb.

7. Handicap accessible parking shall be provided in accordance with current American with Disabilities Act (ADA) standards.

8. Minimum number of parking spaces: 5 parking spaces per 1,000 square feet of gross leasable area up to 100,000 square feet and 4.0 parking spaces per 1,000 square feet of gross leasable area above 100,000 square feet gross leasable area. This requirement shall apply to the aggregate gross leasable area of the shopping center and shall not apply to the individual gross leasable area of each building. Mezzanine areas, not subject to leases (including storage and mechanical mezzanines), and vestibule areas are not leasable area shall not be included in the parking calculations.

9. Each truck loading space shall measure at least 9 feet in width and 45 feet in length, and shall have a vertical clearance of at least 14 feet in height.

   Minimum number of loading spaces: 0 loading spaces for 0 — 9,999 square feet of gross leasable area, 1 loading space for 10,000 — 25,000 square feet of gross leasable area, and 1 additional loading space for each additional 20,000 S.F. of gross leasable area or fraction thereof. This requirement shall apply to the individual gross leasable area of each building and shall not apply to the aggregate gross leasable area of the shopping center. Loading in designated areas is not time restricted.

L. 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.

The proposed redevelopment results in a net decrease in the number of off-street parking spaces, and in accordance with N.J.S.A. 40:55D—66.18 et. seq. (P.L. 2021, c171 as amended by P.L. 2023, c220) and applicable State regulations, the Redeveloper is not required to provide or install electric vehicle supply equipment or make-ready parking spaces. The Township shall consider the proposed redevelopment to be "grandfathered" and not required to provide such equipment or parking spaces regardless of subsequent statutory or regulatory amendments. The Redeveloper shall indemnify and hold harmless the Township, the Planning Board, or any officer, agent, or employee of the Township or Planning Board, for any costs, expenses, fees, or damages, including reasonable counsel fees and costs, incurred in connection with any effort by any person or entity, including without limitation the State of New Jersey, or an agency thereof, to require electric vehicle supply equipment or Make-Ready parking spaces in connection with the proposed redevelopment.

M. Storage of Recyclable Materials

Per Article XII General Zoning Provisions - Section 190-122 shall apply, but no screening, landscaping or enclosure shall be required for compactors that are internally fed from within a building whether located interior or exterior to the building it serves.

N. Lighting

A lighting plan shall be submitted at the time of site plan submission. The objective of the lighting plan is to provide safety and security on the site, while minimizing effects to off-site properties and neighboring residential zones. All area lighting in places such as parking lots or for security shall provide translucent fixtures with shields around the light source. The mounting heights may vary; however, the maximum mounting height shall be 30 feet. Reuse of existing light poles is permitted. Fixtures shall be thin profile LED lights in the parking lot. The light intensity at ground level in traffic areas shall be a maximum of 10 foot- candles in parking lots and 35 foot-candles under covered walks, with a minimum of 0.5 foot- candles. No lighting source shall glare into windows or onto streets and driveways. No lighting source shall be a beam or a rotating, pulsating or other intermittent frequency. Pedestrian-level, bollard lighting, ground mounted lighting or other low, glare controlled fixtures mounted on buildings or landscape walls shall be used to light pedestrian walkways.

O. Improvement and Design Standards

Improvement and Design Standards shall be per Articles IX and X of the Freehold Township Land Use Ordinance Chapter 190, 70 through 96, except as otherwise superseded within this Redevelopment Plan and except as follows[4]:

1) Topsoil.
   a) Topsoil shall be a minimum depth of four (4) inches.

2) Private Drives
   a) Minimum paved width shall be 25 feet minimum, except as noted in this plan.

3) Sight Triangle Easement
   a) Sight triangle easements are not required, unless required by NJDOT.

4) Fence height
   a) Fences may be erected to a height not to exceed eight (8) feet above ground level in all yards, including solid fence.

5) Shade Tree Easement
   a) Shade tree easements are not required along public rights-of-way.

6) Storm sewer and roof leader pipes.

[4] *This list is subject to change as the site plan is fully developed.*

a) Material of storm sewer mains shall be gasketed reinforced concrete pipe (RCP), except outside of paved areas where pipe may be high density polyethylene (HDPE) pipe, or polyvinyl chloride (PVC). Roof leader pipe material may be HDPE or PVC.

b) Minimum pipe diameter shall be sufficient to convey flows generated by the 25-year storm event, except the minimum pipe size shall not be less than fifteen inches, with exception of roof leaders, which shall not be less than six inches. The existing 8-inch PVC pipe, currently draining the existing trench drains in the supermarket loading docks to the off-site stormwater basin on adjacent lot 30, may be reused for draining any land cover type without the need to comply with the minimum 15-inch pipe size.

P. Landscaping Standards

Landscaping and buffer requirements shall be as follows:

1. Buffers – As indicated in the Schedule of Yard, Area and Building Requirements contained in the Land Use and Development Standards section of this Redevelopment Plan, there is no required Minimum Width Buffer Zone nor Scenic Corridor Buffer. However, the following standards are provided for application to the existing landscape strip along the subject property's common boundary with the adjacent R-9 Residential Zone.

    a. The existing landscape strip width along the subject property's common boundary with the adjacent R-9 Residential Zone shall be maintained.

    b. Existing vegetation within the width of the existing landscape strip may be altered as necessary to accommodate proposed improvements.

    c. Existing vegetation shall be supplemented with deciduous or evergreen trees in a quantity equal to one (1) tree per 50 linear feet of existing landscape strip. Incremental lengths of less than 50 feet shall be rounded to the nearest 50-foot interval. Based on an existing landscape strip length of approximately 520 feet, ten (10) supplemental trees shall be required under this standard. Trees shall be incorporated into the existing vegetation and need not be spaced evenly. Minimum planting size for deciduous and evergreen trees shall be 2 to 2-1/2 inch caliper and 5 to 6 feet in height, respectively.

    d. The only structures which may be erected within the existing landscape strip are fences, freestanding screening walls, light poles, traffic signs, and above grade utility installations.

2. Landscaping – All nonpaved areas of the property shall be suitably landscaped with trees, shrubs, grass, and other suitable landscaping materials, including, but not limited to, mulch and stone. The following standards shall apply to landscape areas as will be further defined on the soil erosion and sediment control plan submitted for site plan approval. The Redeveloper is not required or obligated to provide landscape improvements outside the site.

a. Existing vegetation may be removed or altered as necessary to accommodate proposed improvements.

b. Minimum planting island width shall comply with the Off-Street Parking and Loading section of this Redevelopment Plan.

c. Minimum depth of topsoil shall be four (4) inches. Topsoil may be sourced from onsite or imported.

d. Perennial beds shall be provided at the base of the existing freestanding sign to remain along Route 9 and the proposed freestanding sign along Route 79.

e. Shrubs shall be the primary planting feature and shall be provided at a rate of 1 shrub per 200 SF of proposed planting island area located east, south, and/or west of ShopRite and the existing primary strip shopping center building. Planting islands north of the ShopRite and existing primary strip shopping center building (along Block 50, Lots 27.01, 27.02, 27.03, and 30) and planting islands along Block 50, Lot 31.05 are permitted to remain in their existing condition, subject to other standards contained in this section and subject to modification as necessary to accommodate proposed improvements. Same areas are not required to be planted with shrubs and are not included in calculation of the rate to determine compliance with this standard.

    i. Shrubs need not be evenly distributed between planting islands.

    ii. Shrub planting species shall be selected to ensure a mature height not exceeding 30 inches above grade elevation can be maintained.

    iii. Juniper shrub species shall not be required.

    iv. Existing shrubs to remain shall be maintained. If the proposed improvements require removal of shrubs explicitly shown to remain, the vegetation shall be replaced in accordance with the species and size standards contained in the redevelopment plan. Existing shrubs to remain (or replaced as applicable) are to be included in the calculation of the provided number of shrubs to determine compliance with this standard.

    v. All existing shrubs not explicitly identified on the Landscape Plan to remain are subject to removal at the discretion of the Redeveloper and/or as needed to accommodate proposed improvements. The Redeveloper may, at the Redeveloper's discretion, maintain and/or transplant shrubs scheduled for removal. Existing shrubs to remain (or transplanted as applicable) are to be included in the calculation of the provided number of shrubs to determine compliance with this standard.

f. Trees shall be a secondary planting feature and shall be provided at a rate of 1 tree per 2,000 SF of proposed planting island area located south and/or west of ShopRite and the existing primary strip shopping center building. Trees are not required east of the ShopRite along Route 79. Planting islands north of the ShopRite and existing primary strip shopping center building (along Block 50, Lots 27.01, 27.02, 27.03, and 30) and the planting islands along Block 50, Lot 31.05 are permitted to remain in their existing condition, subject to other standards contained in this section and subject to modification as necessary to accommodate proposed improvements. Same areas are not required to be planted with trees and are not included in calculation of the rate to determine compliance with this standard.

    i. Trees shall not be required in any planting island along the front driveway associated with the ShopRite or existing primary strip shopping center.

    ii. Trees need not be evenly distributed between planting islands.

    iii. Tree species shall be provided in accordance with the Township's "Freehold Township Preferred Tree Planting List" and "Preferred Evergreen Trees for Planting in Freehold Township" lists in their current form at the time of adoption of this Redevelopment Plan.

    iv. Minimum planting size for deciduous and evergreen trees shall be 2 to 2-1/2 inch caliper and 5 to 6 feet in height, respectively.

    v. Existing trees explicitly identified on the Landscape Plan to remain shall be maintained. If the proposed improvements require removal of the trees, the trees shall be replaced in accordance with the species and size standards contained in the redevelopment plan. Existing trees to remain (or replaced as applicable) are to be included in the calculation of the provided number of trees to determine compliance with this standard.

    vi. All existing trees not explicitly identified on the Landscape Plan to remain are subject to removal at the discretion of the Redeveloper and/or as needed to accommodate proposed improvements. The Redeveloper may, at the Redeveloper's discretion, maintain and/or transplant trees scheduled for removal. Existing trees to remain (or transplanted as applicable) are to be included in the calculation of the provided number of trees to determine compliance with this standard.

g. Drought resistant plantings shall be provided in planting islands without irrigation.

h. Irrigation shall be provided for 40 percent of the area of proposed planting islands located north and/or east of the ShopRite. Proposed planting islands south and/or west of the ShopRite are not required to be irrigated and are not included in calculation of the percentage to determine compliance with this standard.

i. The above landscaping standards shall not apply to stormwater management areas. Islands and areas in which stormwater management facilities are located are explicitly excluded from the calculation of the rate of shrubs, trees, and irrigation to determine compliance with this section (both required and provided rates and/or percentages).

j. Stormwater management areas shall be designed as required to meet the current State (N.J.A.C. 7:8-5 et. seq.) standards and Chapter 190 of the Township Land Use Ordinance.

Q. Pavement Construction

1) Full depth pavement locations shall be determined by Site Plan grading designs and/or pavement evaluations, and shall not be required in pavement transitions or overlays where existing subgrade is adequate. The minimum requirements for standard duty full depth pavement construction shall be: i) **6.0"** of dense graded aggregate (DGA) or recycled concrete aggregate (RCA) conforming to NJDOT standards base course; ii) **4.0"** of NJDOT Hot Mix Asphalt (HMA) 19M64 or Mix I-2 base course; iii) **2.0"** of NJDOT Hot Mix Asphalt (HMA) 9.5M64 or Mix I-5 surface course. The minimum requirements for heavy duty full depth pavement construction shall be: i) 6.0" of DGA or RCA conforming to NJDOT standards base course; ii) 6.0" of NJDOT HMA 19M64 or Mix I-2 base course; iii) 2.0" of NJDOT HMA 9.5M64 or Mix I-5 surface course. Millings may be used for fill below the aggregate base course.

2) The minimum requirements for pavement overlay is 2.0". It is recognized that reconstruction of sub-grade, sub-base and stabilized base may not be necessary in all portions of the site. The Redeveloper shall have a qualified N.J. licensed engineer perform an analysis of the existing movement, and shall submit a pavement design, based on that analysis, during the site plan review.

3) Clear sight triangles at the intersection of site access drives with public right-of-way shall be determined in accordance with AASHTO standards. In the sight triangle, the planting of trees or other plantings, or the location of structures, fences or other alterations of the topography or contour of the land, including but not limited to the placement of fill exceeding 30 inches in height that would obstruct clear sight across the sight triangle is prohibited. Maintenance of clear sight across the triangle is the responsibility of the Redeveloper; therefore, sight triangle easements are not required, unless required by the NJDOT.

4) Maintenance of landscaping as proposed in accordance with the Landscape Plan is the responsibility of the Redeveloper. Shade trees shall be provided on the landscape plan at appropriate locations. 10 foot wide shade tree easements are not required along public right-of-ways.

Plan Consistency Review

As required by the Redevelopment and Housing Law (N.J.A.C. 40A:12A-7), this section describes the consistency between the Redevelopment Plan and the Freehold Township Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to the Monmouth County Master Plan, adjacent municipal Master Plans, and the New Jersey Development and Redevelopment Plan.

A. Freehold Township Master Plan

This Redevelopment Plan is consistent with the Freehold Township Master Plan as last amended August 4, 2016. It is particularly consistent with several objectives and policies that are stated in the Township Master Plan 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 promote a desirable visual environment through creative development techniques which respect the environmental qualities and constraints of the Township and of particular sites.

- To encourage the continued economic development of the Township as a regional commercial and industrial center in areas which are suitable for such development.

- To encourage energy efficient site designs and provisions for renewable energy resources including solar, wind and recycled heat.

Policies:

- Planning will include a variety of residential and non-residential uses which will encourage continuation of and enhancement of Freehold Township as a quality suburban/rural residential community and as a commercial, employment, governmental and recreational center for western Monmouth County.

B. Monmouth County Master Plan

This Redevelopment Plan is consistent with the goals, principles, and objectives (GPOs) of the 2016 Monmouth County Master Plan 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 objectives from Master Plan Goal #3 are applicable to this Redevelopment Plan:

- Encourage the redevelopment and revitalization of highway commercial corridors that

incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA), and improve circulation both on and off-site.

- Encourage the use of green technology and design to reduce the impact of property improvements on natural systems.

- 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.

- Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.

The 2016 Monmouth County Master Plan also references a number of consultative and supportive documents which provide additional information and resources. One of those documents is the Route 9/ Western Monmouth Development Plan, which establishes a framework for municipal Master Plans. This Redevelopment Plan is consistent with the Route 9/Western Monmouth Development Plan, particularly with the goals of establishing interconnection between businesses along Route 9, improving traffic flow and pedestrian connections.

A study entitled "Monmouth County State Route 79 Corridor Study" was adopted in July 2007 and is also relevant to the Redevelopment Plan. The South Freehold Shopping Center is located at the terminus of the "Monmouth County State Route 79 Corridor Study." There are no specific recommendations in that Plan along Route 79 where the redevelopment area is located.

C. New Jersey Development and Redevelopment Plan

The South Freehold Shopping Center is located in Suburban Planning Area (PA-2) of the New Jersey State Development and Redevelopment Plan that was adopted by the State Planning Commission on March 1, 2001. The site is also within a proposed regional center named "The Greater Freehold Regional Center."

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
- revitalize cities and towns

Two of the specific policy objectives of the PA-2 are as follows:

"Land Use: Guide development and redevelopment into more compact forms - Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities."

"Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities."

The revitalization of the South Freehold Shopping Center is consistent with the goals of the Suburban Planning Area (PA 2).

D. Master Plans of Adjacent Municipalities

There is no significant relationship of this Redevelopment Plan to the Freehold Borough Master Plans or master plans of other adjacent municipalities.

General Provisions

A. Adverse Influences

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

B. Non-Discrimination Provisions

There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin or other such restriction in contravention to federal and/or state laws. No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a designated redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Committee, or the designated redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof, or otherwise in violation of federal and/or state laws. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments and a Redevelopment Agreement.

C. Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval of the plan by the Township Committee.

D. Completion of Redevelopment

Upon the inspection and verification by the Township of Freehold that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

E. Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

F. Additional Provisions and 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.

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.

A. 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.

B. Amending the Redevelopment Plan

The Township Committee shall not amend, revise, or modify the Redevelopment Plan, except as may be permitted pursuant to the terms of a Redevelopment Agreement entered into between the Redevelopment Entity and the designated Redeveloper. Review and approval of any proposed amendments authorized by the Redevelopment Agreement 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.

C. Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval of the plan by the Township Committee.

D. 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.

E. 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 of the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 et.seq.

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) and Certificate of Completion are issued, or as otherwise set forth in a negotiated Redevelopment Agreement.

(3) The Redevelopment Agreement shall contain provisions to assure the timely construction of the redevelopment area, performance guarantees of the Redevelopment and any additional provisions as may reasonably be necessary for the implementation of the Redevelopment Plan.

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 "SFSC - South Freehold Shopping Center Redevelopment Area" as a Zoning District in its entirety. The listing of zoning districts (§190-97) is also hereby amended to include the "SFSC - South Freehold Shopping Center Redevelopment Area" as a zone.

Appendix

Appendix 1 - Resolutions

Appendix 2 - Aerial Map

Appendix 3 - Tax Map

Appendix 4 - Regional Location Map

Appendix 5 – Redevelopment Site Plan

Appendix 6 – Architectural Plan

Appendix 7 – Signage Plan

Appendix 8 - Environmental Progress Report

Appendix 9 - Schedule of Permitted Uses

Appendix 1 - Resolutions

Resolution of the Township of Freehold

Monmouth County, New Jersey

OCT 9 2013
FREEHOLD TOWNSHIP
PLANNING BOARD

No: R-13-222

Date of Adoption: October 8, 2013

TITLE: RESOLUTION AUTHORIZING PLANNING BOARD TO DETERMINE IF PROPERTY IS IN NEED OF REDEVELOPMENT

---RESOLUTION---

WHEREAS, Block 50, Lots 31, 31.01, and 32 owned by Saker Enterprises of Freehold and Block 50, Lot 32.01, owned by L & R Automotive Center, (collectively referred to hereafter as the "Property"), is the South Freehold Shopping Center property located on Route 9 and Route 79 in the Township and,

WHEREAS, it is the desire of the Township Committee that the Planning Board undertake a preliminary investigation and hearing to determine if the Property qualifies under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., as an area in need of redevelopment; and,

WHEREAS, the limits of the project area shall be the bounds of the Property;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the Planning Board to undertake such study and investigation necessary for it to determine if the Property is in need of redevelopment;

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

1. Freehold Township Planning Board
2. Saker Enterprises of Freehold
3. L & R Automotive Center

No. R-13-222

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S		Y	N	NV	AB
Mr. Ammiano	X			X			
Mr. Cook				X			
Mr. Golub		X		X			
Mr. Salkin						X	
Mayor McMorrow				X			
I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent							

Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-13-239 Date of Adoption: November 12, 2013

TITLE: RESOLUTION AMENDING RESOLUTION AUTHORIZING PLANNING BOARD TO DETERMINE IF PROPERTY IS IN NEED OF REDEVELOPMENT

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

WHEREAS, the Township Committee adopted Resolution No. R-13-222 on October 8, 2013 authorizing the Planning Board to determine if property was in need of redevelopment; and

WHEREAS, Block 50, Lots 31, 31.01 and 32 owned by Saker Enterprises of Freehold and Block 50, Lot 32.01, owned by L & R Automotive Center (collectively referred to hereafter as the "Property"), is the South Freehold Shopping Center property located on Route 9 and Route 79 in the Township;

WHEREAS, Resolution R-13-222 expressed that it was the desire of the Township Committee that the Planning Board undertake a preliminary investigation and hearing to determine if the Property qualifies under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., as an area in need of redevelopment; and

WHEREAS, the Resolution noted the limits of the project area shall be the bounds of the Property; and

WHEREAS, it is not the intention of the Township Committee to exercise the power of eminent domain in conjunction with any redevelopment authority, in the event the Planning Board's investigation should determine the Property qualifies as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby authorizes the Planning Board to undertake such study and investigation necessary for it to determine if the Property is in need of redevelopment as a Non-Condemnation Redevelopment Area.

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

1. Freehold Township Planning Board
2. Freehold Township Engineer
3. Freehold Township Planner
4. Freehold Township Planning Board Attorney
5. Saker Enterprises of Freehold
6. L & R Automotive Center

No. R-13-239

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S		Y	N	NV	AB
Mr. Ammiano				X			
Mr. Cook		X		X			
Mr. Golub				X			
Mr. Salkin	X					X	
Mayor McMorrow							X

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

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION

Mayor McMorrow offered the following Resolution and moved its adoption which was seconded by Mr. Kash

WHEREAS, the Township Committee of the Township of Freehold has, by Resolution dated October 8, 2013, authorized the Planning Board to undertake a preliminary investigation to determine whether a certain area of the Township is an Area in Need of Redevelopment pursuant to N.J.S.A.40A:12A-6; and

WHEREAS, the Township Committee also adopted on November 12, 2013 a Resolution stating its intentions not to exercise the power of eminent domain for the designated redevelopment area site; and

WHEREAS, the Resolutions of the Township Committee identify an area comprised of Lots 31, 31.01, 32 and 32.01 in Block 50 having boundaries along New Jersey State Highway Route 79, Route 33, and US Highway Route 9, which is hereinafter referred to as "The Delineated Area"; and

WHEREAS, in response to the authorization by the Township Committee, the Freehold Township Planning Board by Resolution dated November 7, 2013 authorized the Board Planner and Engineer to inspect The Delineated Area and prepare and submit to the Board a map of the property and a report as to their findings; and

WHEREAS, the Board members have personally inspected The Delineated Area; and

WHEREAS, at a special meeting of the Planning Board on November 27, 2013 the Planning Board did receive a map of The Delineated Area and a report describing conditions thereon from Thomas A. Thomas, the Boards' planning consultant; and

WHEREAS, based on the Board's observations and the conclusions in the reports of its consultants, the Board finds that reasons exist justifying the conducting of a public hearing to determine whether The Delineated Area is a redevelopment area within the meaning of N.J.S.A.40A:12A-6

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Freehold that a public hearing shall be held on December 19, 2013 at the Freehold Township Municipal Offices, One Municipal Plaza, Freehold, New Jersey commencing at 7:30 p.m. at which time, the Board shall hear the questions and comments of all interested parties and thereafter will report the result of its preliminary investigation as to whether The Delineated Area is a redevelopment area within the meaning of N.J.S.A40A:12A-6 to the Mayor and Township Committee of the Township of Freehold.

BE IT FURTHER RESOLVED that notice of the hearing shall be published in one of the official newspapers of the municipality once each week for two consecutive weeks with the last such publication to be at least ten days prior to December 19, 2013. Further, a copy of the notice shall be mailed at least 10 days prior to December 19, 2013 to the owners of each parcel of property in The Delineated Area according to the assessment records of the Township of Freehold. Notice shall also be sent to any claimants of an interest against such properties appearing on the assessment records of the municipality. Such notices and mailings shall be completed by the

Administrative Officer of the Planning Board and confirmation of same be entered in the records of the Planning Board.

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold.

ROLL CALL

YES: Mayor McMorrow; Mr. Bazzurro; Mr. Gatto; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: - - - - -

ABSENT: Mr. Ammiano; Mrs. Howley; Mr. Toto

ABSTAINED: - - - - -

DISQUALIFIED: - - - - -

DATED: November 27, 2013

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 November 27, 2013.

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

R E S O L U T I O N OF DETERMINATION REGARDING REDEVELOPMENT AREA

Mrs. Howley offered the following Resolution and moved its adoption which was seconded by Mr. Shortmeyer

WHEREAS, the Township Committee of the Township of Freehold has, by Resolution dated October 8, 2013, authorized the Planning Board to undertake a preliminary investigation to determine whether a certain area of the Township is an Area in Need of Redevelopment pursuant to N.J.S.A.40A:12A-6; and

WHEREAS, the Township Committee also adopted on November 12, 2013 a Resolution stating its intentions not to exercise the power of eminent domain for the designated redevelopment area site; and

WHEREAS, the Resolutions of the Township Committee identify an area comprised of Lots 31, 31.01, 32 and 32.01 in Block 50 having boundaries along New Jersey State Highway Route 79, Route 33, and US Highway Route 9, which is hereinafter referred to as "The Delineated Area"; and

WHEREAS, in response to the authorization by the Township Committee, the Freehold Township Planning Board by Resolution dated November 7, 2013 authorized the Board Planner and Engineer to inspect The Delineated Area and prepare and submit to the Board a map of the property and a report as to their findings; and

WHEREAS, the Board members have personally inspected The Delineated Area; and

WHEREAS, at a special meeting of the Planning Board on November 27, 2013 the Planning Board did receive a map of The Delineated Area and a report describing conditions thereon from Thomas A. Thomas, the Boards' planning consultant; and

WHEREAS, based on the Board's observations and the conclusions in the reports of its consultants, the Board found that reasons exist justifying the conducting of a public hearing determining whether The Delineated Area is a redevelopment area within the meaning of N.J.S.A.40A:12A-6; and

WHEREAS, in a Resolution dated November 27, 2013, the Board fixed December 19, 2013 at the Freehold Township Municipal Offices, One Municipal Plaza, Freehold, New Jersey commencing at 7:30 p.m. as the date, place, and time at which the Board would hear the questions and comments of all interested parties; and

WHEREAS, the Board caused notice of such hearing to be published for two consecutive weeks prior to the hearing date and further caused a copy of the notice to be mailed at least ten days prior to December 19, 2013 to the owners of each parcel of property in The Delineated Area and to any claimants of an interest in such properties, all in accordance with the notice requirements of the Revised Statutes of the State of New Jersey; and

WHEREAS, the Board also made available the statutorily required map and report for inspection by any interested parties; and

WHEREAS, on December 19, 2013, the Board did conduct the required public hearing and heard the questions and comments of all concerned persons; and

WHEREAS, all of the information available to the Board indicates that it is charged with making a determination under N.J.S.A.40A:12A-5(d) finding whether The Delineated Area is in need of redevelopment because it is an area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, which are detrimental to the safety, health, morals, or welfare of the community; and

WHEREAS, the Board is prepared to make such determination;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Freehold based on the report, its investigations, questions and comments of interested parties and its review of the applicable statute, that it hereby determines that The Delineated Area, Block 50, Lots 31, 31.01, 32, and 32.01 is an area in need of redevelopment within the definitions and requirements of N.J.S.A.40:12A-1 *et. seq.*

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold.

ROLL CALL

YES: Mr. Bazzurro; Mr. Gatto; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: - - - - -

ABSENT: Mayor McMorrow; Mr. Ammiano

ABSTAINED: - - - - -

DISQUALIFIED: - - - - -

DATED: December 19, 2013

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 December 19, 2013

Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-14-31 Date of Adoption: January 28, 2014

TITLE: RESOLUTION DECLARING DESIGNATED PROPERTY AS AN AREA IN NEED OF REDEVELOPMENT

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

WHEREAS, the Township Committee of the Township of Freehold ("Township Committee") had, by Resolution dated October 8, 2013, authorized the Planning Board to undertake a preliminary investigation to determine whether a certain area of the Township is an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Committee also adopted, on November 12, 2013, a Resolution stating its intentions not to exercise the power of eminent domain for the designated redevelopment area site; and

WHEREAS, the Resolutions of the Township Committee identify an area comprised of Lots 31, 31.01, 32 and 32.01 in Block 50 having boundaries along New Jersey State Highway 79, Route 33, and US Highway 9, which is hereinafter referred to as "The Delineated Area"; and

WHEREAS, in response to the authorization by the Township Committee, the Freehold Township Planning Board by Resolution dated November 7, 2013 authorized the Board Planner and Engineer to inspect The Delineated Area and prepare and submit to the Board a map of the property and a report as to their findings; and

WHEREAS, the Planning Board members personally inspected The Delineated Area; and

WHEREAS, at a special meeting of the Planning Board on November 27, 2013 the Planning Board did receive a map of The

Delineated Area and a report describing conditions thereon from Thomas A. Thomas, the Planning Board's planning consultant; and

WHEREAS, based on the Planning Board's observations and the conclusions in the reports of its consultants, the Planning Board found that reasons existed justifying the conducting of a public hearing to determine whether The Delineated Area is a redevelopment area within the meaning of N.J.S.A. 40A:12A-6; and

WHEREAS, On December 19, 2013 the Planning Board did conduct the required public hearing and no one appeared in opposition to the designation; and

WHEREAS, the Planning Board determined that The Delineated Area, Block 50, Lots 31, 31.01, 32 and 32.01 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; and

WHEREAS, the Township Committee has thoroughly reviewed and agrees with the determination and recommendation of the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that The Delineated Area, Block 50, Lots 31, 31.01, 32 and 32.01, is hereby designated as an Area in Need of Redevelopment.

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:

1. Commissioner of the Department of Community Affairs

2. Saker Enterprises of Freehold

3. L & R Automotive Center

4. Freehold Township Planning Board

5. Freehold Township Engineer

6. Freehold Township Planning Board Attorney

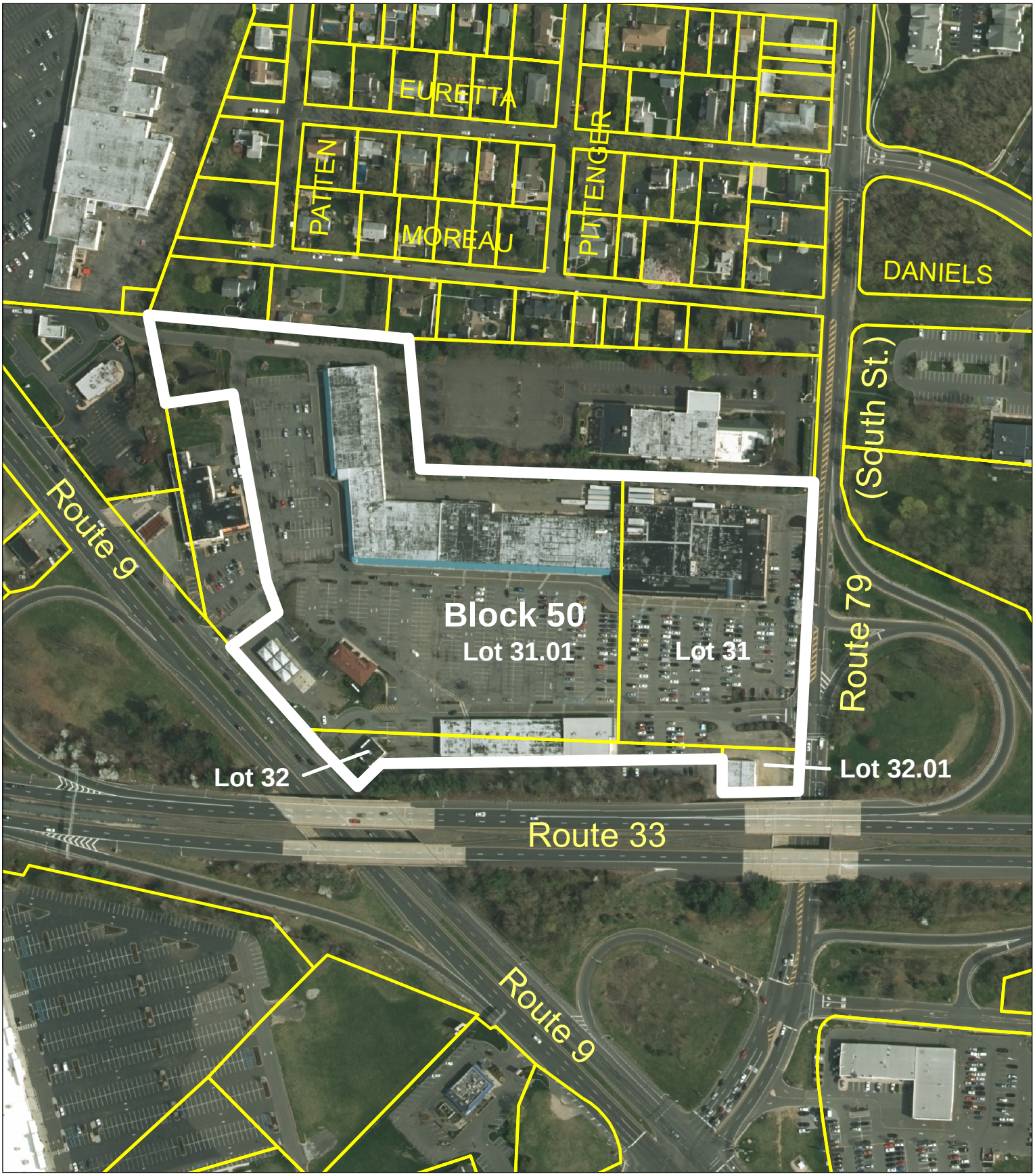
7. Freehold Township Planner

No. R-14-31

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S		Y	N	NV	AB
Mr. Ammiano		X		X			
Mr. Cook				X			
Mr. Golub	X			X			
Mrs. McMorrow				X			
Mayor Salkin						X	

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

Appendix 2 - Aerial Map



AERIAL MAP - APPENDIX 2
REDEVELOPMENT AREA
South Freehold Shopping Center
Block 50, Lots 31, 31.01, 32, 32.01

FREEHOLD TOWNSHIP
Monmouth County, New Jersey

N
W E
S

0 50100 200 300 400 Feet

Prepared: September 26, 2022

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. Aerial Maps - 2015

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.
3/6/17	TIMOTHY P. WHITE	24GB04257000

SEE SHEET 19

MATCH LINE

SEE SHEET 23 MATCH LINE

69.01

54
23.79 AC.
TOTAL
CEMETERY
(EXEMPTED)

53.01
9.10 AC.
TOTAL

1264.3 TOTAL
793.00 TOTAL
870.0± TOTAL (S)
510.0± (S)
400.0±(S)
640.0±(S)
66' STREET
75' MAIN
WEST
TROTTERS LA. (PRIVATE)
801.44'(T)
500.00
1000.0'(S) TOTAL
175.48
R.O.W. ESMT. DED. TO FREEHOLD RACING ASSOCIATION (PRIVATE) 1.65 AC.
147.41
133.27
117.99
145.79
VARIES

16
15.0 AC.
CEMETERY
(EXEMPTED)

956.0
370.0±(S)

FREEHOLD BORO

15
CEMETERY (EXEMPTED)
438.0
413.0'(D)
412.52'(D)
140.0
268.0
137.0
255.0

14
2.15 AC.
268.72
106.0
55.0
233.88

13
1.76 AC.
178.78
340.66
200.0

12
1.52 A.C.
207.15
316.72

U.S. HIGHWAY 9
20' SAN. SEWER ESMT.(TYP.)
1099.72
442.27'

70.05

17
73.46 AC.
TOTAL

25
25.58 AC.

50

HELEN AVE
E. BARBARA
W. PETERS DR.
60'
1199.04
180.00
18
19
20
21
21.01
22
22.03
22.01
22.02
58
55
56
57
49.36
52.0 AC.
TOTAL
1006.57(T)
CONSERVATION EASEMENT
B/L
1509.75(T)
37
2.59AC.
TOTAL
429.64(T)
211.6
38
211.9
49.37
1
CONSERVATION EASEMENT (TYP.)
40.27 AC.
TOTAL
SOUTH ST.
ALEXANDER
PATTON
IRWIN
EURETTA
MOREAU
54
53
52
51
24
24.01
196.04
155.0
131.30
27.03
27.02
27.01
28
29.04
29.02
29.03
29.01
268.57
816.34
520.09
145.0
50' DRNG. ESMT.
FREEHOLD TWP.(EXEMPTED)
46.73
22.26
329.20
205.42
30.42
195.42
575.68
587.14
DANIELS WAY
207.55
64.56
395.83(T)
40.01
1.95 AC. TOTAL
49.38
144.89
179.28(T)
147.10
4.57 AC. TOTAL
40
NJ D.O.T.(EXEMPTED)
792.14(T)
49
41
13.55 AC. TOTAL
NJ D.O.T.(EXEMPTED)
357.95(T)
30
4.83 AC.
782.5
406.0
376.50
31.01
11.03 AC.
529.98
31
4.55 AC.
530.0
31.05
1.64 AC
26.01
25.03
2.11 AC.
R.T.#9
N.J.S.T.
(EXEMPTED)
0.33 A.C.
6
7
8
9
3.05 AC.
354.32
367.55
8
1.10 AC.
7
1.48 AC.
10
7.01 AC.
416.69
186.40
11
14.79 AC.
BROOKDALE COLLEGE
(EXEMPTED)
810.18
1410.18
600.0
370.0±(S)
91.76
110.31
190.31
190.97
355.45'
3.0
SHT.△ ESMT. (TYP.)
SIGHT △ ESMT.(OBJECT)
CONSERVATION EASEMENT (TWP.)
40' DRNG. ESMT.
70
M/L
200.0'(T)
77'±
111±
273±
132±
71±
222±
442±
302±
63±
390±
257±
295±
84±
136±
158±
433.52
508.75
40.52
150.0
358.88'(T)
20.06
8.95 AC.
TOTAL
BLOCK LIMIT
70.09
9
28.84 A.C.
TOTAL
FREEHOLD TWP.
(EXEMPTED)
WETLANDS BUFFER
26
1.20 AC.
TOTAL
252.28
244.11'(T)
27
28
165.0
65.0
245.09
8.37'
200.0
91.41'(T)
115.0 A.C.(T)
206.35
GENEK CT.
434.71
347.76
1.0 AC.
19
17.94'
135.0
187.81
26.06
225.0
18.
20
101.06
264.87
17
39.27
140.0
165.0
200.0
21
41.32'
250.0'(T)
22
82.60
127.86
66.09
345.95
53.10
122.49
262.59
306.0
112.84
TRICENTENNIAL DRIVE
322.94
39.27
86.93
111.43
61.66
32
1.43 AC TOTAL
50.01'
143.25
91.29
325.84
7
134.05
2
4.22 AC. TOTAL
TOWNSHIP (EXEMPT)
CONSERVATION EASEMENT
71.95
55.57'(T)
70.08
70.06
B/L
104.91'(T)
188.27'(T)
165.66'(T)
N.J. RTE. #33
0.69 A.C
679'
32
786.36
20'(S)
160.25
32.01
0.32 A.C.
163.14
575.36
371.25
120
64.50
109'(S)
38
175.02
114.4
9.52
39.78
65.21
385.15
263.6
285.0
215.0
348.35
131.63
130.63
166.0
336.0
500.0
274.88
285.28
306.75
150.0
100.0
107.7
49.8
101.32
100'(S)
165.75
165.8
429.55
454.23
359.41
323.41
86.18
354.32
205.42
250.0
300.0
84.82
80.0
416.69
186.40
1410.18
810.18
600.0
91.76
110.31
190.31
190.97
355.45'
30.42
195.42
205.42
3.0
SHT.△ ESMT. (TYP.)
SIGHT △ ESMT.(OBJECT)
CONSERVATION EASEMENT (TWP.)
40' DRNG. ESMT.
SOUTH ST.
MATCH LINE
SEE SHEET 25
MATCH LINE
SEE SHEET 30

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.

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NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION
24GA27987500

TAX MAP

TOWNSHIP OF FREEHOLD

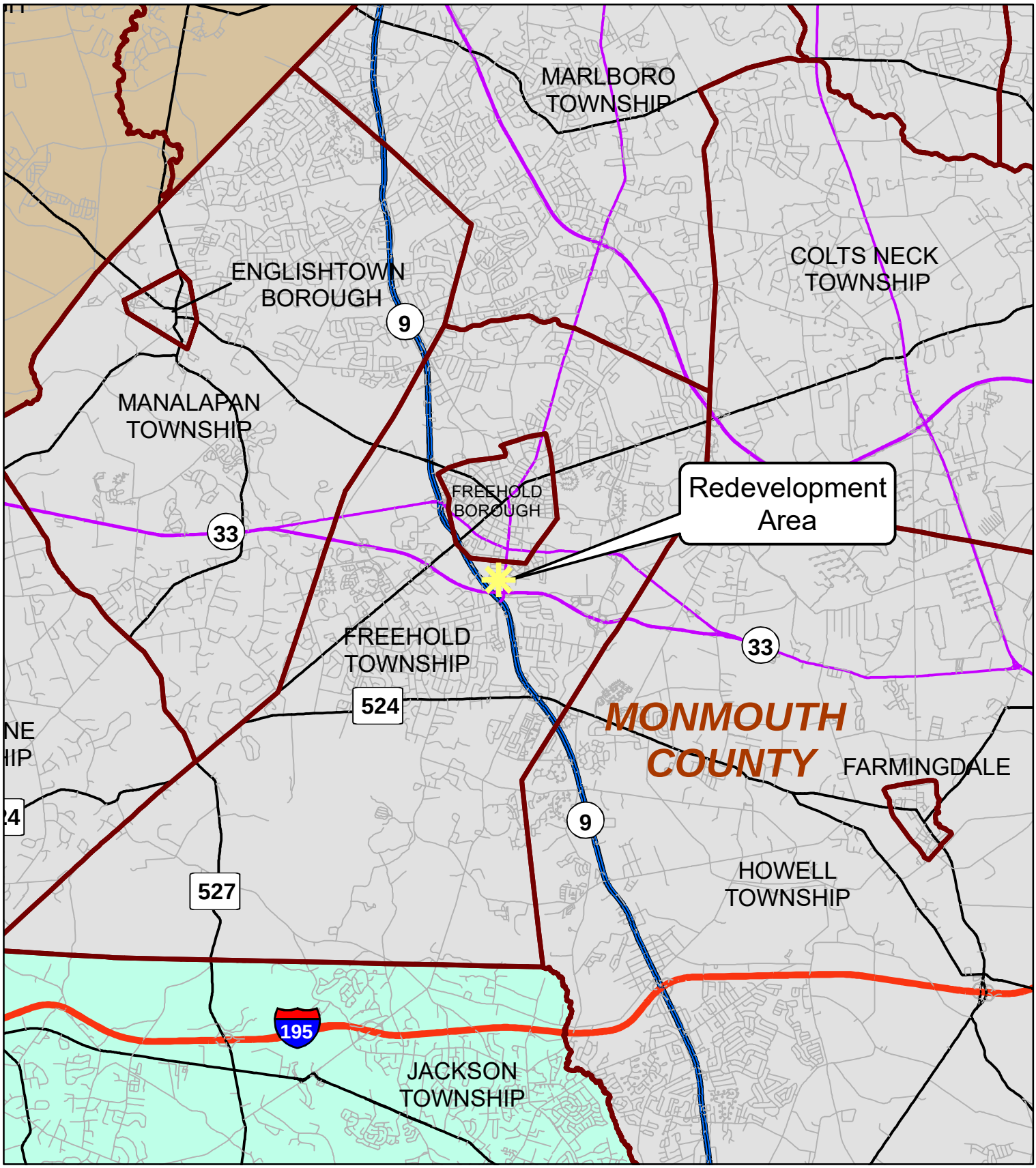
MONMOUTH COUNTY, NEW JERSEY

SCALE: 1"= 200' JANUARY, 2008

JOSEPH M. MAVURO, P.E., P.L.S.

1 MUNICIPAL PLAZA
FREEHOLD, NEW JERSEY 07728

Appendix 4 - Regional Location Map



REGIONAL LOCATION - APPENDIX 4
REDEVELOPMENT AREA
South Freehold Shopping Center
Block 50, Lots 31, 31.01, 32, 32.01

FREEHOLD TOWNSHIP
Monmouth County, New Jersey

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.

0 0.5 1 2 Miles

Prepared: September 26, 2022

N

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 5 – Redevelopment Site Plan

POINT OF BEGINNING

S 84°46'10" E 520.09'

S 87°19'10" E 782.50'

S 04°13'10" E 263.60'

N 10°21'10" W 166.00'

S 79°38'50" W 145.00'

N 11°57'52" W 385.15'

N 14°38'41" W 65.21'

S 48°04'02" W 114.80'

R=11399.16'
L=358.40'
Δ=1°48'05"
CH=358.38'
CB=S42°21'41"E

S 46°44'17" W 28.00'

N 89°35'02" W 353.21'

N 88°00'59" W 100.02'

N 85°43'43" W 100.18'

S 86°15'50" W 129.58'

N 03°09'50" E 52.55'

S 88°57'12" W 150.46'

N 03°07'17" W 123.15'

R=22.97'
L=36.09'
Δ=90°02'11"
CH=32.49'
CB=N41°50'49"W

N 86°49'43" W 33.17'

S 03°10'18" W 9.84'

S 03°09'48" W 453.26'

LOT 27.03 | LOT 27.02 | LOT 27.01 | LOT 28 | LOT 29.04 | LOT 29.05 | LOT 29.03 | LOT 29.02 | LOT 29.01

BLOCK 50
LOT 30

BLOCK 50
LOT 31

LOT 31.01

LOT 31.05

LOT 26.01

LOT 32

LOT 32.01

TOTAL AREA=730,516.6± S.F.
16.77± Ac.

#260

MASONRY BUILDING

1-STORY BUILDING

8' WATERLINE EASEMENT DB 3549, PG 215

20' DRAINAGE EASEMENT DB 5447, PG 556 & DB 5460, PG 87

DRAINAGE EASEMENT DB 4959, PG 256

30' ACCESS EASEMENT DB 4940, PG 941 & 5447, PG 556 & DB 5460, PG 87

SAN. SEWER EASEMENT DB 4940, PG 547 & DB 5447, PG. 556

15' SAN. SEWER EASEMENT DB 4940, PG 547 & DB 5447, PG. 556

R.O.W. GRANT TO U.C.P&L LIGHT CO. DB 5022, PG 311 (NON-PLOTTABLE)

NJ NATURAL GAS CO. 10' EASEMENT DB 3521, PG 315

EASEMENT RUNS ALONG FACE OF BLDG

ACCESS EASEMENT DB 5640, PG 87 & DB 5447, PG. 556

ACCESS EASEMENT DB 5640, PG 87 & DB 5447, PG. 556

WATERLINE EASEMENT DB 4940, PG 947

SAN. SEWER & WATER LINE EASEMENT DB 3466, PG 297

55' ACCESS, RIGHT-OF-WAY & UTILITY EASEMENT DB 4941, PG 551

30' FRONT OF WAY (SEE NOTE 7d)

R.O.W. GRANT TO N.J. BELL TEL. CO. DB 4469, PG389

ACCESS EASEMENT DB 5430, PG339

GAS PUMPS W/OVERHEAD CANOPY

GAS PUMPS W/OVERHEAD CANOPY

U.S. HIGHWAY ROUTE No. 9 (120' R.O.W.)

NJ STATE HIGHWAY No. 79 (A.K.A. SOUTH STREET) (70' R.O.W.-T.M.)

NJ STATE ROUTE 33 "FREEWAY" (R.O.W. VARIES)

AVENUE (70' R.O.W.-T.M.)

ASPHALT PARKING | CONCRETE WALK | PLANTERS | RETAINING WALL | BOLLARDS | DECK | PATIO | POOL | GATE | SIGN | TRANSFORMER | TRAFFIC BOX | OVERHEAD BRIDGE | BUILDING OVERHANG | DOUBLE YELLOW SOLID STRIPE | SOLID WHITE STRIPE | CONC. CURB (TYP.) | CONC. WALKWAY | VISIBLE REPAIR TRENCH | HANDICAP PARKING SIGNS (TYP.) | END OF INFORMATION | CART RETURN | ELEC. PANEL | EDGE OF PAVEMENT | CONCRETE WALL-FACE | APPROXIMATE LOCATION OF UNKNOWN UTILITY LINE

SCALE : 1" = 40'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION

REDEVELOPMENT SITE PLAN

FOR

SAKER, FREEHOLD

BLOCK 50
LOTS 31, 31.01, 32 & 32.01

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY
NEW JERSEY

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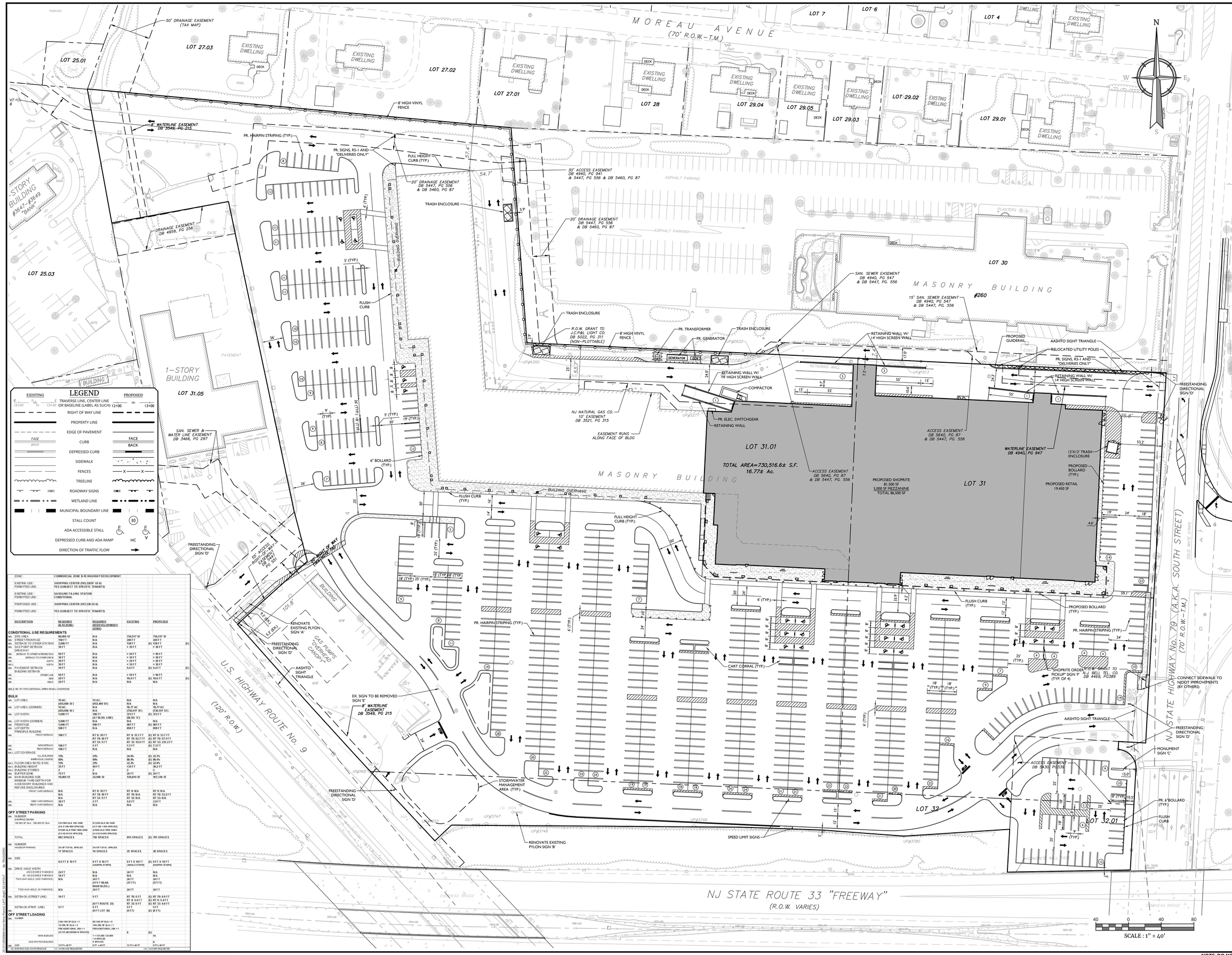
AS SHOWN	4/17/2024	CDC	PBL

PROJECT NUMBER: 12000084A
DRAWING NAME: C-DEMO-EXIST

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 of 11

2023\12000084A\Cad\Maser Revit\Plot\C-DEMO-EXIT.dwg\C-DEMO-EXIT, Mary\C-DEMO-EXIT, By: TRAUSER



LEGEND

EXISTING		PROPOSED
12+00 / 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
10	STALL COUNT	
	ADA ACCESSIBLE STALL	
HC	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	

DESCRIPTION	REQUIRED (B-10 ZONE)	REQUIRED (REDEVELOPMENT ZONE)	EXISTING	PROPOSED	
ZONE:	COMMERCIAL ZONE B-10 HIGHWAY DEVELOPMENT				
EXISTING USE:	SHOPPING CENTER (905,530 SF GFA)				
PERMITTED USE:	YES (SUBJECT TO SPECIFIC TENANTS)				
EXISTING USE:	GASOLINE FILLING STATION				
PERMITTED USE:	CONDITIONAL				
PROPOSED USE:	SHOPPING CENTER (907,336 GFA)				
PERMITTED USE:	YES (SUBJECT TO SPECIFIC TENANTS)				
CONDITIONAL USE REQUIREMENTS					
MIN.	SITE AREA	86,000 SF	N/A	730,517 SF	730,517 SF
MIN.	STREET FRONTAGE	150 FT	N/A	260 FT	260 FT
MIN.	SETBACK DU TO OTHER STATION	3,000 FT	N/A	1381 FT	(E) 1381 FT (E)
MIN.	GAS PUMP SETBACK	30 FT	N/A	> 30 FT	> 30 FT
	DRIVEWAY				
MIN.	SETBACK TO STREET INTERSECTION	50 FT	N/A	> 50 FT	> 50 FT
MIN.	SETBACK TO OTHER DRIVE	30 FT	N/A	> 30 FT	> 30 FT
MIN.	WIDTH	20 FT	N/A	> 20 FT	> 20 FT
MIN.	WIDTH	30 FT	N/A	< 30 FT	< 30 FT
MIN.	PAVEMENT SETBACK	10 FT	N/A	5.4 FT	(E) 5.4 FT (E)
	BUILDING SETBACK				
MIN.	STREET LINE	50 FT	N/A	> 50 FT	> 50 FT
MIN.	SIDE	20 FT	N/A	19.6 FT	(E) 19.6 FT (E)
MIN.	REAR	20 FT	N/A	N/A	N/A
SEE § 706-107 FOR ADDITIONAL OPEN SPACE CONDITIONS					
BULK					
MIN.	LOT AREA	10 AC. (435,600 SF)	15 AC. (652,450 SF)	N/A N/A	N/A N/A
MIN.	LOT AREA (CORNER)	10 AC. (435,600 SF)	N/A N/A	16.77 AC (730,517 SF)	16.77 AC (730,517 SF)
MIN.	LOT WIDTH	1,000 FT	300 FT (BLDG LINE)	372 FT (E) 50.00 '(C')	(E) 372 FT
MIN.	LOT WIDTH (CORNER)	1,000 FT	N/A	951 FT	N/A
MIN.	FRONTAGE	1,000 FT	500 FT	967 FT	(E) 967 FT
MIN.	LOT DEPTH	500 FT	N/A	858 FT	858 FT
	PRINCIPLE BUILDING				
MIN.	FRONT SETBACK	100 FT	RT fr. 30 FT RT 79: 50 FT RT 33: 50 FT	RT fr. 33.7 FT RT 79: 62.7 FT RT 33: 10.9 FT	(E) RT fr. 33.7 FT (E) RT 79: 57.1 FT (E) RT 33: 239.2 FT
MIN.	SIDE SETBACK	100 FT	5 FT	7.3 FT	(E) 7.3 FT
MIN.	REAR SETBACK	100 FT	N/A	N/A	N/A
MAX.	LOT COVERAGE				
	ALL BUILDINGS	15%	25%	24.8%	(E) 22.5%
	IMPERVIOUS (INSITE)	60%	90%	88.9%	(E) 86.4%
MAX.	FLOOR AREA RATIO (FAR)	15%	25%	22.2%	(E) 22.9%
MAX.	BUILDING HEIGHT	35 FT	40 FT	<35 FT	36.2 FT
MAX.	BUILDING STORIES	2	3	2	2
MIN.	FLOOR AREA	75 FT	N/A	24 FT	(E) 24 FT
MAX.	MAIN BUILDING SIZE MINIMUM YARD DEPTH FOR A CCESSORY BUILDINGS AND REFUSE ENCLOSURES	10,000 SF	25,000 SF	130,810 SF	907,336 SF
	FRONT YARD SETBACK	N/A	RT fr. 30 FT	RT fr. N/A	RT fr. N/A
		N/A	RT 79: 50 FT	RT 79: N/A	RT 79: 53.2 FT
		N/A	RT 33: 5 FT	RT 33: N/A	RT 33: N/A
MIN.	SIDE / AND SETBACK	30 FT	2 FT	5.8 FT	2.8 FT
MIN.	REAR YARD SETBACK	N/A	N/A	N/A	N/A
OFF STREET PARKING					
MIN.	NUMBER SHOPPING CENTER: 150,000 SF GLA - 330,000 SF GLA	5.0/1000 GLA 106-106K (5.5 X 106=583 SPACES) 4/1000 GLA FROM 106K-330K (4.4 X2=410 SPACES)	5/1,000 GLA (K) 106K (5 X 106 = 530 SPACES) 4/1000 GLA FROM 106K+ (4 X 0.5=240 SPACES)		
	TOTAL		770 SPACES	895 SPACES	(E) 791 SPACES
MIN.	NUMBER HANDICAP PARKING	2% OF TOTAL SPACES 17 SPACES	2% OF TOTAL SPACES 16 SPACES	25 SPACES	28 SPACES
MIN.	SIZE	9.5 FT X 19 FT	9 FT X 18 FT (HAIRPIN ST RIPE)	9 FT X 18 FT (SINGLE STRIPE)	(E) 9 FT X 18 FT (HAIRPIN ST RIPE)
MIN.	DRIVE AISLE WIDTH >60 DEGREE PARKING	24 FT	N/A	24 FT	N/A
	45 -60 DEGREE PARKING	18 FT	N/A	N/A	N/A
	TWO-WAY AISLE (WO PARKING)	N/A	24 FT (17 FT REAR MAIN BLDG.)	24 FT (17 FT)	24 FT (17 FT)
	TWO-WAY AISLE (W PARKING)	N/A	24 FT	24 FT	24 FT
MIN.	SETBACK (STREET LINE)	10 FT	5 FT (0 FT ROUTE 33)	RT 79: 0 FT RT 9: 5.4 FT RT 33: 0 FT	(E) RT 79: 6.0 FT (E) RT 9: 5.4 FT (E) RT 33: 4.6 FT
MIN.	SETBACK (PROP. LINE)	5 FT	5 FT (0 FT LOT 30)	5 FT (0 FT)	5 FT (E) (0 FT)
OFF STREET LOADING					
MIN.	NUMBER	2.0K-10K SF GLA = 1 10-25K SF GLA = 2 PER ADDIT IONAL 25K = 1 (2+13T,483/20000=0 SPACES)	0K-10K SF GLA = 0 10K-25K SF GLA = 1 PER ADDITIONAL 25K = 1	8	(E) 11
	MAIN BUILDING		1 +137,483 / 20,000 = 8 SPACES		
	GAS STATION BUILDING		3 SPACES		0
MIN.	SIZE	12 FT x 40 FT	9 FT x 45 FT	12 FT x 40 FT	9 FT x 45 FT

(E) EXISTING NON-CONFORMANCE (V) VARIANCE REQUIRED (W) WAIVER REQUESTED

SCALE : 1" = 40'

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REV	DATE	DRAWN BY	DESCRIPTION

REDEVELOPMENT SITE PLAN
FOR
SAKER, FREEHOLD

BLOCK 50
LOTS 31, 31.01, 32 & 32.01

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY
NEW JERSEY

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PROJECT NUMBER: 120000884	DRAWING NAME: C-LAYT		

SHEET TITLE:
DIMENSION CONCEPT PLAN

SHEET NUMBER:
2 of 11

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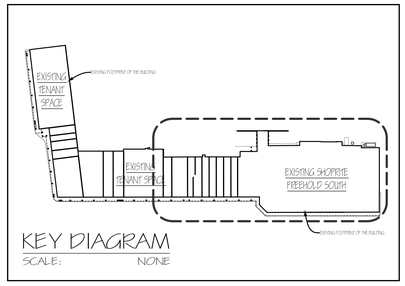
Appendix 6 – Architectural Plan



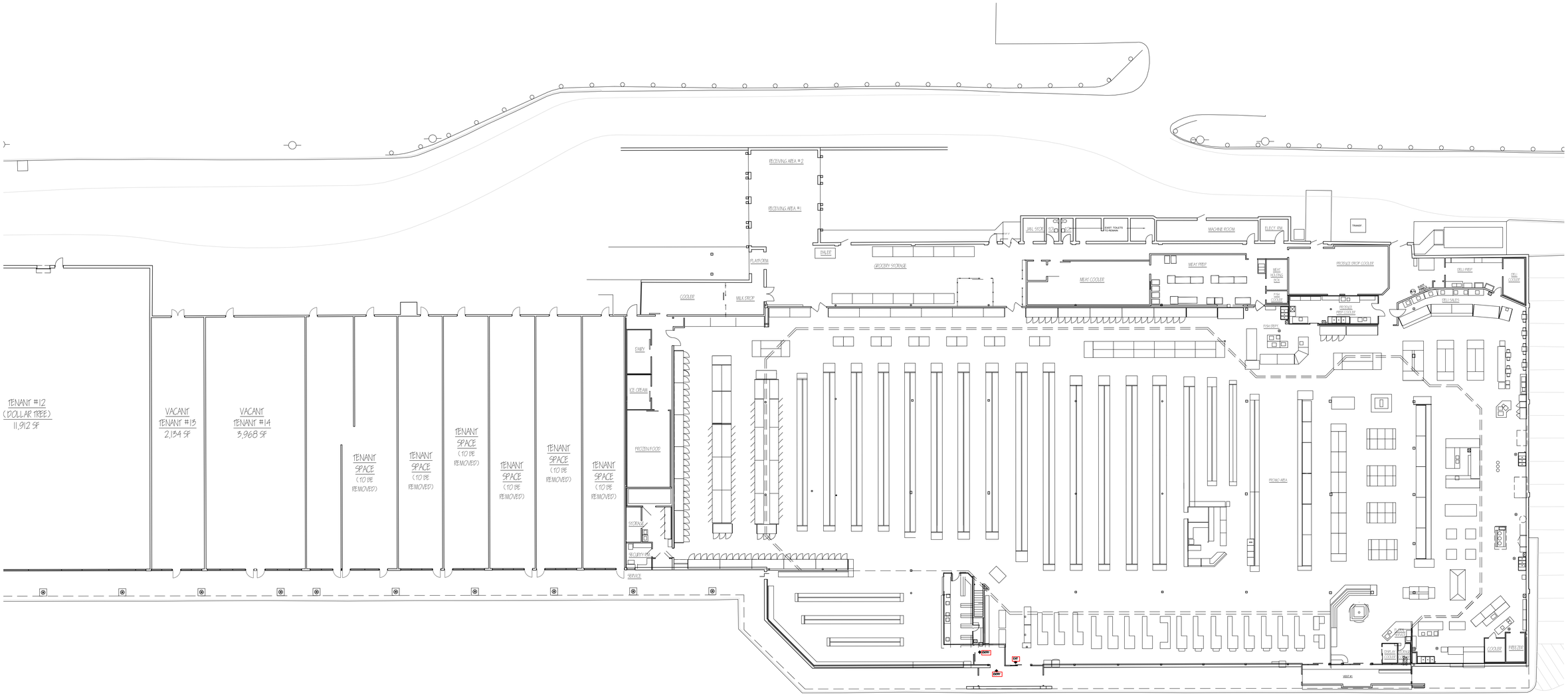
KEY DIAGRAM
SCALE: NONE

INDEX

SHEET	DRAWING TITLE
SHEET #1	PARTIAL EXISTING FIRST FLOOR PLAN
SHEET #2	PARTIAL EXISTING FIRST FLOOR PLAN
SHEET #3	FIRST FLOOR PLAN - SHOPRITE NUMERIC SUMMARY PROPOSED PROJECT PLAN DIAGRAM
SHEET #4	MEZZANINE FLOOR PLAN - SHOPRITE
SHEET #5	PARTIAL FRONT ELEVATION - ENTRY PARTIAL FRONT ELEVATION - RIGHT TOWER PARTIAL SOUTH ELEVATION - SHOPRITE WEST ELEVATION - SHOPRITE EAST ELEVATION - SHOPRITE NORTH ELEVATION - SHOPRITE
SHEET #6	EXISTING WEST ELEVATION - TENANT AREA PARTIAL EXISTING SOUTH ELEVATION - TENANT AREA PROPOSED WEST ELEVATION - TENANT AREA PARTIAL PROPOSED SOUTH ELEV. - TENANT AREA EXHIBIT OF SIGNAGE

WALL SYMBOLS LEGEND

EXISTING CONDITION TO REMAIN AS SHOWN



PARTIAL EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER DATE

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP PLANNER DATE

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PROPOSED RENOVATION AND ADDITION FOR
S. FREEHOLD SHOPPING CENTER
BLOCK 50, LOTS 31, 31.01, 32, AND 32.01
SOUTH STREET AND ROUTE 9 FREEHOLD, NEW JERSEY 07728

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DRAWING TITLE:
EXISTING FIRST FLOOR PLAN - SHOPRITE

DRAWING NUMBER:
1 OF 6

KEY DIAGRAM
SCALE: NONE

WALL SYMBOLS LEGEND

EXISTING CONDITION TO REMAIN AS SHOWN

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TOWNSHIP ENGINEER DATE

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP PLANNER DATE

PARTIAL EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PROPOSED RENOVATION AND ADDITION FOR
S. FREEHOLD SHOPPING CENTER
BLOCK 60, LOTS 31, 31.01, 32, AND 32.01
SOUTH STREET AND ROUTE 9, FREEHOLD, NEW JERSEY 07728

ROBERT W. ADLER & ASSOCIATES, PA
ARCHITECTS
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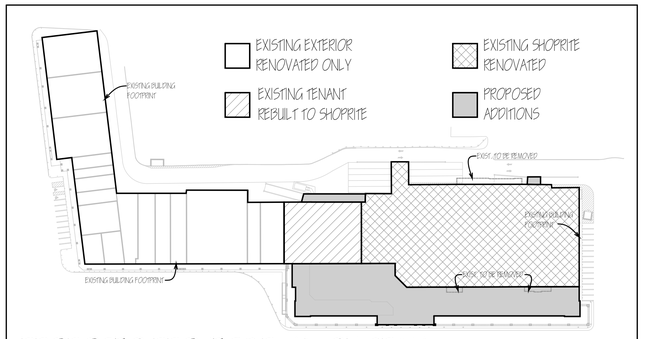
Tel: 732-571-1010
1049 Broadway West Long Branch, NJ 07764

LICENSES:
NJ 10795
NY 026851
PA 032345-R
FL AR-100274

DISTRIBUTION	DATE
ZONING	4.17.24

DRAWING TITLE:
EXISTING FIRST FLOOR PLAN - TENANT AREA

DRAWING NUMBER:
2 OF 6



PROPOSED PROJECT PLAN DIAGRAM

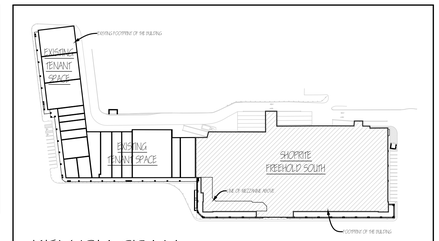
SCALE: 1" = 100'

NUMERIC SUMMARY

ADDITIONS AND RENOVATIONS TO AN EXISTING ONE-STORY MASONRY COMMERCIAL BUILDING.

	SHOPRITE FIRST FLOOR (TO BE REMOVED)	TENANT AREA (EXIST. TO REMAIN)	SHOPRITE (EXIST. TO REMAIN TO SHOPRITE)	SHOPRITE (EXIST. TO REMAIN)	SHOPRITE (NEW ADDITION)	SHOPRITE MEZZANINE #1 (NEW ADDITION)
BUILDING AREA	1,566 S.F.	60,006 S.F.	12,691 S.F.	57,061 S.F.	31,471 S.F.	9,480 S.F.

TOTAL SHOPRITE (EXCLUDING MEZZ.): 101,183 S.F.
TOTAL SHOPRITE MEZZANINES: 9,480 S.F.
SHOPRITE COVERED WALK #1 (3,384 S.F.) + COVERED WALK #2 (4,035 S.F.) = 7,419 S.F.
OUTDOOR MERCHANDISING: 1,768 S.F.
TOTAL TENANT SPACE (EXISTING TO REMAIN): 60,006 S.F.
TENANT COVERED WALK (TO REMAIN): 1,235 S.F.

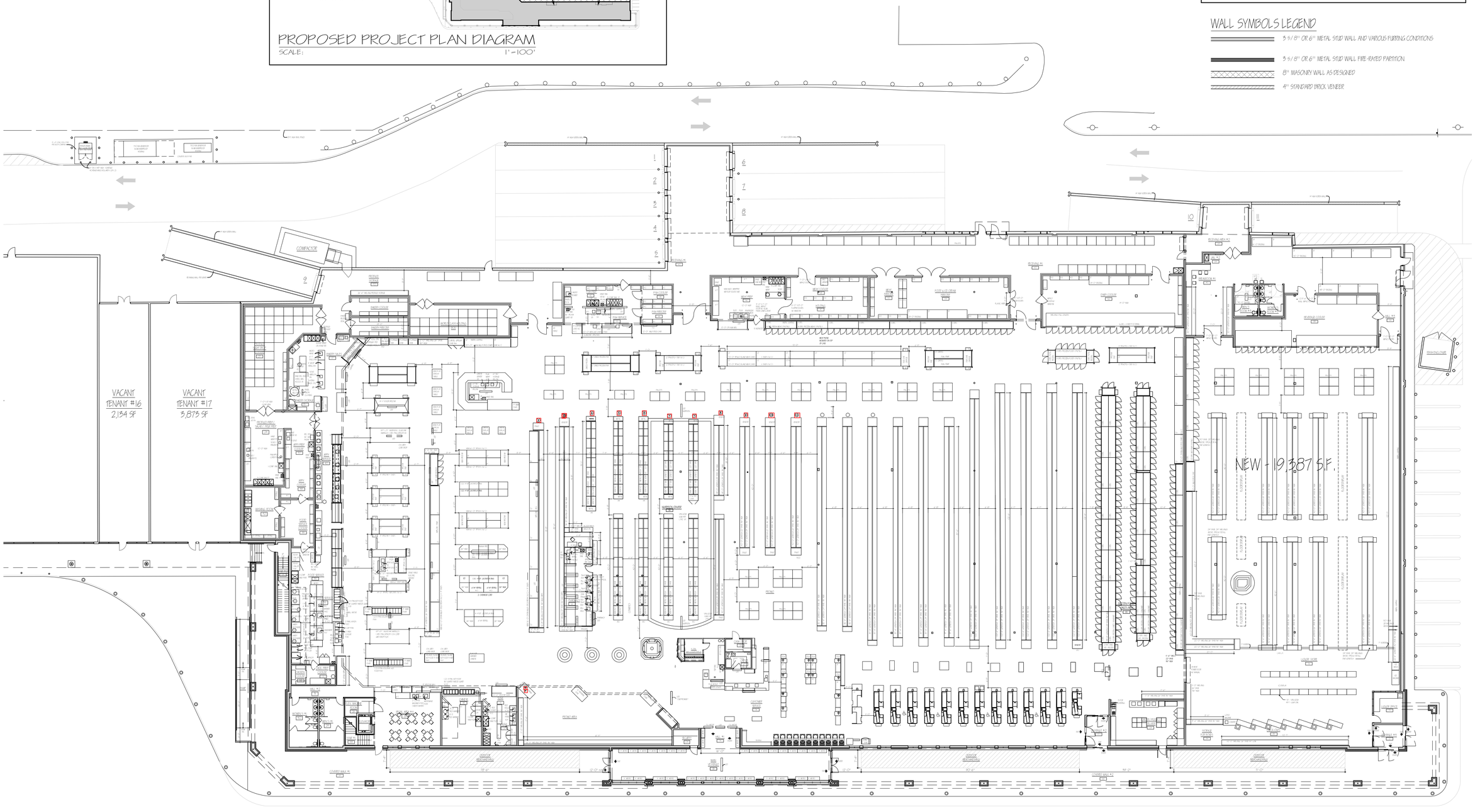


KEY DIAGRAM

SCALE: NONE

WALL SYMBOLS LEGEND

- 3 5/8" OR 6" METAL STUD WALL AND VARIOUS FURRING CONDITIONS
- 3 5/8" OR 6" METAL STUD WALL FIRE-RATED PARTITION
- 8" MASONRY WALL AS DESIGNED
- 4" STANDARD BRICK VENEER



FIRST FLOOR PLAN (SHOPRITE)

SCALE: 1/16" = 1'-0"

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I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER DATE

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TOWNSHIP PLANNER DATE

PROPOSED RENOVATION AND ADDITION FOR

S. FREEHOLD SHOPPING CENTER

BLOCK 50, LOTS 31, 31.01, 32, AND 32.01
SOUTH STREET AND ROUTE 9 FREEHOLD, NEW JERSEY 07728

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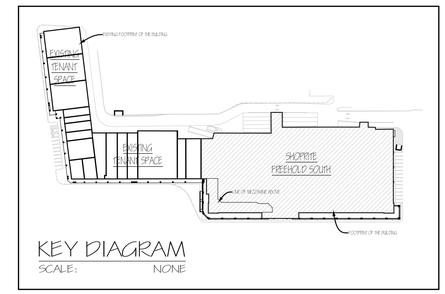
NJ 20795
NY 026861
MD 30-12265
PA 06-012365-R
FL AR-0004774

DISTRIBUTION	DATE
ZONING	4.17.24

DRAWING TITLE:
FIRST FLOOR PLAN (SHOPRITE)

DRAWING NUMBER:
3 OF 6



KEY DIAGRAM
SCALE: NONE

WALL SYMBOLS LEGEND

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- 3 5/8" OR 6" METAL STUD WALL FIRE-RATED PARTITION
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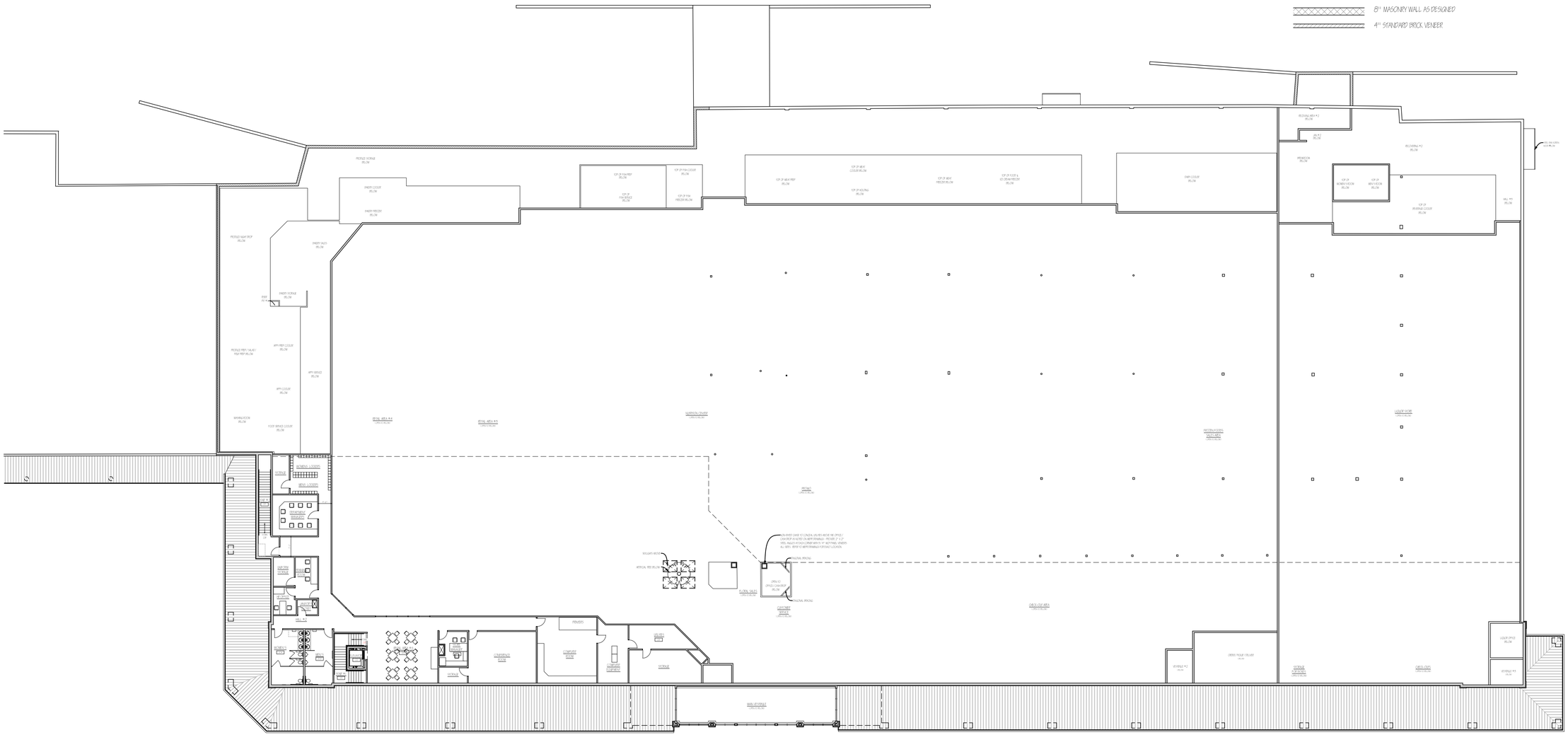

MEZZANINE FLOOR PLAN (SHOPRITE)
SCALE: 1/16" = 1'-0"

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

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TOWNSHIP PLANNER DATE

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PROPOSED RENOVATION AND ADDITION FOR
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BLOCK 50, LOTS 31, 31.01, 32, AND 52.01
SOUTH STREET AND ROUTE 9, FREEHOLD, NEW JERSEY 07728

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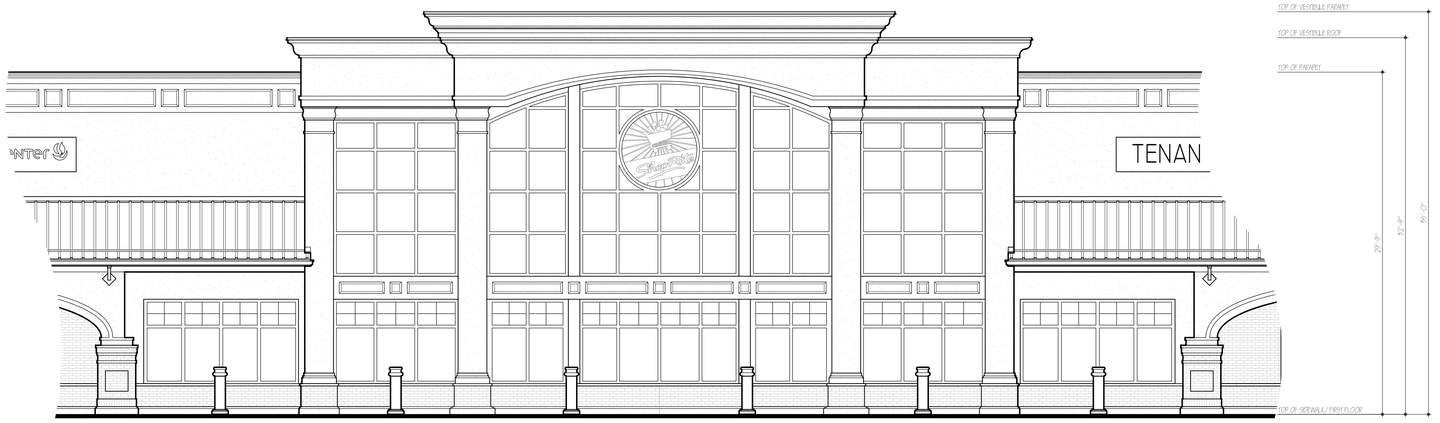
NY 026851
MA 0301025
PA 0A012459
FL AR-0004174

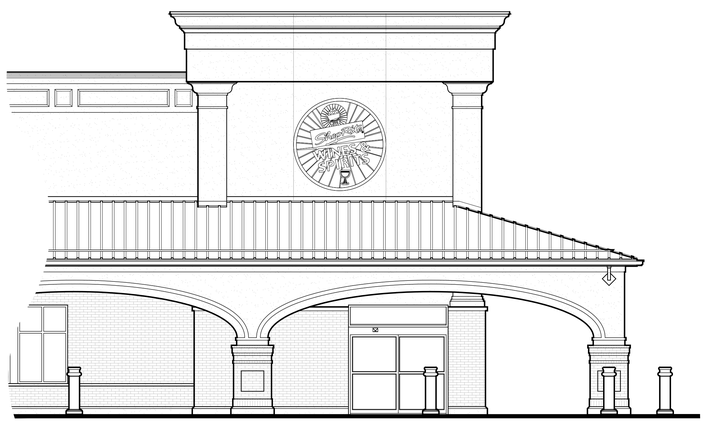
DISTRIBUTION	DATE
ZONING	4.17.24

DRAWING TITLE:
MEZZANINE FLOOR PLAN (SHOPRITE)

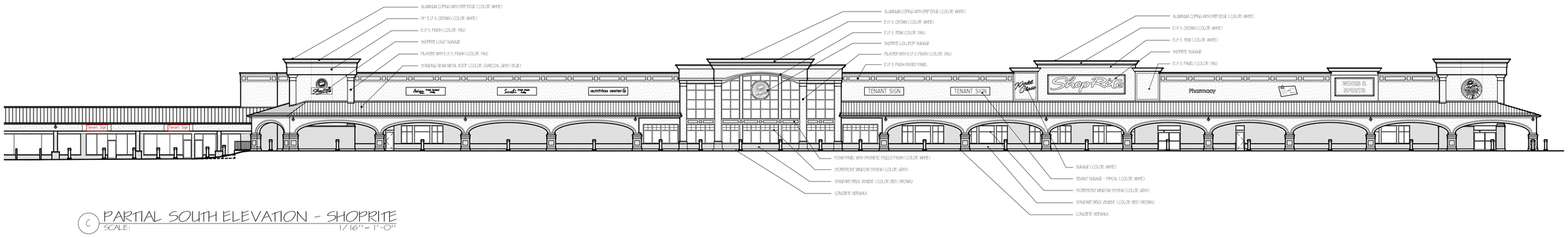
DRAWING NUMBER:
4 OF 6



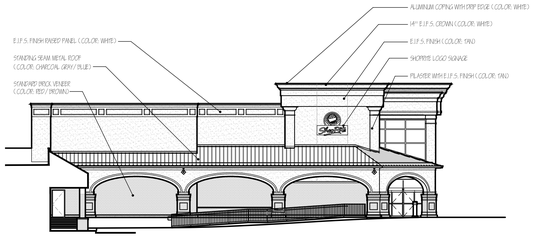
A PARTIAL FRONT ELEVATION - ENTRY
SCALE: 3/16" = 1'-0"



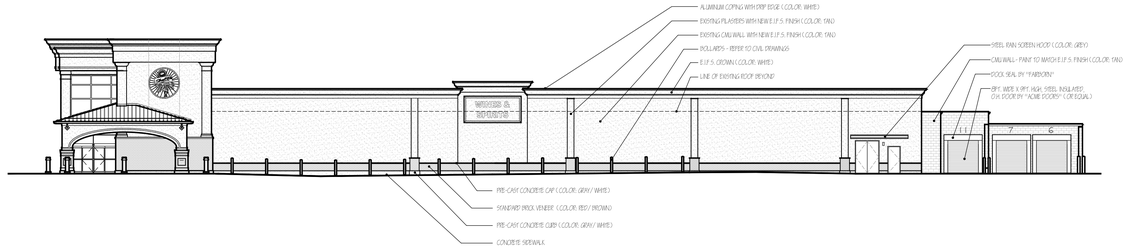
B PARTIAL FRONT ELEVATION - RIGHT TOWER
SCALE: 3/16" = 1'-0"



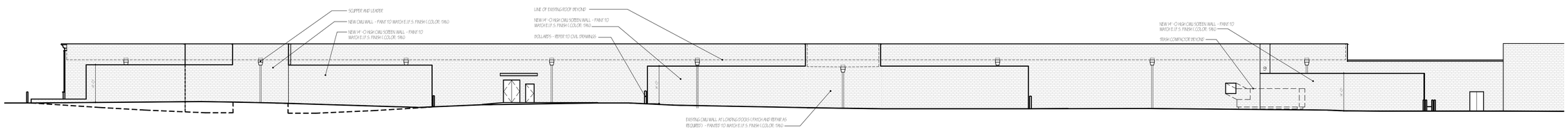
C PARTIAL SOUTH ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"



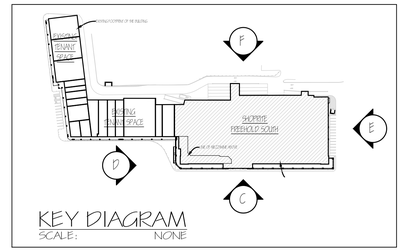
D WEST ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"



E EAST ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"



F NORTH ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"



KEY DIAGRAM
SCALE: NONE

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER DATE

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TOWNSHIP PLANNER DATE

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PROPOSED RENOVATION AND ADDITION FOR
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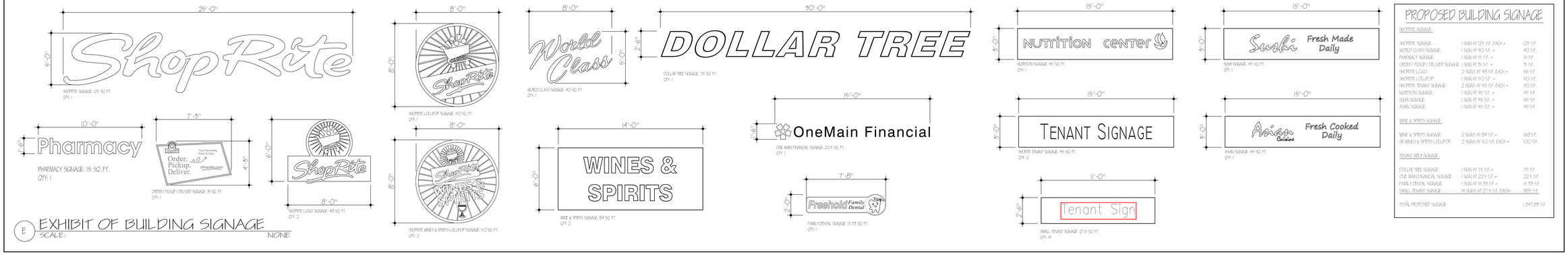
LICENSES:
NJ 20795
NY 026851
MD 12345
PA 06-012365-R
FL AR-0004774

DISTRIBUTION	DATE
ZONING	4.17.24

DRAWING TITLE:
SHOPRITE ELEVATIONS

DRAWING NUMBER:
5 OF 6



E EXHIBIT OF BUILDING SIGNAGE
SCALE: NONE

PROPOSED BUILDING SIGNAGE

SHOPRITE SIGNAGE:

SHOPRITE SIGNAGE:	1 SIGN AT 129 SF. EACH =	129 SF.
WORLD CLASS SIGNAGE:	1 SIGN AT 40 SF. =	40 SF.
PHARMACY SIGNAGE:	1 SIGN AT 19 SF. =	19 SF.
ORDER/ PICKUP/ DELIVER SIGNAGE:	1 SIGN AT 34 SF. =	34 SF.
SHOPRITE LOGO:	2 SIGNS AT 48 SF. EACH =	96 SF.
SHOPRITE LOLLIPOP:	1 SIGN AT 90 SF. =	90 SF.
SHOPRITE TENANT SIGNAGE:	2 SIGNS AT 46 SF. EACH =	90 SF.
NUTRITION SIGNAGE:	1 SIGN AT 49 SF. =	49 SF.
SUSHI SIGNAGE:	1 SIGN AT 46 SF. =	46 SF.
ASIAN SIGNAGE:	1 SIGN AT 46 SF. =	46 SF.

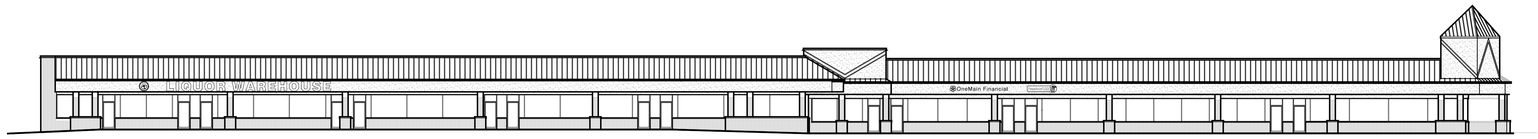
WINE & SPIRITS SIGNAGE:

WINE & SPIRITS SIGNAGE:	2 SIGNS AT 84 SF. =	168 SF.
SE WINES & SPIRITS LOLLIPOP:	2 SIGNS AT 90 SF. EACH =	100 SF.

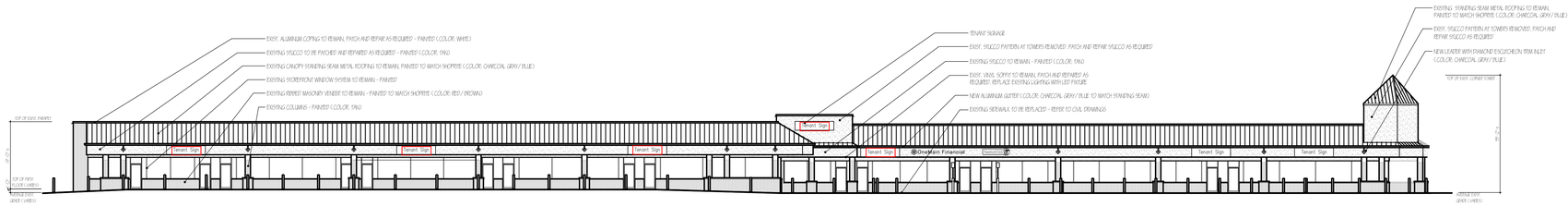
TENANT AREA SIGNAGE:

DOLLAR TREE SIGNAGE:	1 SIGN AT 79 SF. =	79 SF.
ONE MAIN FINANCIAL SIGNAGE:	1 SIGN AT 22.5 SF. =	22.5 SF.
FAMILY DENTAL SIGNAGE:	1 SIGN AT 15.33 SF. =	15.33 SF.
SMALL TENANT SIGNAGE:	14 SIGNS AT 27.5 SF. EACH=	385 SF.

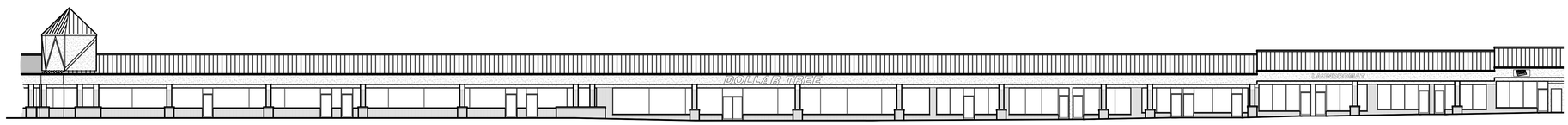
TOTAL PROPOSED SIGNAGE: 1,547.83 SF.



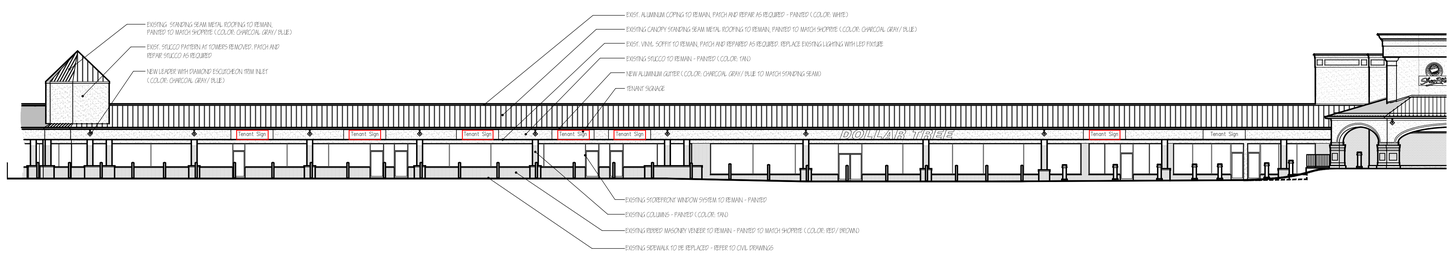
A1 EXISTING WEST ELEVATION - TENANT AREA
SCALE: 1/16" = 1'-0"



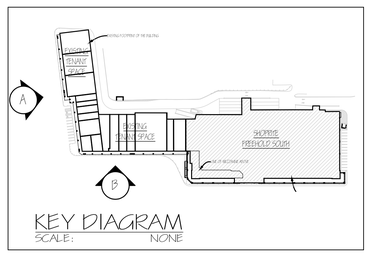
A2 PROPOSED WEST ELEVATION - TENANT AREA
SCALE: 1/16" = 1'-0"



B1 PARTIAL EXISTING SOUTH ELEVATION - TENANT AREA
SCALE: 1/16" = 1'-0"



B2 PARTIAL PROPOSED SOUTH ELEVATION - TENANT AREA
SCALE: 1/16" = 1'-0"



KEY DIAGRAM
SCALE: NONE

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TOWNSHIP ENGINEER DATE

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TOWNSHIP PLANNER DATE

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1049 Broadway West Long Branch, NJ 07764
LICENSES: NJ 10795 NY 026851 MA 29,012 PA RA-012345-8 FL AR-100477

DISTRIBUTION	DATE
ZONING	4.17.24

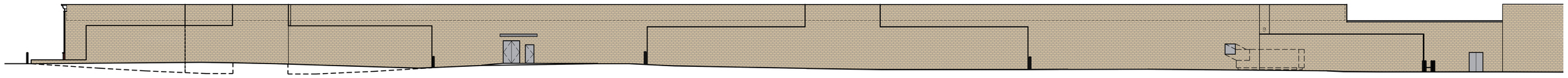
DRAWING TITLE:
TENANT AREA ELEVATIONS
EXHIBIT OF SIGNAGE

DRAWING NUMBER:
6 OF 6

A PARTIAL SOUTH ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"

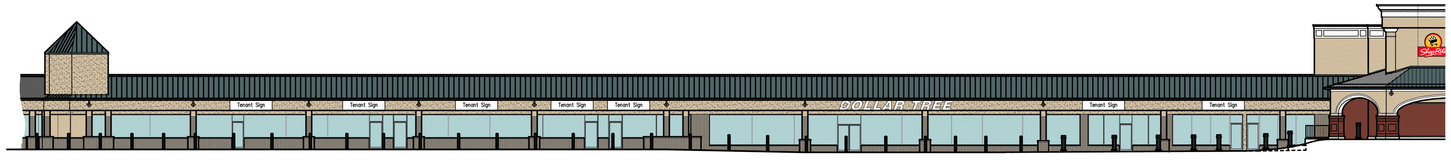
B WEST ELEVATION- SHOPRITE
SCALE: 1/16" = 1'-0"

C EAST ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"

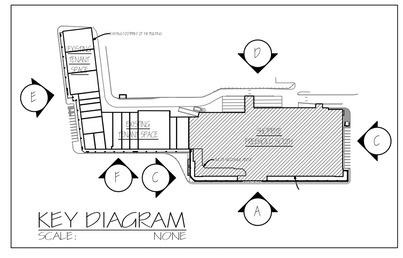


D NORTH ELEVATION - SHOPRITE
SCALE: 1/16" = 1'-0"

E PROPOSED WEST ELEVATION - TENANT AREA
SCALE: 1/16" = 1'-0"



F PARTIAL PROPOSED SOUTH ELEVATION - TENANT AREA
SCALE: 1/16" = 1'-0"



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TOWNSHIP ENGINEER DATE

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BLOCK 90, LOTS 91, 91.01, 92, AND 92.01
SOUTH STREET AND ROUTE 9, FREEHOLD, NEW JERSEY 07728

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1049 Broadway West Long Branch, NJ 07764

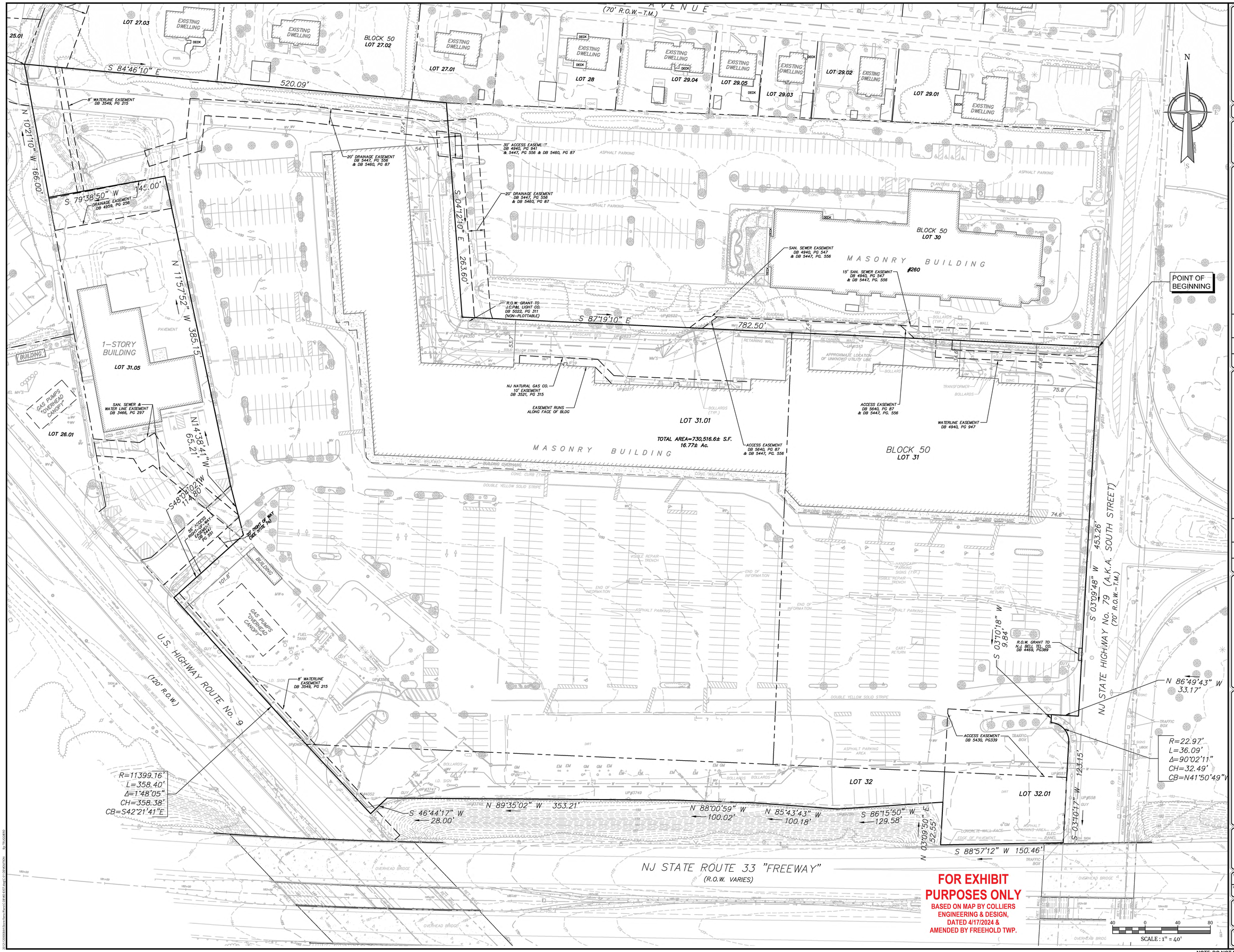
LICENSES:
NJ 07795
NY 026081
PA RA-032405-R
FL AR-0020475

DISTRIBUTION	DATE
REVISED ELEVATIONS	4.17.24

DRAWING TITLE:
TENANT AREA ELEVATIONS
EXHIBIT OF SIGNAGE

DRAWING NUMBER:
1 OF 1

Appendix 7 – Signage Plan



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REV	DATE	DRAWN BY	DESCRIPTION

REDEVELOPMENT SITE PLAN

FOR

SAKER, FREEHOLD

BLOCK 50
LOTS 31, 31.01, 32 & 32.01

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY
NEW JERSEY

Colliers Engineering & Design
HOLMDEL (Headquarters)
101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/17/2024	CDC	PBL

PROJECT NUMBER:	DRAWING NAME:
120000814	C-DEMO-EXIST

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 of 11

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2023\120000814\Docs\Dwg\Current\C-DEMO-EXIST.dwg 4/17/2024 11:29:47 AM EDT CDC

MOREAU AVENUE
(70' R.O.W.-T.M.)

U.S. HIGHWAY ROUTE NO. 9
(120' R.O.W.)

STATE HIGHWAY NO. 79 (A.K.A. SOUTH STREET)
(70' R.O.W.-T.M.)

NJ STATE ROUTE 33 "FREEWAY"
(R.O.W. VARIES)

LOT 25.01 | LOT 27.03 | LOT 27.02 | LOT 27.01 | LOT 28 | LOT 29.04 | LOT 29.05 | LOT 29.03 | LOT 29.02 | LOT 29.01 | LOT 7 | LOT 6 | LOT 4

LOT 25.03 | LOT 31.05 | LOT 31.01 | LOT 30 | LOT 31 | LOT 32 | LOT 32.01

EXISTING DWELLING | DECK | POOL | PATIO | GAZEBO | SHED | GATE | CONC | WALL

1-STORY BUILDING
#3647-#3649
"BANK"

1-STORY BUILDING

MASONRY BUILDING
#260

MASONRY BUILDING

ASPHALT PARKING | PAVEMENT | CONCRETE WALK | PLANTERS | PLANTER | DECORATIVE WALL | CROSS WALK | SOLID YELLOW STRIPE | DOUBLE YELLOW STRIPE | GUIDERAIL | RETAINING WALL | BUILDING OVERHANG | BUILDING | CANOPY | GAS PUMPS "OVERHEAD CANOPY" | CURB | FLUSH CURB | FULL HEIGHT CURB | SIDEWALK | SIGNS | I.D. SIGN | GUY | MW | SAN | UP#3400 | UP#3747 | UP#3748 | UP#3780 | UP#3277 | UP#3350 | UP#3622 | UP#3513 | UP#3418 | UP#3

8" WATERLINE EASEMENT DB 3549, PG 215

50' DRAINAGE EASEMENT (TAX MAP)

5' HIGH VINYL FENCE

PR. HAIRPIN STRIPING (TYP.)

PR. SIGNS, R5-1 AND "DELIVERIES ONLY"

30' ACCESS EASEMENT DB 4940, PG 541 & DB 5447, PG 556 & DB 5460, PG 87

20' DRAINAGE EASEMENT DB 5447, PG 556 & DB 5460, PG 87

TRASH ENCLOSURE

DRAINAGE EASEMENT DB 4859, PG 256

SAN. SEWER EASEMENT DB 4940, PG 547 & DB 5447, PG. 556

15' SAN. SEWER EASEMENT DB 4940, PG 547 & DB 5447, PG. 556

R.O.W. GRANT TO U.C.P&L LIGHT CO. DB 5022, PG 311 (NON-PLOTTABLE)

PR. TRANSFORMER

PR. GENERATOR

RETAINING WALL W/ 14' HIGH SCREEN WALL

PROPOSED GUIDERAIL

AASHTO SIGHT TRIANGLE

RELOCATED UTILITY POLES

PR. SIGNS, R5-1 AND "DELIVERIES ONLY"

FREESTANDING DIRECTIONAL SIGN 'D'

NJ NATURAL GAS CO. 10' EASEMENT DB 3521, PG 315

EASEMENT RUNS ALONG FACE OF BLDG

PR. ELEC. SWITCHGEAR

COMPACTOR

ACCESS EASEMENT DB 5640, PG 87 & DB 5447, PG. 556

WATERLINE EASEMENT DB 4940, PG 947

12'X12' TRASH ENCLOSURE

PROPOSED BOLLARD (TYP.)

PROPOSED SHOPRITE
81,500 SF
5,000 SF MEZZANINE
TOTAL 86,500 SF

PROPOSED RETAIL
19,450 SF

SAN. SEWER & WATER LINE EASEMENT DB 3466, PG 297

55' ACCESS EASEMENT DB 5447, PG 556

RENOVATE EXISTING PYLON SIGN 'A'

FREESTANDING DIRECTIONAL SIGN 'D'

AASHTO SIGHT TRIANGLE

EX. SIGN TO BE REMOVED SIGN 'E'

8" WATERLINE EASEMENT DB 3549, PG 215

STORMWATER MANAGEMENT AREA (TYP.)

RENOVATE EXISTING PYLON SIGN 'B'

EX. SIGN TO BE REMOVED SIGN 'B'

SPEED LIMIT SIGNS

CART CORRAL (TYP.)

SHOPRITE ORDER PICK-UP SIGN 'F' (TYP. OF 4)

CONNECT SIDEWALK TO NJDOT IMPROVEMENTS (BY OTHERS)

MONUMENT SIGN 'C'

ACCESS EASEMENT DB 5430, PG 335

PR. 6" BOLLARD (TYP.)

FREESTANDING DIRECTIONAL SIGN 'F'

LEGEND

EXISTING		PROPOSED
12+00 / PI / 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
10	STALL COUNT	
HC	ADA ACCESSIBLE STALL	P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

ZONE:	COMMERCIAL ZONE B-10 HIGHWAY DEVELOPMENT				
EXISTING USE : PERMITTED USE :	SHOPPING CENTER (965,326SF GF A) YES (SUBJECT TO SPECIFIC TENANTS)				
EXISTING USE : PERMITTED USE :	GASOLINE FILLING STATION CONDITIONAL				
PROPOSED USE :	SHOPPING CENTER (957,336 GF A)				
PERMITTED USE :	YES (SUBJECT TO SPECIFIC TENANTS)				
DESCRIPTION	REQUIRED (B-10 ZONE)	REQUIRED (REDEVELOPMENT ZONE)	EXISTING	PROPOSED	
CONDITIONAL USE REQUIREMENTS					
MIN. SITE AREA	80,000 SF	N/A	730,557 SF	730,557 SF	
MIN. STREET FRONTAGE	150 FT	N/A	260 FT	260 FT	
MIN. SETBACK TO OTHER STATION	3,000 FT	N/A	938 FT	(E) 938 FT	(E)
MIN. GAS PUMP SETBACK	30 FT	N/A	> 30 FT	> 30 FT	
DRIVEWAY					
MIN. SETBACK TO STREET INTERSECTION	50 FT	N/A	> 50 FT	> 50 FT	
MIN. SETBACK TO OTHER DRIVE	30 FT	N/A	> 30 FT	> 30 FT	
MIN. WIDTH	20 FT	N/A	> 20 FT	> 20 FT	
MAX. WIDTH	30 FT	N/A	< 30 FT	< 30 FT	
MIN. PAVEMENT SETBACK	10 FT	N/A	5.4 FT	(E) 5.4 FT	(E)
MIN. BUILDING SETBACK					
STREET LINE	50 FT	N/A	> 50 FT	> 50 FT	
SIDE	20 FT	N/A	19.4 FT	(E) 19.4 FT	(E)
REAR	20 FT	N/A	N/A	N/A	
SEE § 186-197 FOR ADDITIONAL OPERATIONAL CONDITIONS					
BULK					
MIN. LOT AREA	90 AC. (455,000 SF)	15 AC. (655,400 SF)	N/A	N/A	
MIN. LOT AREA (CORNER)	90 AC. (455,000 SF)	N/A N/A (730,557 SF)	16.77 AC (730,557 SF)	16.77 AC (730,557 SF)	
MIN. LOT WIDTH	1,000 FT	300 FT (AT BLDG LINE)	372 FT (BLDG 'G')	(E) 372 FT	
MIN. LOT WIDTH (CORNER)	1,000 FT	N/A	N/A	N/A	
MIN. FRONTAGE	1,000 FT	500 FT	867 FT	(E) 867 FT	
MIN. LOT DEPTH	500 FT	N/A	858 FT	858 FT	
MIN. PRINCIPLE BUILDING FRONT SETBACK	100 FT	RT fr: 30 FT RT 7th: 50 FT	RT fr: 35.2 FT RT 7th: 62.2 FT	(E) RT fr: 53.1 FT (E) RT 7th: 57.5 FT	
SIDE SETBACK	100 FT	RT 33: 5 FT	RT 33: 16.9 FT	(E) RT 33: 235.2 FT	
REAR SETBACK	100 FT	5 FT	(E) 7.3 FT	(E) 7.3 FT	
MAX. LOT COVERAGE		N/A	N/A	N/A	
ALL BUILDINGS	55%		24.0%	(E) 22.5%	
IMPROVIOUS (ONSITE)	60%		88.9%	(E) 86.4%	
MAX. FLOOR AREA RATIO (F.A.R.)	15%		22.2%	(E) 22.0%	
MAX. BUILDING HEIGHT	35 FT	40 FT	+35 FT	36.2 FT	
MAX. BUILDING STORIES	2	3	2	2	
MIN. BUFFER ZONE	75 FT	N/A	24 FT	(E) 24 FT	
MIN. MAIN BUILDING SIZE	55,000 SF	25,000 SF	136,810 SF	167,336 SF	
MINIMUM YARD DEPTH FOR ACCESSORY BUILDINGS AND REFUSE ENCLOSURES FRONT YARD SETBACK	N/A	RT fr: 30 FT	RT fr: N/A	RT fr: N/A	
	N/A	RT 7th: 50 FT	RT 7th: N/A	RT 7th: 53.2 FT	
	N/A	RT 33: 5 FT	RT 33: N/A	RT 33: N/A	
SIDE YARD SETBACK	30 FT	2 FT	5.9 FT	2.9 FT	
REAR YARD SETBACK	N/A	N/A	N/A	N/A	
OFF STREET PARKING					
MIN. NUMBER SHOPPING CENTER 100,000 SF GLA - 599,000 SF GLA	5.5/1000 GLA 10K-100K (5.5 X 100=550 SPACES) 5/1000 GLA FRM 100K-599K (5 X 82.9=415 SPACES)	5/1,000 GLA 0K-100K (5 X 100 = 500 SPACES) 4/1000 GLA FRM 100K+ (4 X 82.9=330 SPACES)			
TOTAL	965 SPACES	750 SPACES	895 SPACES	(E) 791 SPACES	
MIN. NUMBER HANDICAP PARKING	2% OF TOTAL SPACES 17 SPACES	2% OF TOTAL SPACES 16 SPACES	25 SPACES	28 SPACES	
MIN. SIZE	9.5 FT X 19 FT	9 FT X 18 FT (PARKING ST MAP)	9 FT X 18 FT (SINGLE STRIPE)	(E) 9 FT X 18 FT (PARKING ST MAP)	
MIN. DRIVE AISLE WIDTH >60 DEGREE PARKING	24 FT	N/A	24 FT	N/A	
45 - 60 DEGREE PARKING	18 FT	N/A	N/A	N/A	
TWO-WAY AISLE (WO PARKING)	N/A	24 FT (17.67 REAR MAIN BLDG.)	24 FT (17 FT)	24 FT (17 F 1)	
TWO-WAY AISLE (W PARKING)	N/A	24 FT	24 FT	24 FT	
MIN. SETBACK (STREET LINE)	10 FT	5 FT (87 FT ROUTE 33)	RT 79: 0 FT RT 9: 5.4 FT RT 33: 0 FT	(E) RT 79: 6.9 FT (E) RT 9: 5.4 FT (E) RT 33: 4.8 FT	
MIN. SETBACK (PROP. LINE)	5 FT	5 FT (87 FT LOT 30)	5 FT (0 FT)	5 FT (0 FT)	
OFF STREET LOADING					
MIN. NUMBER	2 (50, 106 SF GLA = 1 100,206 SF GLA = 2 PER ADDITIONAL 200K = 1 (24 FT x 85 (2035SF=1 SPACES)	0(0, 106 SF GLA = 0 106,206 SF GLA = 1 PER ADDITIONAL 29K = 1	0	(E) 0	
MIN. BUILDING		= 112,185 / 25,000 = 5 SPACES	8	11	
GAS STATION BUILDING		0 SPACES		0	
SIZE	12 FT x 45 FT	9 FT x 45 FT	12 FT x 45 FT	9 FT x 45 FT	

(E) EXISTING NON-CONFORMANCE (V) VARIANCE REQUESTED (W) WAIVER REQUESTED

FOR EXHIBIT PURPOSES ONLY

BASED ON MAP BY COLLIERS ENGINEERING & DESIGN, DATED 4/17/2024 & AMENDED BY FREEHOLD TWP.

SCALE : 1" = 40'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers Engineering & Design
www.colliersengineering.com

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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
811 Know what's Below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REDEVELOPMENT SITE PLAN

FOR

SAKER, FREEHOLD

BLOCK 50
LOTS 31, 31.01, 32 & 32.01

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY
NEW JERSEY

Colliers Engineering & Design
HOLMDEL (Headquarters)
101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/17/2024	CDC	PBL

PROJECT NUMBER: 12000084A
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION CONCEPT PLAN

SHEET NUMBER: 2 of 11

20231200084A\Dwg Base Drawings\LAYT.dwg 4/17/2024 By: TREVOR.REID

N
S
W
E
NORTH
ENTER
EXIT
24"
48"
16"
4"
4 3/8"
43/8"
ShopRite
LOGO FACE: 12'-0" ROTATION
BLACK BORDER & CART
YELLOW - PMS 123C
BACKGROUND
RED - PMS 485 BACKGROUND
WHITE SCRIPT, SUN & SUN RAYS
@ BLACK
.040 ALUMINUM
RED BACKGROUND
EMBEDDED COPY
AND ARROW
3M SCOTCH LITE
REFLECTIVE WHITE
VINYL
2"x 2" SQUARE TUBE POSTS
GRADE
PAVEMENT
SIDE VIEW
FRONT VIEW
2"x 2" SQUARE TUBE POSTS
IN CONCRETE
24"
D/F NON-ILLUMINATED
"EXIT" SIGNS
D/F NON-ILLUMINATED
"ENTER" SIGNS
SIGN 'D' DETAIL
NOT TO SCALE
FREESTANDING
DIRECTIONAL
SIGN 'D'
16'-0"
7'-0"
CIRRUS 9mm
MONOCHROME
ELECTRONIC
MESSAGE BOARD
DECREASE
SQ FT
EXISTING SIGN
119 SQ FT
NEW DF EMC
112 SQ FT
SIGN 'B' DETAIL
NOT TO SCALE
30'-6"
28'-0"
13'-0"
7'-5"
11'-6"
11'-6"
10'-2"
36'-7"
32'-7"
42 3/4"
TENANT
ShopRite
World Class
Saker ShopRites
PHARMACY
LIQUOR WAREHOUSE
NUTRITION CENTER
ShopRite from HOME
Sushi - Wok
Hallmark
18'-0"
22'-6"
4'-5"
4'-0"
6'-0"
13'-0"
12'-0"
6'-0"
30'-0"
BRICK BASE
BY OTHERS
.040" ALUMINUM
CABINET
W/ 10' LOGO
ALUMINUM
CORNICE
4'-6"
2'-6"
3/16" LEXAN
FACE
2" ALUMINUM
DIVIDER
.040" ALUMINUM
CABINET
28'-2"
2'-6"
4'-0"
5'-0"
NEW PYLON SIGN WILL USE EXISTING
FOOTINGS, I-BEAMS AND ELECTRIC
789.0 SQ. FT.
SIGN 'A' DETAIL
NOT TO SCALE
12"
12"
1
Order Pickup
Text ORDER
to 22469
when you
arrive.
82"
48"
37"
14"
24"
S/F NON-ILLUMINATED "OPD
PARKING" SIGN 'F' DETAIL
MOD: 01/06/22
NOT TO SCALE
GNRL-DTLS-STND-GRID
10/18/17
12'-0"
8'-0"
3'-4"
2'-4"
.040" ALUMINUM
CABINET
(BLACK)
.063" ALUMINUM
CORNICE
(CHINA WHITE)
3/16"LEXAN
2'-9 3/4"
13'-0"
1'-3"
6'-3"
2'-11"
1'-7"
.040" ALUMINUM
CABINET
(BLACK)
3/16" LEXAN FACE
.063" ALUMINUM
CABINET
(MUDDY WATER)
BASE AND
SOLDIER COURSE
BY OTHERS
(GLEN GARY
RUSTIC BURGUNDY)
2'-10"
3'-6"
12'-11"
8'-10"
13'-11"
6" STEEL TUBES
ONE D/F ILLUMINATED
MONUMENT SIGN
114.6 SQ. FT.
SIGN 'C' DETAIL
NOT TO SCALE
ShopRite
Pharmacy
Order Pickup Delivery
World Class
Fresh Cooked Daily
DOLLAR TREE
NUTRITION center
Sushi Fresh Made Daily
Tenant Sign
WINES & SPIRITS
OneMain Financial
TENANT SIGNAGE
Fresh Cooked Daily
BUILDING SIGNS
NOT TO SCALE
PROPOSED BUILDING SIGNAGE
NOTE: PROPOSED BUILDING SIGNAGE TO BE WITHIN THE ALLOWABLE SIGNAGE AREA PER ORDINANCE
NOTE: PROPOSED SIGNAGE TO BE INTERNALLY ILLUMINATED
NOTE: PROPOSED SIGNAGE TO BE CHANNEL LETTERS
NOTE: PROPOSED SIGNAGE TO BE PAINTED ON BRICK

Appendix 8 - Environmental Progress Report

BRILLIANT
ENVIRONMENTAL SERVICES, LLC
Full Service Environmental Consulting and Contracting

April 10, 2024

Mr. Edward Turkot
Saker Enterprises of Freehold, LLC 10 Centerville Road
Holmdel, New Jersey 07733
Ed.Turkot@wakefern.com (Transmitted Via Email)

Re: Status Summary Report
South Freehold Shopping Center Route 9 and Route 79
Freehold, Monmouth County, NJ
NJDEP PI Number: G000060353 (Colonial Cleaners)
NJDEP PI Number: 025391 (Former Freehold Automotive)
NJDEP PI Number: 001689 (Former Getty Station#56145)
Brilliant Project Number: 1390I.10

Dear Mr. Turkot:

Brilliant Environmental Services, LLC (*Brilliant*), is pleased to provide you with a status summary report for the ongoing investigation and remediation activities being conducted at the South Freehold Shopping Center, located at Route 9 and route 79, Freehold, Monmouth County, New Jersey (herein referred to as the "Site" or "property").

There are currently three (3) New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program cases linked to this property, as referenced above.

This letter includes a summary of environmental investigation and remediation status of each Site.

COLONIAL CLEANERS: PI# G000060353

Background

Historic investigation activities performed at the Site have identified tetrachloroethene (PCE) and trichloroethene (TCE) in ground water at concentrations above the New Jersey Department of Environmental Protection (NJDEP) ground water quality standards (GWQSs). In addition, indoor air samples collected as part of a vapor intrusion investigation detected PCE and TCE at concentrations above the non-residential indoor air screening levels (IASLs). The former Colonial Dry Cleaners has been identified as the source of contamination.

A summary of the investigation and remediation activities completed to date is provided below, followed by an outline of pending regulatory and mandatory deadlines.

Ground Water Investigation and Remediation

Ground water investigation and remediation activities performed by *Brilliant* include the installation of additional monitoring wells to further investigate the extent of contamination as well as implementation of an in-situ chemical oxidation (ISCO) pilot study.

Installation of Monitoring Wells

Prior to *Brilliant's* involvement with the Site, several ground water monitoring wells had been installed in various locations throughout the property. However, the full horizontal and vertical extent of ground water had not been determined. Therefore, between 2011 and 2013, *Brilliant* installed a total of eleven (11) additional monitoring wells to further delineate the extent of ground water contamination.

Several of these wells would also be used to gauge the effectiveness of the ISCO treatments discussed below.

Permit-By-Rule (PBR)

On July 13, 2012, *Brilliant* was granted a PBR from the NJDEP for the purpose of conducting an ISCO pilot study consisting of the injection of a hydrogen peroxide solution into ground water. The pilot study was intended to serve two primary purposes:

- Perform the ISCO remediation method on a relatively small section of the contaminant plume to evaluate the potential effectiveness of a full scale remediation effort.
- Reduce the highest contaminant concentrations to levels which injection of sodium permanganate would be a viable remedial option.

Installation of Injection and Venting Wells for ISCO

In July 2013, *Brilliant* oversaw the installation of nine (9) injection wells and four (4) vent wells by Geo-Cleanse International, Inc. and licensed driller Environmental Probing, Inc. These wells were installed northeast of the ShopRite in the area of the highest contamination. The wells were installed to a depth intersecting contaminated ground water and as to be above the confining layer at approximately 14 feet.

Implementation of ISCO Pilot Study

The first round of ISCO injections was completed in September and October 2013. A total of 3,319 gallons of 20% hydrogen peroxide solution were injected through the nine (9) injections wells.

Compliance Monitoring Plan (CMP)

Fourteen onsite monitoring wells, referred to as the CMP wells, were strategically selected to study the effectiveness of the ISCO injections. Ground water samples were collected for laboratory analysis of volatile organic compounds plus tentatively identified compounds (VOCs), iron and sulfate. In addition, ground water quality was monitored for such parameters as oxidation redox potential (ORP), dissolved oxygen (DO), pH, conductivity, and turbidity.

On September 9 and October 8, 2013, during and immediately following the injection events, field monitoring parameters and headspace measurements were recorded from the fourteen CMP wells. Samples were not collected for laboratory analysis during these events.

Thereafter, three rounds of post treatment ground water monitoring and laboratory analysis were conducted at the Site. Ground water monitoring and sampling dates are listed below:

- Four weeks after the injection - *October 29th and 30th, 2013*
- One month after the first sampling event - *November 25th and 26th, 2013*
- Two months after the first sampling event - *December 26th and 27th, 2013*

As per the PBR, *Brilliant* collected ground water samples for analysis and monitoring measurements from the fourteen CMP site wells. The April and October sampling events also include the collection of ground water samples and monitoring data from the newly installed monitoring wells (MW-16, MW-17, and MW-18).

Overall, based on the results of these monitoring events, the ISCO treatment program was effective in decreasing the contaminant mass in the treatment area. As noted above, the ISCO treatment was to serve as a pilot study to evaluate the feasibility of different injection reagents. While the pilot study proved successful in reducing the contaminant concentrations, these concentrations were not decreased to levels where ISCO injections of sodium permanganate can be implemented on a larger scale at the site. Sodium permanganate is effective in treating soil contamination at lower concentrations ($\leq$ 1,500 micrograms per liter {ug/L}). The last round of ground water samples indicates levels of contamination higher than1, 500 ug/L. Therefore, when implementing the full scale remediation activities, alternative reagents such as persulfate will be utilized, which are better positioned to complete the remediation of contaminants present at higher

concentrations.

Continued Ground Water Monitoring

As noted in the prior progress reports, the extent of ground water contamination has been delineated in the upgradient, side gradient, and downgradient directions as well as vertically. Therefore, since two consecutive compliant ground water samples have been collected, further sampling of these wells is not required.

Brilliant has continued to conduct annual sampling events until such time as remediation is initiated. The most recent ground water sampling event was performed in February 2024. Based on the results of these sampling events, the contaminant concentrations have remained stable and it does not appear the plume has significantly migrated.

Remedial strategies moving forward will be based on the results of the continued monitoring of the ground water conditions at the Site.

Removal of 55-Gallon Drums

Purged ground water is generated during each sampling event. During each event, the purged ground water is stored in 55-gallon drums, which are subsequently transported off-site for disposal at a licensed facility. All future purge water generated at the Site will continue to be stored and disposed of in this manner.

Vapor Concern Response

As part of a vapor intrusion investigation performed at the Site PCE and TCE were identified in former Colonial Cleaners tenant space at concentrations exceeding the NJDEP Non-Residential Indoor Air Screening Levels (NRIASL's). However, this space is currently vacant and therefore a vapor concern does not exist at this time.

On May 31, 2018, *Brilliant* performed additional indoor air sampling at the Allure Nail Salon tenant space, the only space located within 100 feet of contaminants in ground water above the GWSL. Two (2) indoor air samples as well as one (1) ambient air sample were collected and submitted for laboratory analysis of PCE and TCE, the contaminants of concern associated with the Site. Neither PCE nor TCE were detected in any sample at concentrations above the NJDEP NRIASL's.

Therefore, no further evaluation of the vapor intrusion pathway is required at this time.

Regulatory Reporting Requirements

In accordance with the Site Remediation Reform Act (SRRA), several reports, notifications, and evaluations are due at various timeframes and milestones through the investigation and remediation of a contaminated site. *Brilliant* and Saker Enterprises have complied with these regulations through the submittals discussed below.

Remediation Timeframe Extension Request (RTER) Form

On August 8, 2011, an RTER Form was submitted extending the deadline to complete the initial Receptor Evaluation by 180 days.

Public Notification

On August 31, 2011 a letter was issued to all property owners within 200-feet of the property boundary notifying them of the investigation and remediation activities being performed at the Site. Updated public notification letters are issued approximately every two years, with the next one due August 31, 2019.

Receptor Evaluation (RE) Form

On November 30, 2011 the initial RE Form was submitted for the Site. The findings of the Baseline Ecological Evaluation (BEE) were included in the RE submittal.

Vapor Concern Response Action Form

On May 9, 2013, *Brilliant* submitted a Vapor Concern (VC) Response Action Form to the NJDEP. The VC form was submitted to comply with the VC 14-day notification requirement.

Additional indoor air samples was performed in May 2018 and the results submitted to the NJDEP along with the required Full Data Deliverables Form.

60-Day Engineered System Response Action Plan

On May 9, 2013, *Brilliant* submitted a 60-Day Engineered System Response Action Plan report to Steve MacGregor of the NJDEP. The report was submitted to notify the NJDEP of measures proposed to address the vapor concern (VC) identified at the former Colonial Cleaners tenant space.

Remedial Timeframe Notification Form

On July 26, 2013, a Remedial Timeframe Notification Form was submitted extending the deadline to submit the Vapor Concern Mitigation Report by 364 days.

Vapor Mitigation Report

On July 29, 2014, *Brilliant* submitted a Vapor Mitigation Report to Steve MacGregor of the NJDEP. The report was submitted to inform the NJDEP that despite the exceedances of PCE and TCE detected in the indoor air, the tenant space remains vacant and therefore no further action regarding the VC is necessary at this time.

Additional sampling performed in May 2018 confirmed that neither PCE nor TCE are present above the NRIASL. Therefore, no further investigation of the vapor intrusion pathway is necessary at this time.

Remedial Investigation Report

On February 21, 2017, *Brilliant* submitted a Remedial Investigation Report (RIR) for the Site, satisfying the May 7, 2017 deadline. As part of the RIR, a Classification Exception Area (CEA) was proposed for contaminants remaining in ground water at concentrations above the GWQS. Approval of the proposed CEA is pending at this time.

Remedial Action Deadline

The Remedial Action Mandatory Deadline is May 6, 2024.

FORMER FREEHOLD AUTOMOTIVE: PI# 025391

Background

As detailed in the prior Status Summary Report dated September 1, 2016, *Brilliant* completed a Preliminary Assessment for the target property, the findings of which were detailed in *Brilliant's* August 22, 2012 Preliminary Assessment Report (PAR). The PAR identified a total of twelve (12) area of concern (AOCs) associated with the target property, several of which required further investigation.

Based on the investigation and remediation activities completed at that time of the September 1, 2016 letter, only a single AOC required further remediation; AOC 12 – Chlorinated Solvent Ground Water Contamination. However, since that time, remediation of ground water has been complete. Specifically, a Remedial Action Permit (RAP) – Ground Water has been approved by the NJDEP and a Limited Use RAO has been issued for the Site.

Ground Water Investigation and Remediation

Between March 2015 and June 2015, a total of six NJDEP-permitted monitoring wells, identified as MW-1 through MW-6, were installed at the Site and three rounds of ground water samples were collected for laboratory analysis.

PCE was detected in monitoring wells MW-1 and MW-2 at concentrations slightly exceeding the NJDEP GWQS. PCE was not detected in any additional monitoring wells at concentrations above the GWQS. In addition, no other contaminants were detected in any of the wells at concentrations above the GWQS.

Furthermore, the concentrations of PCE present in ground water do not exceed the NJDEP ground water screening levels (GWSLs) and, therefore, the vapor intrusion pathway is not a concern at the Site.

Since there are no potential receptors impacted by the Site-related contamination, monitored natural attenuation (MNA) is an appropriate long-term remedial option for the target property. However, in attempt to expedite the remediation and bring ground water into compliance, an in Situ remediation strategy was proposed and implemented, as discussed below,

Permit-By-Rule (PBR)

On April 6, 2016, *Brilliant* was granted a PBR from the NJDEP for the purpose of conducting an in Situ remediation consisting of the injection of a permanganate solution into ground water. The remediation was intended to reduce contaminants in ground water to concentrations below the NJDEP GWQS.

Implementation of In Situ Remediation

The in Situ remediation was implemented between May 16, 2016 and May 19, 2016. A total of 1,400 gallons of 5.3% permanganate solution were injected through eight (8) injections wells located in the vicinity of MW-1 and MW-2.

Post-Remediation Ground Water Sampling

On June 7, 2016, ground water samples from the full network of monitoring wells were collected and submitted for laboratory analysis. Contaminants were not detected above the GWQS in samples collected from MW-1 through MW-4 nor MW-6. PCE was detected in sample MW-5 at a concentration of 1.6 ppb, slightly exceeding the GWQS of 1.0 ppb. It should be noted that MW-5 is located up-gradient of the treatment zone. It is assumed that the injections may have shifted ground water contamination in this direction.

On July 12, 2016, ground water samples were collected from MW-1, MW-2 and MW-5. Since the remaining wells did not contain contaminants above the GWQS in the previous two sampling rounds, further sampling from these wells is not required. PCE was detected samples collected from MW-1 and MW-5 at concentrations of 4.9 ppb and 1.3 ppb, respectively, exceeding the NJDEP GWQS of 1.0 ppb. Contaminants were not detected in sample MW-2 at concentrations above the GWQS. Therefore, no further sampling of MW-2 is required.

The August 19, 2016 sampling event was limited to monitoring wells MW-1 and MW-5. PCE was detected in MW-1 and MW-5 at concentrations of 6.1 ppb and
1.3 ppb, exceeding the NJDEP GWQS.

Conclusions Regarding In-Situ Remediation

While the in-situ remediation was successful in eliminating the ground water contamination in the vicinity of MW-2, PCE remains above standard in the location of MW-1 and MW-5. However, the

concentrations detected in these wells since the start of the investigation activities in March 2015 have shown a decreasing trend. Therefore, as detailed below, *Brilliant* moved to obtain a Remedial Action Permit for ground water.

Remedial Action Permit and Limited Restricted Use Response Action Outcome

On July 2, 2017, *Brilliant* submitted a Remedial Action Report (RAR) and Remedial Action Permit Application for Ground Water to the NJDEP. On May 8, 2017, the NJDEP approved the application and issued Remedial Action Permit Number RAP170001.

On May 25, 2017, *Brilliant* issued a Limited Restricted Use RAO for the Site.

As part of the RAP, long-term monitoring of ground water as well as biennial certifications are being completed. Ground water sampling is expected to occur once every two years from the date of the permit until such a time as contaminants are no longer present in ground water.

The most recent ground water sampling event was performed on May 26, 2022. PCE remains in ground water at concentrations above the GWQSs in locations MW-1, MW-2, and MW-5. The concentrations detected in each well are in-line with historic trends and confirm that the RAP remains protective of human health and safety and the environment.

Regulatory Deadlines

The target property is currently in compliance with all regulatory and mandatory deadlines and is no longer an active remediation case. The next Biennial Certification Report is due by May 13, 2025.

FORMER GETTY STATION #56145: PI# 001689

Background

Brilliant has not been directly involved with the investigation or remediation activities performed at the Former Getty Station. However, *Brilliant* has periodically reviewed reports and documents related to the activities completed. Based on these reviews, *Brilliant* has found no reason to question the conclusions of the LSRP of record for the Site: Greg Carr, LSRP #576004.

Remedial Action Permit and Limited Restricted Use Response Action Outcome On October 14, 2014, the NJDEP issued Remedial Action Permit Number RAP130001. On November 26, 2014, a Limited Restricted Use RAO for the Site.

As part of the RAP, long-term monitoring of ground water as well as biennial certifications are required. Ground water sampling is expected to occur once every two years from the date of the permit until such a time as contaminants are no longer present in ground water.

Regulatory Deadlines

The target property is currently in compliance with all regulatory and mandatory deadlines and is no longer an active remediation case. Based on a review the NJDEP DataMiner website, Biennial Certification Reports have been submitted on-time, with the next report due October 20, 2020.

If you have any questions regarding the progress of the remediation onsite, please do not hesitate to call.

Sincerely,
BRILLIANT ENVIRONMENTAL SERVICES, LLC

Philip I. Brilliant, CHMM, LSRP Owner/Principal Environmental Scientist

PIB/km

Appendix 9 - Schedule of Permitted Uses

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
44-45	**Retail Trade**	
441310	Automotive Parts and Accessories Stores	**P**
442110	Furniture Stores	**P**
442210	Floor Covering Stores	**P**
442291	Window Treatment Stores	**P**
442299	All Other Home Furnishings Stores	**P**
443111	Household Appliance Stores	**P**
443112	Radio, Television, and Other Electronics Stores	**P**
443120	Computer and Software Stores	**P**
443130	Camera and Photographic Supplies Stores	**P**
444120	Paint and Wallpaper Stores	**P**
444130	Hardware Stores	**P**
445110	Supermarkets and Other Grocery (except Convenience) Stores	**P**
445210	Meat Markets	**P**
445220	Fish and Seafood Markets	**P**
445230	Fruit and Vegetable Markets	**P**
445291	Baked Goods Stores	**P**
445292	Confectionary and Nut Stores	**P**
445299	All Other Specialty Food Stores	**P**
445310	Beer, Wine, and Liquor Stores	**P**
446110	Pharmacies and Drug Stores	**P**
446120	Cosmetics, Beauty Supplies, and Perfume Stores	**P**
446130	Optical Goods Stores	**P**
446191	Food (Health) Supplement Stores	**P**
446199	All Other Health and Personal Care Stores	**P**
448110	Men’s Clothing Stores	**P**
448120	Women’s Clothing Stores	**P**
448130	Children and Infants’ Clothing Stores	**P**
448140	Family Clothing Stores	**P**
448150	Clothing Accessories Stores	**P**
448190	Other Clothing Stores	**P**
448210	Shoe Stores	**P**
448310	Jewelry Stores	**P**
448320	Luggage and Leather Goods Stores	**P**
451110	Sporting Goods Stores	**P**
451120	Hobby, Toy, and Game Stores	**P**
451130	Sewing, Needlework, and Piece Goods Stores	**P**
451140	Musical Instrument and Supplies Stores	**P**
451211	Book Stores	**P**
451212	News Dealers and Newsstands	**P**

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
451220	Prerecorded Tape, Compact Disc, and Record Stores	P
452990	All Other General Merchandise Stores	P
453110	Florists	P
453210	Office Supplies and Stationary Stores	P
453220	Gift, Novelty, and Souvenir Stores	P
453910	Pet and Pet Supplies Stores	P
453920	Art Dealers	P
453991	Tobacco Stores	P
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	P
454110	Electronic Shopping and Mail-Order Houses	P
454390	Other Direct Selling Establishments	P
51	**Information**	
5191	Other Information Services	P
52	**Finance and Insurance**	
522110	Commercial Banking	P
522120	Savings Institutions	P
522130	Credit Unions	P
523140	Commodity Contract Brokerage	P
5239	Other Financial Investment Activities	P
5241	Insurance Carriers	P
524113	Direct Life Insurance Carriers	P
524114	Direct Health and Medical Insurance Carriers	P
524126	Direct Property and Casualty Insurance Carriers	P
524127	Direct Title Insurance Carriers	P
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	P
524130	Reinsurance Carriers	P
5242	Agencies, Brokerages, and Other Insurance Related Activities	P
524210	Insurance Agencies and Brokerages	P
524291	Claims Adjusting	P
524292	Third Party Administration of Insurance and Pension Funds	P
524298	All Other Insurance Related Activities	P
53	**Real Estate and Rental and Leasing**	
531210	Offices of Real Estate Agents and Brokers	P
531320	Offices of Real Estate Appraisers	P
532210	Consumer Electronics and Appliances Rental	P
532220	Formal Wear and Costume Rental	P
532230	Video Tape and Disc Rental	P

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
532289	All Other Consumer Goods Rental	P
532291	Home Health Equipment Rental	P
532292	Recreational Goods Rental	P
532310	General Rental Centers	P
532420	Office Machinery and Equipment Rental and Leasing	P
54	**Professional, Scientific, and Technical Services**	
5411	Legal Services	P
541110	Offices of Lawyers	P
541120	Offices of Notaries	P
541191	Title Abstract and Settlement Offices	P
541199	All Other Legal Services	P
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
541211	Offices of Certified Public Accountants	P
541213	Tax Preparation Services	P
541214	Payroll Services	P
541219	Other Accounting Services	P
5413	Architectural, Engineering, and Related Services	P
541310	Architectural Services	P
541320	Landscape Architectural Services	P
541330	Engineering Services	P
541340	Drafting Services	P
541350	Building Inspection Services	P
541360	Geophysical Surveying and Mapping Services	P
541370	Surveying and Mapping (except Geophysical) Services	P
541380	Testing Laboratories	P
5414	Specialized Design Services	P
541410	Interior Design Services	P
541420	Industrial Design Services	P
541430	Graphic Design Services	P
541490	Other Specialized Design Services	P
5415	Computer System Design and Related Services	P
541511	Custom Computer Programming Services	P
541512	Computer System Design Services	P
541513	Computer Facilities Management Services	P
541519	Other Computer Related Services	P
5416	Management, Scientific, and Technical Consulting Services	P
541611	Administrative Management and General Management Consulting Services	P
541612	Human Resources Consulting Services	P
541613	Marketing Consulting Services	P

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
541614	Process, Physical Distribution, and Logistics Consulting Services	P
541618	Other Management Consulting Services	P
541620	Environmental Consulting Services	P
541690	Other Scientific and Technical Consulting Services	P
5418	Advertising, Public Relations, and Related Services	P
541810	Advertising Agencies	P
541820	Public Relations Agencies	P
541830	Media Buying Agencies	P
541840	Media Representatives	P
541850	Display Advertising	P
541860	Direct Mail Advertising	P
541870	Advertising Material Distribution Services	P
541890	Other Services Related to Advertising	P
5419	Other Professional, Scientific, and Technical Services	P
541910	Marketing Research and Public Opinion Polling	P
541921	Photography Studio, Portrait	P
541922	Commercial Photography	P
541930	Translation and Interpretation Services	P
541990	All Other Professional, Scientific, and Technical Services	P
55	**Management of Companies and Enterprises**	P
561	**Administrative and Support Services**	
5611	Office Administrative Services	P
561110	Office Administrative Services	P
561210	Facilities Support Services	P
5613	Employment Services	P
561311	Employment Placement Agencies	P
561312	Executive Search Services	P
561320	Temporary Help Services	P
561330	Professional Employer Organizations	P
561410	Document Preparation Services	P
561421	Telephone Answering Services	P
561422	Telemarketing Bureaus and Other Contact Centers	P
561431	Private Mail Centers	P
561439	Other Business Service Centers (including Copy Shops)	P
561440	Collection Agencies	P
561450	Credit Bureaus	P
561491	Repossession Services	P

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
561492	Court Reporting and Stenotype Services	P
561499	All Other Business Support Services	P
5615	Travel Arrangement and Reservation Services	P
561510	Travel Agencies	P
561520	Tour Operators	P
561591	Convention and Visitors Bureaus	P
561599	All Other Travel Arrangement and Reservation Services	P
5616	Investigation and Security Services	P
561611	Investigation Services	P
561621	Security Systems Services (except Locksmiths)	P
561622	Locksmiths	P
5617	Services to Buildings and Dwellings	P
561710	Exterminating and Pest Control Services	P
561720	Janitorial Services	P
561740	Carpet and Upholstery Cleaning Services	P
561790	Other Services to Buildings and Dwellings	P
5619	Other Support Services	P
561910	Packaging and Labeling Services	P
561990	All Other Support Services	P

61 Educational Services

611410	Business and Secretarial Schools	P
611420	Computer Training	P
611430	Professional and Management Development Training	P
611511	Cosmetology and Barber Schools	P
611513	Apprenticeship Training	P
611519	Other Technical and Trade Schools	P
611610	Fine Arts Schools	P
611620	Sports and Recreation Instruction	P
611630	Language Schools	P
611691	Exam Preparation and Tutoring	P
611699	All Other Miscellaneous Schools and Instruction	P
611710	Educational Support Services	P

62 Health Care and Social Assistance

6211	Offices of Physicians	P
621111	Offices of Physicians (except Mental Health Specialists)	P
621112	Offices of Physicians, Mental Health Specialists	P
621210	Offices of Dentists	P

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
6213	Offices of Other Health Practitioners	P
621310	Offices of Chiropractors	P
621320	Offices of Optometrists	P
621330	Offices of Mental Health Practitioners (except Physicians)	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	P
621391	Offices of Podiatrists	P
621399	Offices of All Other Miscellaneous Health Practitioners	P
6214	Outpatient Care Centers	P
621410	Family Planning Centers	P
621420	Outpatient Mental Health and Substance Abuse Centers	P
621491	HMO Medical Centers	P
621492	Kidney Dialysis Centers	P
621493	Freestanding Ambulatory Surgical and Emergency Centers	P
621498	All Other Outpatient Care Centers	P
6215	Medical and Diagnostic Laboratories	P
621511	Medical Laboratories	P
621512	Diagnostic Imaging Centers	P
6216	Home Health Care Services	P
621610	Home Health Care Services	P
6219	Other Ambulatory Health Care Services	P
624410	Child Day Care Services	P

71 Arts, Entertainment, and Recreation

713940	Fitness and recreational Sports Centers, including gyms, martial arts, dance studios, yoga studios and other similar uses	P

72 Accommodation and Food Services

722110	Full-Service Restaurants	P
722211	Limited-Services Restaurants	P
722212	Cafeterias, Grill Buffets, and Buffets	P
722213	Snack and Nonalcoholic Beverage Bars	P
722410	Drinking Places (Alcoholic Beverages)	P

81 Other Services (except Public Administration)

811212	Computer and Office Machine Repair and Maintenance	P
811213	Communication Equipment Repair and Maintenance	P
812111	Barber Shops	P
812112	Beauty Salons	P

SCHEDULE OF PERMITTED USES
P = Permitted Use

NAICS CODE	2017 NAICS TITLE (1)	
812113	Nail Salons	P
812191	Diet and Weight Reducing Centers	P
812199	Other Personal Care Services	P
812310	Coin-Operated Laundries and Drycleaners	P
812320	Dry Cleaning and Laundry Services (except Coin-Operated)	P
812922	One-Hour Photofinishing	P

92 Public Administration

921110	Executive Offices	P
921130	Public Finance Activities	P
921140	Executive and Legislative Offices, Combined	P
921190	Other General Government Support	P

Other Permitted Uses (non-NAICS)

"Shopping centers" as defined in 190-3 and comprised only of uses permitted in this Redevelopment Area	P

(1) 2017 North American Industrial Classification System (NAICS)
(**) Definitions for the 2017 NAICS Code are located at httpp://www.naics.com