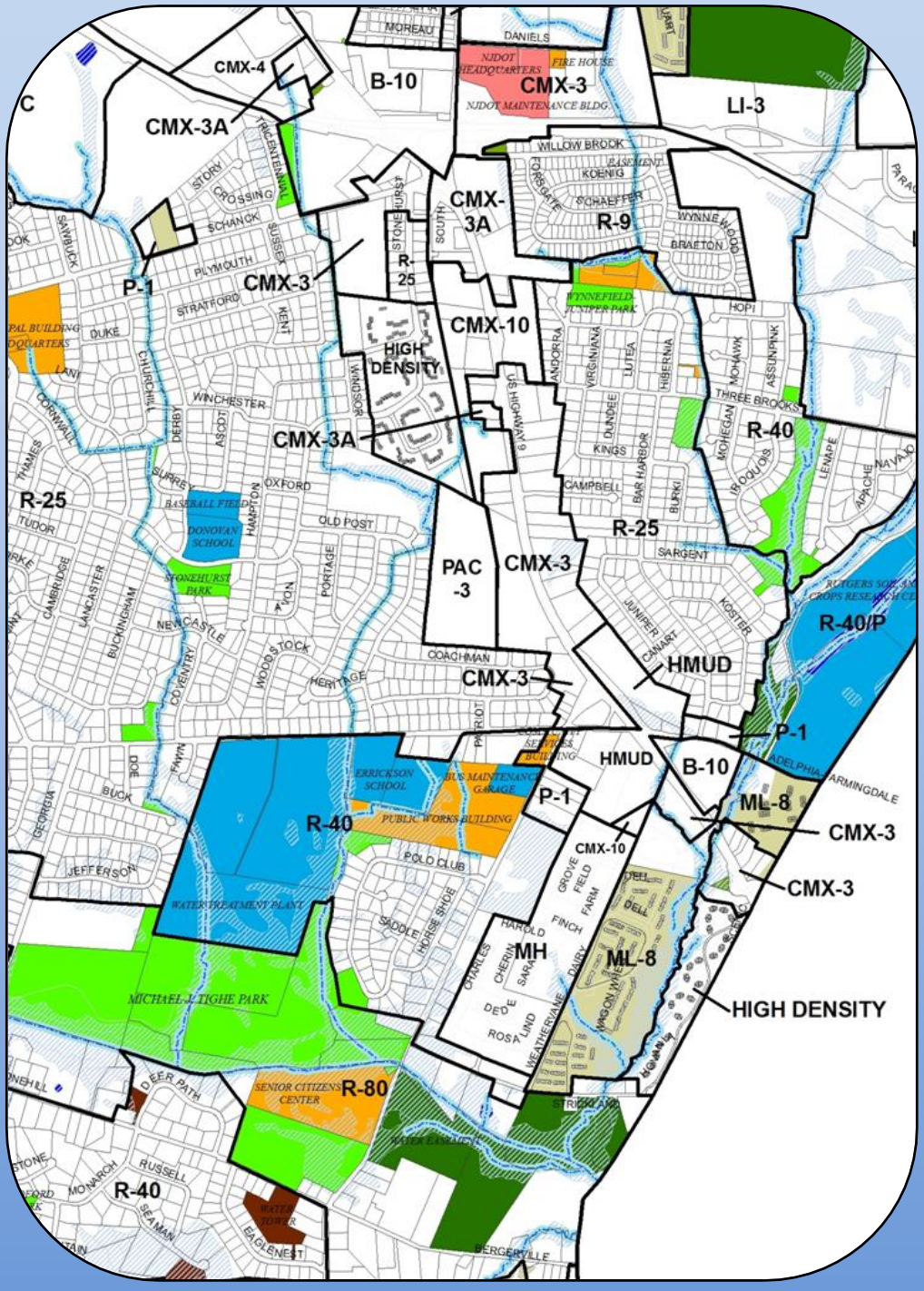
MASTER PLAN



FREEHOLD TOWNSHIP

MONMOUTH COUNTY

Amended: December 4, 2025

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MASTER PLAN

ADOPTED: MASTER PLAN, MARCH 20, 1985

MASTER PLAN AMENDMENTS

AMENDMENT ADOPTION DATE	AMENDMENTS
May 1, 1986	LAND USE PLAN & HOUSING PLAN ELEMENTS, MASTER PLAN MAP
December 17, 1986	HOUSING PLAN ELEMENT
May 7, 1987	MASTER PLAN MAP
July 7, 1988	HOUSING PLAN AND RECYCLING PLAN ELEMENTS
June 20, 1990	LAND USE PLAN AND CIRCULATION PLAN ELEMENTS
March 16, 1995	HOUSING PLAN ELEMENT
August 21, 1997	LAND USE PLAN ELEMENT
June 18, 1998	LAND USE PLAN ELEMENT AND MASTER PLAN MAP
May 3, 1999	HOUSING PLAN ELEMENT
November 4, 1999	COMMUNITY FACILITIES AND UTILITIES PLAN ELEMENT
March 17, 2005	STORMWATER MANAGEMENT PLAN ELEMENT
December 4, 2008	HOUSING PLAN ELEMENT
November 4, 2010	LAND USE PLAN, CIRCULATION PLAN, CONSERVATION PLAN AND RECYCLING PLAN ELEMENTS
June 16, 2011	CIRCULATION PLAN ELEMENT
August 2, 2012	LAND USE PLAN ELEMENT
September 20, 2012	LAND USE PLAN ELEMENT, HOUSING PLAN ELEMENT
April 4, 2013	LAND USE PLAN ELEMENT
May 2, 2013	LAND USE PLAN ELEMENT
September 19, 2013	LAND USE PLAN ELEMENT
August 21, 2014	LAND USE PLAN ELEMENT, CIRCULATION PLAN ELEMENT
November 5, 2015	LAND USE PLAN ELEMENT
August 4, 2016	LAND USE PLAN ELEMENT
July 9, 2020	HOUSING PLAN ELEMENT
July 15, 2021	AMENDED HOUSING PLAN ELEMENT
December 4, 2025	STORMWATER MANAGEMENT PLAN ELEMENT

REEXAMINATION REPORTS

Adopted: July 7, 1988
Adopted: July 20, 1994
Adopted: August 7, 1997
Adopted: June 18, 1998
Adopted: February 17, 2000
Adopted: December 2001
Adopted: December 6, 2007

Adopted: June 7, 2012
Adopted: August 2, 2012 - Addendum #1 to June 7, 2012 Report
Adopted: September 20, 2012 - Addendum #2 to June 7, 2012 Report
Adopted: December 6, 2012 - Addendum #3 to June 7, 2012 Report
Adopted: April 4, 2013- Addendum #4 to June 7, 2012 Report
Adopted: May 2, 2013- Addendum #5 to June 7, 2012 Report
Adopted: September 19, 2013 - Addendum #6 to June 7, 2012 Report
Adopted: August 21, 2014
Adopted: August 1, 2024

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HISTORICAL BACKGROUND OF PLANNING

INTRODUCTION

The Master Plan was developed in accordance with the provisions of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D) and is designed to guide development and redevelopment of lands within the Township in a manner that will promote and protect the public health, safety, morals, and general welfare of the present and future residents of the Township of Freehold.

PLANNING IN FREEHOLD TOWNSHIP - HISTORICAL REVIEW

The Freehold Township Master Plan is part of a continuing formal planning program that began in 1953 with the creation of the Township Planning Board and adoption of the first Zoning Ordinance and Land Subdivision Regulations in accordance with the New Jersey Municipal Land Use Act of 1953. In 1964, the Township completed preparation of its first Master Plan, held a public hearing on September 16, 1964 and adopted the Master Plan at a meeting on October 16, 1964. The Master Plan was prepared by the Planning Board with technical assistance by O. Wayne Noble Associates, Paterson, New Jersey.

The Township Committee created and appointed a Shade Tree Commission in December 1962.

In 1965, the Township adopted a major zoning change that created one acre zoning within the Township and reduced small lot areas. Many of the major developments within the Township were subdivided just prior to this zoning change and subsequently became some of the largest developments within the Township.

In 1966, the Township undertook a major revision of its Building Code, which had been originally prepared in the 1930's, and adopted the Building Officials Code Administration (BOCA) Regulations with specific upgraded amendments for single family homes. This ordinance was replaced in 1977 by the New Jersey Uniform Construction Code.

In 1966, the Township had also adopted regulations providing for review of site plans for non-residential and multi-family use.

In 1971, the Township adopted a Fire Prevention Code that has been amended and is one of the most progressive Fire Prevention Codes in the State.

BASIC PLANNING STUDIES

HISTORY

The history of Freehold Township is intertwined with the development of Monmouth County, the State of New Jersey and the United States and development reflects a microcosm of human settlement in the Mid-Atlantic region.

AMERICAN INDIANS: THE ORIGINAL SETTLERS

The area now known as Freehold Township was originally settled by American Indians sometime before 6,000 B.C. At the time of the first European settlement in North America, the Indians in the Freehold Township area called themselves the Lenni Lenape or "original people." The Lenni Lenape were part of the Eastern Algonquian Confederacy that extended throughout the northeastern United States area. The Indians referred to the New Jersey area as Scheyichbi, "land of the shell wampum" or "land bordering the ocean."

The Lenni Lenape were divided into three broad groups: Minsi (or Munsee), "people of the stony country," in northern-New Jersey; Unami, "people down the river," in central New Jersey; and Unalachtigo, "people who live near the ocean," in southern New Jersey and Delaware. Within these three groups were several subgroups or tribes, the names of which have been perpetuated in many cases through names of rivers, communities and areas. For example, the Minsi included the Hackensacks, Pomptons and Tappeans while the Unami and Unalachtigo groups included the Assunpinks, Matas, Skacamaxoms, Chichequaas, Raritans, Nantachokes, Tupelos and others. Indian names in the Freehold area that have been used include the Manasquan and Metedeconk Rivers and the Passaquaqua, Topanemus and Tepanemus Brooks.

Indian settlement in New Jersey was amicable with early European settlement. European settlers regarded the New Jersey area as Indian property and tracts were purchased, fairly or deceptively, by early Dutch, Swedes and English immigrants. Later national claims to the area were based on exploration and were established without regard to Indian settlement. It has been estimated that the Indian population dwindled from 2,000 warriors in 1648 to less than 1,000 in 1673 and to almost none by 1720 due to the ravages of small pox and other disease, alcohol, killing by the white settlers and emigration to the West. In 1758, the first U. S. Indian Reservation, Brotherton, was established on a 3,284 acre tract at what is now called Indian Mills in nearby Burlington County. The Reservation remained intact until 1802 when the last remaining group of Indians left New Jersey or moved off the reservation.

In the Freehold area, the Lenni Lenape left their most permanent mark in the form of trails that served as the basis for several roads that are still in existence today. Freehold served as a crossing point for the Navesink Trail (or Burlington Path), which extended from Crosswicks in Burlington County to Shrewsbury along what is now County Route 537 and Burlington Road; and a north-south coastal trail that extended from the Perth Amboy area south through Freehold, Toms River and Absecon to Cape May along what is generally the alignment of Route 9.

Vestiges of early Indian settlement can also be found in Freehold in the form of arrowheads, pottery shards and other artifacts in fields and along streams. Many of these items are found at State and area museums.

EUROPEAN SETTLEMENT

The first recorded sighting of New Jersey by Europeans occurred in 1498 by the Venetian John Cabot, who sailed along the Coast. In 1524, John Verrazano recorded that his ship dropped anchor at a point apparently near Sandy Hook. While there was no record of an actual landing, the name Verrazano was used for naming the straits and the bridge at the entrance to the New York Harbor area.

It was not until September 1609, that the first European actually set foot on New Jersey. This occurred when crew members of Henry Hudson's ship, the Half Moon, went ashore at Sandy Hook and met Indians. Hudson's ship subsequently proceeded into the river that is now called the Hudson River.

The Dutch West India Company, formed in Holland in 1621, developed commerce, especially fur trading, in the New World and in 1623 organized the present New Jersey-Hudson River area into the Province of New Netherland. The exact boundaries of New Netherland were not clear and often disputed by early Dutch and English settlers. Several conflicts arose during the mid-1600's concerning the legitimacy of the Dutch West India Company claim to New Netherland.

On June 23, 1664, the Duke of York granted a patent to Sir George Carteret and John, Lord Berkeley for the entire area of what now constitutes New Jersey. On August 29, 1664, the Dutch Governor, Peter Stuyvesant, surrendered New Netherland to the English without firing a shot. On April 8, 1665, Carteret and Berkeley granted the Navesink or Monmouth Patent to English settlers who were then residing on Long Island. These settlers became the first recorded permanent European settlers in Monmouth County. (The Dutch recaptured New Netherland on August 1, 1673, but returned it to the English in accord with the Westminster Treaty signed on February 9, 1674.)

As a result of financial troubles of Carteret and Berkeley, New Jersey was divided into East and West Jersey along a line which separated Burlington from Monmouth County along the original Township border. Two Boards of Proprietors were established to handle land transactions and a survey of the dividing line between East and West Jersey was finally completed in 1687 by George Keith, Land Surveyor. This line was accepted as the dividing line until East and West Jersey were reunited in 1702. It is interesting to note that the Board of Proprietors of East New Jersey continues to function and retains a claim to two parcels of land in the southern portion of the Township. (Block 100, Lot 55 consisting of 9.18 acres and Block 100, Lot 60A consisting of 4.82 acres).

ORIGIN OF FREEHOLD TOWNSHIP

The early history of Freehold Township parallels the early history of Monmouth County. Subsequent to the Monmouth Patent of 1665, discussions were held on the organization of a County. Records dated November 13, 1675 include a statement that "the two towns of Nevysink (Middletown and Shrewsbury) to make a County." Neither boundaries nor a name were established.

On March 7, 1683, the General Assembly of East Jersey created four counties: Bergen, Essex, Middlesex and Monmouth. Each county was to be governed by a Board of Chosen Freeholders. A "Freeholder" was a land owner who owned land free from debts, mortgages, liens or other legal claims and only "free citizens" or holders of unencumbered land, were eligible to vote and hold public office. The derivation of the Township name probably stems from this early classification of land owners as "freeholders."

On October 31, 1693, the East Jersey General Assembly formalized the designation of towns and townships, including the creation of three townships in Monmouth County: Freehold, Middletown and Shrewsbury. A County Seat was established in Freehold Township and was named Monmouth Court House. In the early 1800's the name was changed to Freehold Town.

In 1731 a portion of Freehold Township was divided to create Upper Freehold Township and in 1768 a portion of Shrewsbury Township was added to the Township.

On February 21, 1798, the New Jersey State Legislature adopted "An Act Incorporating the Inhabitance of Townships, Designating Their Powers, and Regulating Their Meetings." At that time 104 townships, including Freehold Township, were incorporated as municipalities.

From 1844 through 1848, portions of Freehold Township seceded to form Millstone, Jackson, Atlantic (now Colts Neck), Marlboro and Manalapan Townships. On March 25th,1869, the Town of Freehold was designated and in 1888, the Town separated from the Township. Under revised legislation, a referendum was called on April 15, 1919 to create a Borough and on July 8, 1919 the referendum passed, thus forming Freehold Borough which included all of Freehold Town and a portion of the Township. This was confirmed by the New Jersey Legislature in the Public Laws of 1920. On September 7, 1926, a portion of Freehold Township was annexed to the Borough and with the exception of minor boundary line corrections, the Borough boundaries have remained the same since then.

REVOLUTIONARY WAR - BATTLE OF MONMOUTH

Freehold Township figured prominently in the Revolutionary War as a result of the famous Battle of Monmouth which was fought in the Township west of Monmouth Courthouse on June 28, 1778. The Battle occurred following the unexpected retreat of the British garrison, their families

and Tory sympathizers from Philadelphia to New York. The British Army was commanded by Sir Henry Clinton who had taken command in May. Clinton crossed the Delaware at Camden, marched north-to Crosswicks, then moved along the Burlington Trail to Monmouth Courthouse in Freehold Township. Clinton decided to reach New York via the Highlands rather than travel through the marshes of the Amboys.

General George Washington, commanding the Colonial Army, left Valley Forge following the severe winter of 1777-78 when he learned that the British had abandoned Philadelphia. He split his Army, with a small portion trailing the British and the bulk of the Army crossing the Delaware at Lambertville and traveling south to Hopewell to intercept Clinton coming north. When Washington learned that Clinton was not going toward Perth Amboy, he led his Army toward Monmouth Courthouse. On the morning of June 28, two small opposing contingents clashed on the outskirts of the Town that then led to a full scale battle between the opposing armies.

Approximately 217 British and Hessian and 69 Colonial troops were killed and more than 200 were wounded during the Battle that was fought on a very hot (102°) and humid day. Mary Ludwig Hays, a wife of one of the Colonial soldiers delivered water to the American troops and helped man a cannon and became famous as "Molly Pitcher."

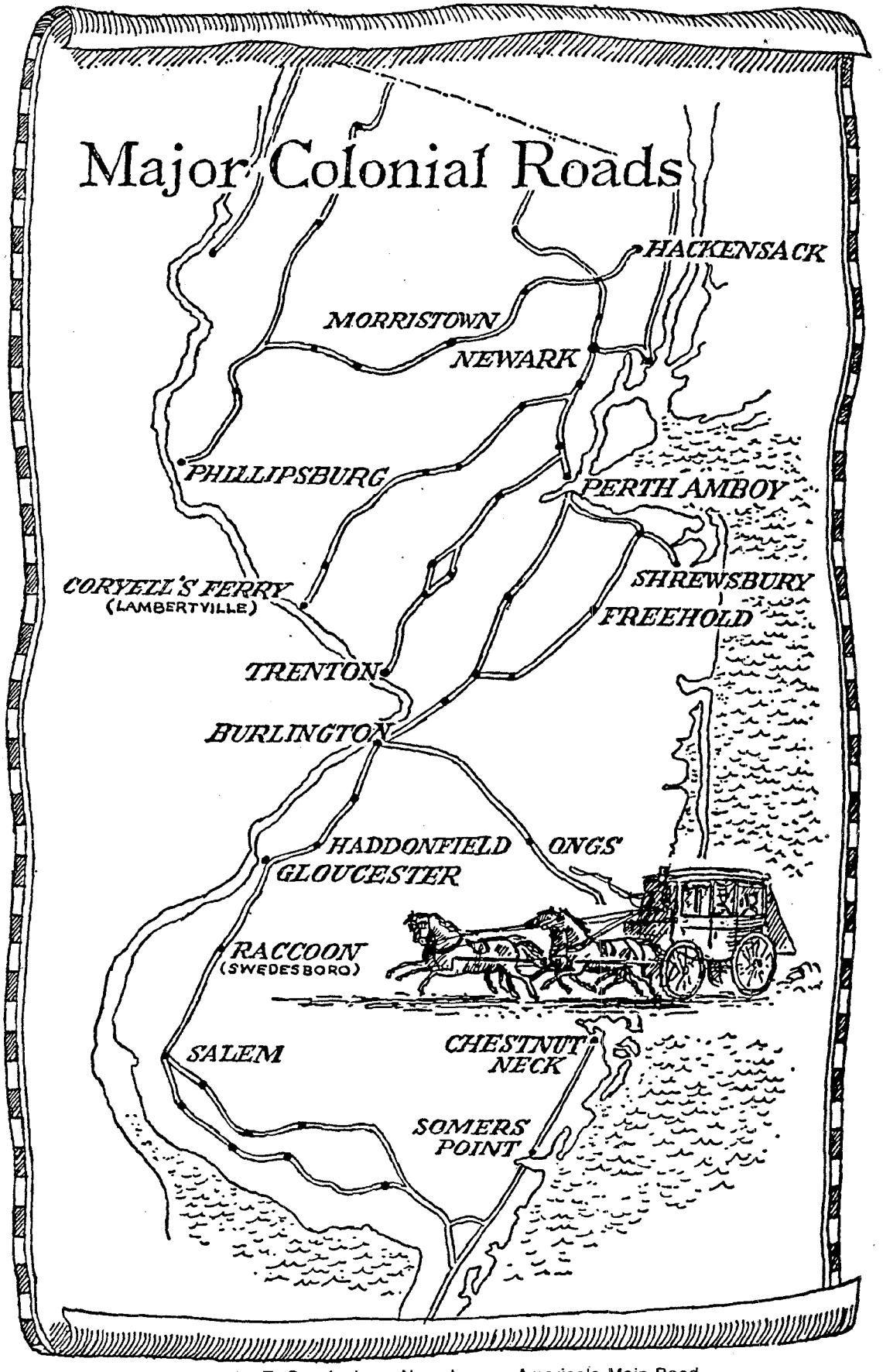
While the British simply withdrew from Monmouth Courthouse the following day and continued north to New York, the Colonial Army viewed the Battle as a major victory and a turning point in the Revolutionary War.

The Monmouth Battlefield State Park, of which 186 acres are within Freehold Township, preserves the battlefield area. A reenactment of the battle occurred on June 28, 1978 and a commemorative postage stamp was issued as part of the U. S. Bicentennial celebration.

ROADS AND RAILROADS

While the original roadways in Freehold Township followed the major Indian trails established by the Lenni Lenape, Colonial roadways became more formalized in the early 1700's and specific roadways were established. One of the major Colonial roads within the State extended from Burlington through Crosswicks, Allentown and Freehold to Middletown. The Major Colonial Roads Map on page 2-5 illustrates the extent of the major road system as it existed throughout the State in the 1700's. One of the major Colonial roads within the State extended from Burlington through Crosswicks, Allentown and Freehold to Middletown. Early roads were also formalized in accordance with Public Laws of the State of New Jersey in 1796, including the Old Monmouth Road (County Route 537).

The State Legislature also created 51 turnpike companies (toll roads) during the 1800's. Two of the toll roads were the Freehold and Colts Neck Turnpike (1859) and the Freehold-Smithburg toll road that now form County Road 537. The Monmouth County Plank Road circa 1850 is now Route 79. Stagecoaches provided passenger service from Freehold to Hightstown beginning



John T. Cunningham, New Jersey- America's Main Road
Doubleday & Company, Inc., Garden City, New York, 1966

December 1, 1836 to Hightstown. Subsequent lines included lines from Freehold to Middletown Point (1837), Tuckerton (1841), Toms River (1852), Long Branch (1855), and Squan Village (1856).[1]

The first railroad in Monmouth County was the Freehold and Jamesburg Railroad that opened in 1853. This line extended from Freehold to Jamesburg and connected with the Camden and Amboy Railroad completed in 1833 between Hightstown and South Amboy.

Highway and bridge construction that occurred in the late 1800's and early 1900's created several segments of the roadway pattern that exists today. Freehold Township contains one of the highway innovations of the late 1920's, a traffic circle, created and designed by the then newly created Department of Highways.[2] In the late 1960's and in the 1970's major roadway improvements along Routes 9 and 33 led to rerouting and reconstruction of these roadways to form controlled access, arterial routes that are part of an overall regional traffic system. In addition, New Jersey Route 18, a four lane divided express way was constructed in the early 1970's through the north eastern corner of Freehold Township. This road now links the Township with East Brunswick to the northwest and Route 34 and the Garden State Parkway to the southeast.

While not directly serviced by the New Jersey Turnpike (c. 1951), the Garden State Parkway (c. 1955), or Interstate I-195 (1970's), Freehold Township has been affected by these roadways that provided greater and more rapid access to central and western Monmouth County from the northern New Jersey-New York Metropolitan area and from the Trenton area. Growth within the Township can be traced to the development of these major regional roadways that accelerated the outward expansion of suburban development from the northern New Jersey-New York Metropolitan area since the 1950's.

A proposed Turnpike extension from East Brunswick to Toms River, referred to as the Governor Alfred E. Driscoll or Toms River Expressway, in the early 1970's was abandoned in the late 1970's. That proposed roadway would have extended through the west central and southern portions of Freehold Township.

EARLY ECONOMY

Freehold Township was originally settled by farmers who found that the loamy and sandy loam soils were well adapted to general farm crops. Agriculture continued to be the prime economic base within the present Township area through the early 1950's. As market conditions changed,

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[1] One of the toll houses still exists on the Colts Neck Road near Burlington Road.

[2] E. Donald Sterner of Monmouth County was New Jersey's first Highway Commissioner and served for many years as a member and Chairman of the Monmouth County Planning Board

Freehold Township experienced modifications from general farming to specialized crops including potatoes, orchard fruits, asparagus, and various other truck crops.

In the 1930 U. S. Census of Agriculture it was reported that in 1929 Freehold Township had 241 farms and 16,301 acres of farmland. Of this total, 9,618 acres were "harvested cropland," 222 acres were classified as "crop failure" and 1,281 acres as "idle or follow." The remaining acreage was listed as "plowable pasture," 1,329 acres; "woodland pasture," 724 acres; "all other pasture," 312 acres. "Woodland not used for pasture" totaled 1,811 acres and all other farmland totaled 1,454 acres.

In 1971, the New Jersey Farmland Assessment Program re ported that there were 10,414 acres of approved farm qualified lands in Freehold Township. In 1980, the total was 10,417 as follows: 6,217 Acres of harvested cropland, 308 acres of cropland pasture, 644 acres of permanent pasture, 3,100 acres of woodland and 148 acres of non-qualified farmland areas such as lands with farm-houses and buildings. It is interesting to note that in 1981, 10,414 acres of farmland were included in the Farmland Assessment Program.

Non-agricultural economic activity initially centered on Monmouth Courthouse and its governmental business as well as providing for travelers who were traversing the state north to south and east to west. Remnants of this early economy are found in the form of inns and business establishments in Freehold, West Freehold and Smithburg. Moore's Inn (originally named Mount's Tavern and built circa 1793), in West Freehold may be the oldest continuous operating business in Freehold Township today. Other early taverns included Parker's Tavern (circa 1770's) (C.R. 537 and Francis Mill Road), Joe McKnights Tavern (circa 1800) (C.R. 537 and Siloam Road). Other early businesses included Peter Antonides Blacksmith Shop (circa 1839) and a grocery store (circa 1873) in East Freehold; Throckmorton's Grocery Store (circa 1812), Comb's Grocery Store (circa 1828) and Connolly's Black smith Shop (circa 1834) in West Freehold; Smith's General Store (circa 1860) at Smithburg; Clayton's Store (1858) at Clayton's Corners; and Hartshorne Mill (circa 1816) north of the Borough.

Also of historic interest is the A.M.E. Baptist Cemetery, c. 1762 - 1773, the Reformed Church (Maplewood) Cemetery c. 1851 and the St. Rose of Lima Cemetery c. 1857. Historic cemeteries in Freehold Borough are of interest since they were part of the Township in the early history of the Township.

HISTORIC STRUCTURES - 1980

As part of the windshield land use survey conducted in the Spring of 1980, Townplan Associates noted structures that appeared to be historic in nature. While not intended to be a comprehensive analysis of historic structures, the survey identified more than 110 buildings that appeared to be pre -1900 in construction. These structures were recorded on the Township base map for future reference. A partial inventory of historically or architecturally significant sites and structures was

compiled in the mid-1970's by the Battleground Historical Society and included in the 1974 Natural Resources Inventory. Structures included the Ralph Smith House (c. 1750) on Route 79; Yesteryear House (c. 1831), Moore's Inn (c. 1793) and Russell Clayton Farm (c. 1862) on Route 537; Old Wyckoff Place (c. 1862) and Rosewell (c. 1770) on Burlington Road; the Buck Farm (c. 1750)[3] on East Freehold Road; Harry Taylor House (c. 1780) and Calvin Re-id House (c. 1820) on Route 33; Oakley House (c. 1750) and the Old West Freehold School (c. 1847) on Wemrock Road; Frudden House (c. 1831) on Stillwells Corner Road; Elkins House (c. 1834) on Siloam Burke Road; Georgia School-House (c. 1862) on Georgia Road and the Naurey House (c. 1841) on Jackson Mills Road. Historic -sites also include Forman's Grist Mill site (c. 1781) on Waterworks Road below the outlet to Lake Topanemus; Patterson's Saw Mill site (19th Century) off Waterworks Road at Weamaconk Brook and a distillery site off Route 79 at Tepehenmus Brook.

Monmouth County initiated an inventory of historic structures in 1980-1981 with a grant from the New Jersey Office of Historic Preservation. Inventory data is available for public review and will provide a basis for compiling a more detailed historical structure inventory in Freehold Township.

TOWNSHIP HISTORICAL STUDY

Freehold Township has a rich historical background and an extensive number of historic structures. While historic data about the Township is available, no comprehensive Township history has been compiled. It is recommended that the Township organize a historical study to record existing historic structures, identify historic sites, identify historic trails, roads and bridges, compile a photographic and lithographic history of the Township, compile a history of the Township government and early Township statistics and interesting residents and anecdotes of Freehold Township. This could be a Township project and lead to the compilation of a published history of the Township.

[3] The Buck Farm was destroyed by fire in 1981.

POPULATION

Freehold Township has experienced relatively rapid population growth during the past twenty (20) years with more growth expected to continue through the year 2000. While the population is expected to continue to increase during the next twenty (20) years, the composition and character of population in the Township is expected to change. These changes are an important consideration in the preparation of the Township Master Plan as they can influence long-term planning and evaluation of future needs of the Township in terms of residential, commercial, public facility, industrial, recreational and other land uses.

The changing composition of the population resulting from a declining birth rate, an increasingly elderly population and resultant declining household size is important in terms of future planning of land uses and community facilities. Demands in the 1960's and early 1970's for youth oriented facilities, such as schools and youth oriented recreation activities will diminish as the middle aged and elderly segments of the population become more dominant. There will be a need for more flexible planning to meet this changing population composition and for periodic monitoring of changes in in-migration patterns and population composition in terms of age characteristics.

Population trends within the Township are influenced by a variety of factors including national, state and regional economic, social and governmental policy trends. Declining birthrates, changing employment trends, consumer preferences, and numerous other factors will all affect future development within Freehold Township. The Township, however, can guide future development and can influence the rate of growth within the Township through its determination of goals, objectives and policies for land development, economic growth, and community facilities and utilities. It is recommended that as 1980 and subsequent Census data for population and housing become available, the Planning Board monitor population growth and composition and evaluate its planning program to meet the changing needs and desires of present and future residents of the Township.

HISTORICAL POPULATION GROWTH: 1790 - 1960

Although Freehold Township was founded in 1693, a formal census of population was not taken until 1790, almost one hundred (100) years later. Between 1790 and 1840, the Township population grew steadily from 3,785 to 6,308. Most of the growth occurred in the area now known as Freehold Borough due to the County Courthouse and to the 'fact that Freehold served as the regional commercial, cultural and social center for the western Monmouth County farming region.

Between 1840 and 1850 the population of the Township decreased by 59.7 percent, as portions of the Township seceded to form Millstone Township (1844), Jackson Township (1844), Atlantic Township (1847), Marlboro Township (1847), and Manalapan Township (1848).

In 1869 the Town of Freehold separated from Freehold Township but was not tabulated by the U. S. Census until 1880. The resultant decrease in the Township population from 1870 to 1880 was 2,361; a sharp decline of more than half of the total population recorded as "Township" in 1870.

The Township population increased slowly for the next three (3) decades, increasing from 1,870 in 1880 to 2,329 in 1910. In 1919 a part of Freehold Township seceded to the Town of Freehold, thus decreasing the Township population to 1,498 in 1920. The Township geographic area has remained relatively unchanged since 1926.

Between 1920 and 1960 population growth in Freehold Township increased steadily from 1,498 to 4,779. Most of the growth occurred in close proximity to the Borough and along major roadways such as Route 33 and Route 9.

Through the mid-1950's the Township was basically a rural, agricultural community surrounding the more intensely developed Borough. In the late 1950's, however, the character of development began to change as suburban growth began to extend from the Borough and regional growth from the northern New Jersey-New York metropolitan area reached into central and western Monmouth County. The Garden State Parkway and other regional highway improvements provided impetus for the out-migration of residents from the urban core soon.

CONTEMPORARY POPULATION GROWTH: 1960 - 1980

The period 1960 - 1980 represents two decades of rapid Township growth. In ten years, from 1960 to 1970, the Township experienced more population growth than it had in the previous 170 years. The population more than doubled from 4,779 to 13,185, an increase of 8,406 residents (176 percent).

The rapid growth of the 1960's continued into the early 1970's as large scale subdivisions, garden apartments, mobile home and modular housing developments were constructed. While the rapid growth declined in the late 1970's due to lack of sewerage treatment facilities, high interest rates and general economic factors, the decade closed with a total population increase of 45.6 percent and a net increase of 6,017 from 13,185 to 19,202 residents.

The following graph, "Population: 1790 - 1980", provides a synopsis of official Census data for the past 190 years. The dramatic increase in population growth during the period 1960 - 1980 is readily apparent on this graph.

Nature of Population Growth: 1960 - 1980

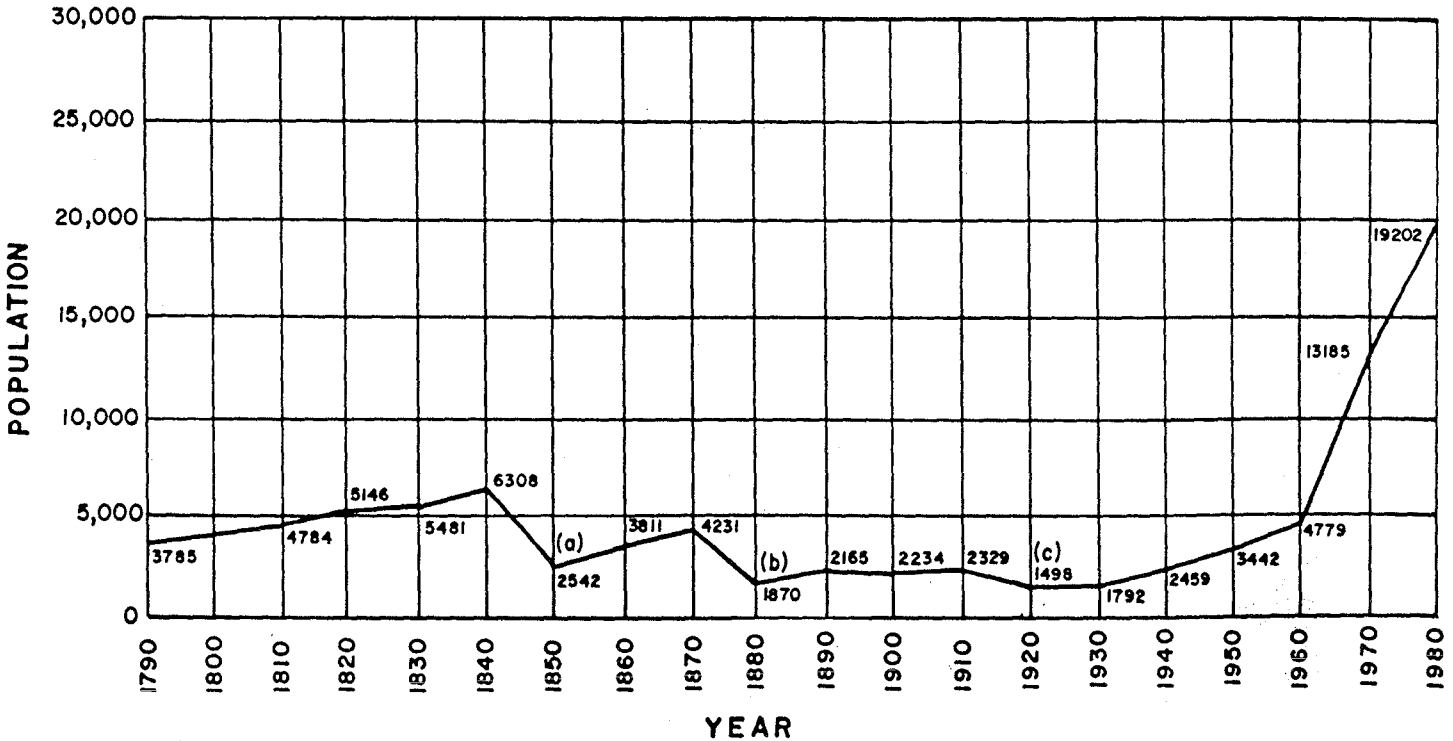
Population growth during the period 1960 - 1980 occurred, from natural increases (births in excess of deaths) and from in-migration. Data on births and deaths is collated annually by the New Jersey Department of Health for all municipalities within the State. The natural increase in

TABLE 1

POPULATION: 1790-1980

TOWNSHIP OF FREEHOLD

MONMOUTH COUNTY, NEW JERSEY



NOTES:

(a) Areas of Freehold Township seceded to form Millstone Township and Jackson Township in 1844, Atlantic Township in 1847, Marlboro Township in 1848, Manalapan Township in 1848.

(b) Town of Freehold separated from Township in 1869 and tabulated by U. S. Census in 1880.

(c) A part of Freehold Borough seceded from the Township in 1919 when the Borough was formed.

SOURCES:

1790-1900 State of New Jersey, Dept. of State Census Bureau, COMPENDIUM OF CENSUS 1726-1905
1910-1920 Monmouth County Planning Board, NEW JERSEY CENSUS 1910-1920
1930-1980 U. S. Bureau of Census, CENSUS OF POPULATION 1930-1980

Prepared by: TOWNPLAN ASSOCIATES

population can thus be calculated annually and compared over a period of time. The impact of migration into (or out of) a community can also be calculated by comparing census data or population estimates over a given time period with natural population increases. Both factors are important in determining the overall trend of population growth.

Natural population increases have occurred in Freehold Township annually during the past two decades with net natural increases in population reaching a peak in 1974 with a net increase of 177 residents. During the early 1960's the average annual increase was 75 persons, from 1965 -1969 the average increase was 89, from 1970 - 1974 the average increase totaled 160 persons while from 1975 - 1979 the annual increase averaged 115 persons. It is interesting to note that in 1979 the number of births and net natural increase was the lowest since 1969 reflecting the declining number of births and gradual increase in deaths which has been occurring since 1974.

During the 1960's the natural increase in population amounted to 819 persons or 10 percent of the total population increase. Rapid residential development in the 1960's produced a net in-migration of 7,587 new residents. In the 1970's the net in-migration of population accounted for 3,760 residents and the natural increase in population totaled 1,373 or 27 percent of the total population increase of 5,133.

With a declining birth rate and a declining number of births within the Township, it is expected that the natural increase in population will not increase significantly in the 1980's. Based on natural increases in population, the 1980's would produce only about 1,200 additional residents if the 1975 - 1980 trends continue. Major in-migration of new residents would have to occur for major population growth to continue within the Township.

Determinations of natural population increases and nets in-migrations of population into Freehold Township during the periods of 1960 - 1969 and 1970 - 1979 are presented in the following tables. These tables provide an important basis for determining projected school age children and natural population growth trends in the immediate future

Birth Rate: 1960 - 1980

The birth rate (births per 1,000 population) declined in Freehold Township from 23.65 in 1960 to 17.60 in 1970 and to 10.21 in 1980. The average birth rate during the period 1960-1969 was 15.50 while from 1970-1979; it was 13.90

The total number of births increased steadily annually in Freehold Township from 113 in 1960 to a peak of 271 in 1974. Since 1974 the number of births has decreased. In 1979, 195 births were recorded in the Township. Birth data is presented in Table 3, Natural Population Increases: 1960-1979.

TABLE 2

NATURE OF POPULATION GROWTH: 1960-1980

TOWNSHIP OF FREEHOLD

		1960 - 1979	1970 - 1980
I.	BASE POPULATION	4,799 (1960)[1]	13,185 (1970)[1]
II.	NATURAL INCREASE		
	Total Births [2]	1,392	2,243
	(Minus) Total Deaths [2]	573	870
	(Equals) Natural Increase	819	1,373
III.	NET MIGRATIONS		
	Total Population Increase	8,406 (60-70)	6,017 (70-80)
	(Minus) Natural Increase	819	1,373
	(Equals) Net In-Migration	7,587	4,644
IV.	NET POPULATION INCREASE		
	Base Population	4,779	13,185
	(Plus) Natural Increase	819	1,373
	(Plus) In-Migration	7,587	4,644
	(Equals) Total Population	13,185 (1970)[1]	19,202 (1980)[3]

Sources:
(1) U.S. Census of Population: 1960 and 1970
(2) New Jersey Department of Health, Public Health Statistics: 1960-1979
(3) New Jersey Provisional Census Counts of Population and Housing: April 1, 1980 (March, 1981)

Compiled by: Townplan Associates

TABLE 3

NATURAL POPULATION INCREASE: 1960 - 1979

TOWNSHIP OF FREEHOLD

YEAR	BIRTHS	DEATHS	NATURAL INCREASE
1960	113	45	68
1961	114	46	68
1962	117	51	66
1963	135	41	94
1964	133	54	79
1965	123	58	65
1966	168	47	121
1967	137	76	61
1968	184	80	104
1969	168	75	93
TOTAL 1960-1969	1,392	573	819
1970	232	74	158
1971	240	82	158
1972	225	86	139
1973	253	87	166
1974	271	94	177
1975	204	84	120
1976	235	83	152
1977	207	96	111
1978	181	81	100
1979	195	103	92
TOTAL 1970-1979	2,243	870	1,373

Source: New Jersey Department of Health, Public Health Statistics Program: 1960-1979

Compiled by TOWNPLAN ASSOCIATES

POPULATION CHARACTERISTICS

Population characteristics are compiled during the Federal Census and during interim periods on a selected basis. The following is an analysis of current available data for the Township of Freehold in terms of principal population characteristics. Both the analysis and Table 4, Population Characteristics - 1980, are based upon 1980 U. S. Bureau of Census data and/or upon 1970 and interim census period data.

Age Distribution

In 1980, the population of Freehold Township was generally distributed similarly to the population of the State and Monmouth County in terms of age groups. Freehold did have a slightly larger percentage of youth (5-14) while other age categories (15-24) and (65 and over) fell slightly under the County and State figures. The median age in Freehold Township (31.5 years) was slightly lower than the County (32.3) and State (32.2).

A comparison of 1970 and 1980 age distribution data reflects an "aging" of the Freehold Township population. A dramatic 106.7 percent increase in the "64 and over" population coupled with a decline of 8.5 percent in the "under 5" population between 1970 and 1980 produced a 21.6 percent increase in the median age from 25.9 in 1970 to 31.5 years. The-age distribution data is of particular interest in terms of the "under 5" age group since this figure indicates that the number of elementary school children in the Township coming into the system will be lower in the early to mid 1980's than in the 1970's.

TABLE 4

AGE DISTRIBUTION: 1970 - 1980

FREEHOLD TOWNSHIP

Age	1970		1980		1970-1980	
Distribution	Number	Percent	Number	Percent	Number	Percent
Under 5	1,383	10.5	1,166	6.1	-117	-8.5
5-14	3,485	26.4	4,112	21.4	627	15.2
15-24	1,573	11.9	2,867	14.9	1,294	82.3
25-64	5,941	45.1	9,397	48.9	3,456	58.2
65 & Over	803	6.1	1,660	8.7	857	106.7
Total	13,185	100.0	19,202	100.0	6,017	45.6

Source: U.S. Bureau of Census 1970 and 1980

Sex

According to the 1980 Census, the male-female ratio for Freehold Township was comparable to the County and State percentages. All areas, State, County, and Township have a slightly higher female population.

Race

Freehold Township has a higher percentage of whites than the County or State. The non-white population in 1970 represented only 2.7 percent in Freehold Township compared to 8.8 percent for the County and 12.6 percent for the State. In 1980, the non-white population was 5.0 percent for Freehold Township, 10.7 percent for Monmouth County, and 16.8 percent for the State. The increase in the percentage of non-whites from 1970 to 1980 results in part from a change in definition which separated Asian and Spanish from white in the 1980 Census.

Education

Freehold had a significantly higher percentage of college educated residents than either the County or State in 1980. The Census indicated that 33.3 percent of Freehold Township residents over 25 years of age have attended a college as compared with 25.6 percent for the County and 31.6 percent for the State. Similarly, the percentage of persons with high school (or higher) education is higher in Freehold Township (67.2 percent) than the County (60.1 percent) and comparable to the State (67.8 percent).

The 1980 Census indicates that educational levels for the State as a whole have risen over the past decade. Sixty-seven percent of New Jersey residents age 25 and over have high school diplomas and almost one-third have attended college.

Occupation

The high educational level is reflected in the occupations of Freehold Township residents. The percentage of professional, technical, managerial, and administrative employees was higher in Freehold Township (38.2 percent) than the County (30.7 percent) or State (24.9 percent) based upon 1970 Census figures.

Income

Family incomes in Freehold Township are higher than in the County or State. In 1970, 42.7 percent of Freehold Township residents earned over $15,000 while for the County, the percentage was 31.7 percent and for the State it was 31.6 percent. The average family income in Freehold Township in 1970 was $15,176 while in the County, it was $13,397 and in the State it was $13,025.

In 1979 the U.S. Bureau of Census recorded a median family income of $30,187 for Freehold Township; $24,526 for Monmouth County and $22,907 for New Jersey. Per capita incomes in 1979 were $8,841 for Freehold Township, $8,539 for Monmouth County and $8,128 for New Jersey.

1980 Census Data

The 1980 Census provides data on General Population Characteristics. This data is presented in characteristics of persons, characteristics of households and families and characteristics of housing units. Profile notes for the 1980 Census are presented in Table 9.

1981-83 Population Estimates

The New Jersey Department of Labor Division of Planning and Research Office of Demographic and Economic Analysis prepares annual July 1 resident population estimates for municipalities, counties and the State. According to these estimates the population in Freehold Township increased from 19,202 in 1980 to 19,437 in 1981, 19,353 in 1982 and 19,785 in 1983. This was an increase of 583 or 3.0 percent. The population of Monmouth County increased from 503,173 in 1980 to 507,958 in 1981 and 511,153 in 1982 and 515,181 in 1983 for a net increase of 7,223 and 2.39 percent. The State population increased from 7,365,011 in 1980 to 7,401,000 in 1981, 7,427,000 in 1982 to 7,468,000 in 1983 for a net increase of 102,989 or 1.40 percent.

TABLE 5
POPULATION CHARACTERISTICS - 1980
TOWNSHIP OF FREEHOLD

Characteristic	Freehold Twp. Number	%	Monmouth County Number	%	New Jersey Number	%
Age Distribution						
Under 5	1,166	6.1	31,423	6.2	463,289	6.3
5-14	4,112	21.4	82,161	16.3	1,114,288	15.1
15-24	2,867	14.9	84,442	16.8	1,285,493	17.5
25-64	9,397	48.9	245,611	48.8	3,641,982	49.5
65 & Over	1,660	8.7	59,536	11.9	859,771	11.6
TOTAL	19,202	100.0	503,173	100.0	7,364,823	100.0
Median Age	31.5		32.3		32.2	
Sex						
Female	9,808	51.1	261,316	51.9	3,831,811	52.0
Male	9,394	48.9	241,857	48.1	3,533,012	48.0
TOTAL	19,202	100.0	503,173	100.0	7,364,823	100.0
Race						
White	18,247	95.0	449,259	89.3	6,127,467	83.2
Black	548	2.9	42,985	8.5	925,066	12.6
Other	407	2.1	10,929	2.2	312,290	4.2
TOTAL	19,202	100.0	503,173	100.0	7,364,823	100.0
Education Attainment (25 years and over)						
Years Completed						
None	56	0.8	3,090	1.2	---	---
1-8	1,280	18.9	50,916	20.5	791,072 **	17.6
High School 1-3	887	13.1	45,103	18.2	658,145	14.6
High Schoo 4	2,298	33.9	85,813	34.5	1,620,388	36.0
College 1-3	886	13.1	28,128	11.3	592,854	13.2
College 4+	1,365	20.2	35,471	14.3	839,199	18.6
Median School Years Completed	12.5		12.3		12.1	
TOTAL	6,772	100.0	248,521	100.0	4,501,658	100.0
High School Graduates	4,549	67.2	149,412	60.1	3,052,124	67.8

Source: U.S. Bureau of Census - 1980
** The categories "none" and "1-8" are combined.

FREEHOLD TOWNSHIP

1980 CENSUS OF POPULATION - CHARACTERISTICS OF PERSONS

TABLE 6

GEOGRAPHY: STATE: 34 SMSA: 4410 COUNTY: 025 MCD: 080 PLACE:
TRACT: BLOCK: ED: UA: CD:

1. PERSONS BY URBAN AND RURAL RESIDENCE	
TOTAL	19202
INSIDE URBANIZED AREAS	
OTHER URBAN	12913
RURAL	6289

3A. PERSONS PER HOUSEHOLD (7)	3.37

2. FAMILIES	4807

4. PERSONS BY SEX	
MALE	9394
FEMALE	9808

3. HOUSEHOLDS (1)	5565

5. MEDIAN AGE OF PERSONS BY SEX	
TOTAL	31.5
MALE	30.6
FEMALE	32.2

6. PERSONS BY RACE	
WHITE	18247
BLACK	548
AMERICAN INDIAN	
ESKIMO	
ALEUT	
JAPANESE	9
CHINESE	160
FILIPINO	90
KOREAN	18
ASIAN INDIAN	60
VIETNAMESE	2
HAWAIIAN	1
GUAMANIAN	
SAMOAN	
OTHER (3)	67

7. PERSONS BY SPANISH ORIGIN	
NOT OF SPANISH ORIGIN	18835
MEXICAN	23
PUERTO RICAN	129
CUBAN	64
OTHER SPANISH	151

9. PERSONS OF SPANISH ORIGIN BY RACE	
TOTAL	367
WHITE	319
BLACK	3
AMERICAN INDIAN, ESKIMO, ALEUT, AND ASIAN AND PACIFIC ISLANDER (4)	9
OTHER (3)	36

8. PERSONS BY SEX BY AGE	TOTAL	FEMALE
UNDER 1 YEAR	201	94
1 AND 2 YEARS	445	212
3 AND 4 YEARS	520	251
5 YEARS	304	154
6 YEARS	324	158
7 TO 9 YEARS	1222	572
10 TO 13 YEARS	1793	878
14 YEARS	469	244
15 YEARS	445	218
16 YEARS	419	214
17 YEARS	427	204
18 YEARS	310	158
19 YEARS	280	145
20 YEARS	214	110
21 YEARS	196	100
22 TO 24 YEARS	576	285
25 TO 29 YEARS	968	506
30 TO 34 YEARS	1620	904
35 TO 44 YEARS	3275	1634
45 TO 54 YEARS	2105	1003
55 TO 59 YEARS	818	406
60 AND 61 YEARS	280	150
62 TO 64 YEARS	331	163
65 TO 74 YEARS	899	538
75 TO 84 YEARS	535	344
85 YEARS AND OVER	226	163

10. PERSONS BY AGE BY RACE

	UNDER 5 YEARS	5 TO 17 YEARS	18 TO 64 YEARS	65 YEARS AND OVER
TOTAL	1166	5403	10973	1660
WHITE	1093	5117	10450	1587
BLACK	33	157	301	57
AMERICAN INDIAN, ESKIMO AND ALEUT				
ASIAN AND PACIFIC ISLANDER (4)	34	102	191	13

11. PERSONS OF SPANISH ORIGIN BY AGE BY RACE

	UNDER 5 YEARS	5 TO 17 YEARS	18 TO 64 YEARS	65 YEARS AND OVER
TOTAL	22	116	208	21
WHITE	20	101	178	20
BLACK				

12. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS

	MALE	FEMALE
SINGLE	1743	1547
MARRIED, EX SEPARATED	4556	4556
SEPARATED	71	103
WIDOWED	162	808
DIVORCED	147	231

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.
B. BLANK CELLS INDICATE EITHER THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.

Source: 1980 Census of Population and Housing, Municipal Profiles, Volume 1: Characteristics of Persons

FREEHOLD TOWNSHIP
GEOGRAPHY: STATE: 34 SMSA: 4410 COUNTY: 025 MCD: 080 PLACE: TRACT: BLOCK: ED: UA: CD:

1. TOTAL PERSONS 19202

2. TOTAL FAMILIES 4807

3. TOTAL HOUSEHOLDS (1) 5565

4. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS

	MALE	FEMALE
SINGLE	1743	1547
NOW MARRIED, EXCEPT SEPARATED	4556	4556
SEPARATED	71	103
WIDOWED	162	808
DIVORCED	147	231

5. PERSONS BY AGE BY HOUSEHOLD TYPE

	TOTAL	65 YEARS AND OVER
FAMILY HOUSEHOLDS:		
HOUSEHOLDER	4807	428
SPOUSE	4412	288
OTHER RELATIVES (5)	8566	285
NONRELATIVE (6)	90	7
NONFAMILY HOUSEHOLDS:		
MALE HOUSEHOLDER	320	48
FEMALE HOUSEHOLDER	438	205
NONRELATIVE (6)	119	4
IN GROUP QUARTERS:		
INMATE OF INSTITUTION	448	393
OTHER	2	2

6. HOUSEHOLDS BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7)

1 PERSON:	
MALE HOUSEHOLDER	266
FEMALE HOUSEHOLDER	401
2 OR MORE PERSONS:	
MARRIED-COUPLE FAMILY	4412
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE	88
FEMALE HOUSEHOLDER, NO HUSBAND	307
NONFAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	54
FEMALE HOUSEHOLDER	37

7. PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE AND RELATIONSHIP

IN HOUSEHOLD:	
HOUSEHOLDER OR SPOUSE	2
OWN CHILD OF HOUSEHOLDER: (8)	
IN MARRIED-COUPLE FAMILY	5965
IN OTHER FAMILY (MALE OR FEMALE HOUSEHOLDER, NO SPOUSE PRESENT)	356
OTHER RELATIVES (5)	198
NONRELATIVES (6)	36
IN GROUP QUARTERS:	
INMATE OF INSTITUTION	12
OTHER	

8. RELATED CHILDREN BY AGE (8)

UNDER 5 YEARS	1160
5 TO 17 YEARS	5359

9. HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE

MARRIED-COUPLE FAMILY	2902
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE	33
FEMALE HOUSEHOLDER, NO HUSBAND	190
NONFAMILY HOUSEHOLD	9

10. HOUSEHOLDS WITH ONE OR MORE PERSONS 60 AND 65 YEARS AND OVER BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE

	60 YEARS AND OVER	65 YEARS AND OVER
1 PERSON	330	244
2 OR MORE PERSONS:		
FAMILY HOUSEHOLD	991	693
NONFAMILY HOUSEHOLD	14	9

11. HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT 164

12. OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER

	TOTAL	RENTER OCCUPIED
WHITE	5324	939
BLACK	143	52
AMERICAN INDIAN, ESKIMO AND ALEUT		
ASIAN AND PACIFIC ISLANDER (4)	82	8
OTHER (3)	16	4

13. SPANISH ORIGIN HOUSEHOLDS BY TENURE BY RACE OF HOUSEHOLDER

	TOTAL	RENTER OCCUPIED
TOTAL	99	23
WHITE	83	19
BLACK	2	

14. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS IN UNIT (7)

	TOTAL	RENTER OCCUPIED
1 PERSON	667	353
2 PERSONS	1308	379
3 PERSONS	935	120
4 PERSONS	1376	77
5 PERSONS	785	33
6 OR MORE PERSONS	494	41
MEDIAN PERSONS IN UNIT	3.36	N/A

15. PERSONS IN HOUSEHOLDS BY TENURE (10)

TOTAL	18752
RENTER OCCUPIED	2231

16. OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS 65 YEARS AND OVER BY TENURE BY AGE OF HOUSEHOLDER

	TOTAL	RENTER OCCUPIED
HOUSEHOLDER:		
UNDER 65 YEARS	265	23
65 YEARS AND OVER	681	173

17. MEAN NUMBER OF PERSONS PER OCCUPIED HOUSING UNIT (7) 3.37

18. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM

	TOTAL	RENTER OCCUPIED
1.00 OR LESS	5508	971
1.01 TO 1.50	47	24
1.51 OR MORE	10	8

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.
B. BLANK CELLS INDICATE EITHER THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.

Source: 1980 Census of Population and Housing, Municipal Profiles, Volume 2: Characteristics of Households and Families

1980 CENSUS OF POPULATION AND HOUSING - CHARACTERISTICS OF HOUSING UNITS TABLE 8

FREEHOLD TOWNSHIP

GEOGRAPHY: STATE: 34 SMSA: 4410 COUNTY: 025 MCD: 080 PLACE: TRACT: BLOCK: ED: UA: CD:

1. TOTAL PERSONS	19202

4. YEAR-ROUND HOUSING UNITS BY ROOMS	
1 ROOM	7
2 ROOMS	54
3 ROOMS	351
4 ROOMS	682
5 ROOMS	504
6 OR MORE ROOMS	4249
MEDIAN ROOMS	5.6

7. OCCUPIED HOUSING UNITS BY TENURE	
TOTAL	5565
RENTER OCCUPIED	1003

8. VACANT YEAR-ROUND HOUSING UNITS BY VACANCY STATUS	
FOR SALE ONLY	60
FOR RENT	25
HELD FOR OCCASIONAL USE	9
OTHER VACANT (9)	188

11. YEAR-ROUND CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS	
TOTAL	135
RENTER OCCUPIED	
VACANT FOR SALE ONLY	1
OTHER VACANT (9)	134

12. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS(11)

	OWNER OCCUPIED	VACANT FOR SALE ONLY
NONCONDOMINIUM:		
TOTAL	3917	39
MEAN VALUE	$ 85137	$ 88269
CONDOMINIUM:		
TOTAL		1
MEAN VALUE	$	$ 77500

14. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS

	RENTER OCCUPIED	VACANT FOR RENT
TOTAL	875	25
MEAN CONTRACT RENT	$ 268	$ 250

2. HOUSING UNITS (INCLUDING SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2)	
TOTAL	5873
INSIDE URBANIZED AREAS	
RURAL	2131

5. YEAR-ROUND HOUSING UNITS BY UNITS AT ADDRESS	
1	4797
2 TO 9	618
10 OR MORE	130
MOBILE HOME OR TRAILER	302

9. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11)

LESS THAN $10,000	5
$10,000 TO $14,999	27
$15,000 TO $19,999	17
$20,000 TO $24,999	30
$25,000 TO $29,999	37
$30,000 TO $34,999	61
$35,000 TO $39,999	73
$40,000 TO $49,999	177
$50,000 TO $79,999	1011
$80,000 TO $99,999	1595
$100,000 TO $149,999	849
$150,000 TO $199,999	25
$200,000 OR MORE	10
MEDIAN VALUE	$ 86500

13. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES

	TOTAL	TOTAL OCCUPIED	RENTER OCCUPIED
COMPLETE PLUMBING FOR EXCLUSIVE USE	5682	5534	981
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	165	31	22

15. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE, PERSONS, AND PLUMBING FACILITIES(13)

	TOTAL	RENTER OCCUPIED
UNITS LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	1	
PERSONS IN UNITS	361	180
WITH COMPLETE PLUMBING	359	N/A
LACKING COMPLETE PLUMBING	2	N/A

3. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS (1)	
TOTAL	5847
OCCUPIED	5565
VACANT	282

6. AGGREGATE NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS BY TENURE AND VACANCY STATUS (10)	
TOTAL	41341
RENTER OCCUPIED	4304
VACANT FOR SALE ONLY	418
VACANT FOR RENT	99
OTHER VACANT (9)	1449

10. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12)

WITH CASH RENT:	
LESS THAN $50	5
$50 TO $99	12
$100 TO $119	19
$120 TO $139	18
$140 TO $149	4
$150 TO $159	13
$160 TO $169	11
$170 TO $199	33
$200 TO $249	126
$250 TO $299	476
$300 TO $399	122
$400 TO $499	19
$500 OR MORE	17
MEDIAN CONTRACT RENT	$ 271
NO CASH RENT	47

16. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13)	66

17. VACANT UNITS

YEAR-ROUND WHICH ARE BOARDED UP	1
FOR RENT, WHICH HAVE BEEN VACANT FOR 2 OR MORE MONTHS	10
FOR SALE ONLY WHICH HAVE BEEN VACANT FOR 6 OR MORE MONTHS	27

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.
B. BLANK CELLS INDICATE THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.

Source: 1980 Census of Population and Housing, Municipal Profile, Volume 3: Characteristics of Housing Units

1 The count of households in the complete count tabulations by definition equals the number of occupied housing units. In this document, the terms households and occupied housing units are used interchangeably.

2 Vacant seasonal/migratory units are excluded from all other tabulation matrices.

3 For data tabulated on a 100-percent basis, includes all persons in the category "Other." For sample data, excludes those persons who have a write-in entry of an Asian & Pacific Islander group in the "Other" category.

4 "Asian and Pacific Islander," in the 100-percent tabulations, includes: "Japanese," "Chinese," "Filipino," "Korean," "Asian Indian," "Vietnamese," "Hawaiian," "Guamanian," and "Samoan." "Asian and Pacific Islander," in sample tabulations, includes the groups listed above and those persons who have a write-in entry of an Asian or Pacific Islander group in the "Other" category.

5 Relatives include: householder, spouse, and the questionnaire categories: "Son/daughter," "Brother/sister," "Father/mother," and "Other relative." Tabulations of "Other relatives" include all categories not shown separately in the matrix.

6 Nonrelatives include the questionnaire categories "Roomer, boarder," "Partner, roommate," "Paid employee," and "Other nonrelative." Tabulations of "Nonrelatives" include all categories not shown separately in the matrix.

7 Tabulations of "Persons in household" based on 100-percent data by definition are the same as tabulations of "Persons in unit." The phrase "Persons in household" is used unless the matrix is stratified by a housing item such as tenure, plumbing facilities, etc., in which case, the phrase "Persons in unit" is used. Tabulations of "Persons in unit" based on sample data are not necessarily the same due to differences in the procedures used to inflate sample population and housing data.

8 A "Child of householder" includes any son, daughter, stepchild, or adopted child of the householder. An "Own child of householder" is a never-married child under 18 years of age who is a son, daughter, stepchild, or adopted child of the householder. "Related children" include not only own children but also all other family members, regardless of marital status, who are under 18 years old, except the householder or spouse. Foster children are included in the "Nonrelative" category.

9 Vacant housing units include the questionnaire categories: "For rent," "For sale only," "Rented or sold, not occupied," "Held for occasional use," and "Other vacant." Tabulations of "Other vacant" include all categories not shown separately in the matrix.

10 This aggregate, along with the relevant count will permit the computation of a mean. For example, the aggregate value for the owner-occupied noncondominium units will yield the mean or average value when divided by the number of specified owner-occupied noncondominium units, and the aggregate number of rooms for occupied and vacant year-round units yields the mean or average number of rooms. (See footnote 14 prior to computing mean value.)

11 The noncondominium value distribution is restricted to certain kinds of "owner-occupied" or "vacant for sale only" units. The following are excluded from the tabulations on value for noncondominium units:
- A. Units at an address with two or more units
- B. Units on 10 or more acres
- C. Units with a commercial establishment or medical office on the property
- D. Mobile homes or trailers

Value is tabulated for all owner-occupied and vacant-for-sale condominium units.

12 Contract rent is tabulated for all "renter-occupied" and "vacant-for-rent" units except 1-family houses on a property of 10 or more acres. Units tabulated in the "No cash rent" category are all occupied housing units reported as "No cash rent" except one-family houses on 10 or more acres.

13 Lacking complete plumbing (facilities) for exclusive use includes: Complete plumbing (facilities) but also used by another household, some but not all plumbing facilities, or no plumbing facilities.

14 Multiply the aggregate value by $250 to obtain the true value. The tabulation was scaled by a factor of $250 for tally purposes.

Source: 1980 Census of Population and Housing, Municipal Profiles, Volumes 1-3

FUTURE POPULATION

Several factors and trends indicate that Freehold Township will continue to experience population growth during the next twenty (20) years:

a. Freehold Township contains large developable tracts of land which are being held by prospective developers for future development of residential uses

b. Freehold Township has experienced and is expected to continue to experience major industrial, corporate and commercial expansion and development. Increased employment opportunities in the Township will cause continued demand for new housing.

c. Current restrictions on medium and high density residential development resulting from lack of public sewerage treatment facilities are expected to be alleviated in the 1980's as regional sewerage systems are expanded to service the Freehold area.

d. Freehold Township will experience continued development pressures from the outward migration of population from the New York and northern New Jersey metropolitan area.

e. Adult community and planned residential community development are expected to occur within the Township during the next 20 year period. Both forms of residential development would create population growth over the construction life of such projects. Adult community development has occurred in the metropolitan fringe areas and is not affected as much by geographic restrictions related to commutation time and energy costs or by high mortgage rates as is conventional housing development.

f. Declining birth rates are expected to stabilize while death rates are expected to increase slightly in the Township resulting in a moderate natural increase in population.

Population Projections

Population projections have been prepared by the Monmouth County Planning Board for the County and for all municipalities through the year 2000. These projections have been adopted for use by State and Federal agencies. Prepared in 1984, the County Planning Board projected a year 2000 population of 29,700. This is a major change from the County Planning Board projection in 1974 of 48,000 for the year 2000

Population projections have also been compiled in a publication entitled "New Jersey Toward the

Year 2000: Population Projections" by Michael R. Greenberg and Nancy Neuman (Center for Urban Policy Research, Rutgers University, New Brunswick, N.J. 1977). Various projection methodologies have been utilized in this report, including natural increase, short term trend (1970-1974), long term trend (1900-1970) and a composite of 1950-1974 and 1960-1974 trends. By applying different population factors, eight (8) projections were developed through the year 2000

For Freehold Township projections range from a low of 16,116 to a high of 39,817. Based on 1980 data, the model which best fits current growth is the combined trend projection which results in a year 2000 population projection of 31,697-39,817.

Since 1980 Census data are now available, linear growth trends based on trends for the past 10, 20 and 30 year periods can be calculated. These trends result in a year 2000 projection of 29,708 for the 1950-1980 trend, 33,625 for the 1960-1980 trend and 31,236 for the 1970-1980 trend.

Conclusions and Recommendations

Future growth in Freehold Township will continue although not as rapidly as had been previously projected. Based on growth trends during the past decade, Freehold Township could expect to have approximately 25,500 residents by 1990 and 31,500 by the year 2000.

Population projections based on past trends assume that historical growth will occur into the future. This may or may not occur. It is recommended that these projections be utilized only as general guides and that actual growth be monitored periodically to determine the rate of change within the Township. Various indices can be monitored including birth and death records; building and demolition permits; school enrollments; and County, State and Federal population estimates. The latter estimates are being developed jointly on the basis of a variety of component data, including adjusted birth rates, institutional residents, sample surveys, vehicle registrations, building permit data and others. Close coordination with County, State and Federal agencies will provide updated data to determine population trends in the Township.

TABLE 10
POPULATION PROJECTIONS: 1990 - 2000

Freehold Township
Monmouth County, New Jersey

GREENBERG/NEUMAN (1977)		U.S. CENSUS		PROJECTIONS	
		1970	1980	1990	2000
Series	Model				
I	Natural Increasse	13,185	19,202	15,393 - 24,079	16,116 - 28,317
II	1970-1974 Trend	13,185	19,202	17,949 - 25,895	20,092 - 31,360
III	1900-1970 Trend	13,185	19,202	23,705 - 29,982	28,495 - 39,213
IV	Composite of 1950-74/ 1960-74 Trends	13,185	19,202	24,531 - 30,569	31,697 - 39,817
MONMOUTH COUNTY (1984)					29,700
TOWNPLAN ASSOCIATES (1982)					
A	1950-1980 Trend	13,185	19,202	24,455	29,708
B	1960-1980 Trend	13,185	19,202	26,414	33,625
C	1970-1980 Trend	13,185	19,202	25,219	31,236

Compiled by: TOWNPLAN ASSOCIATES
March, 1985

EXISTING LAND USE

There are a variety of existing land uses within Freehold Township. Historically, the Township was a rural, agricultural area with scattered farms, small settlements and rural commercial establishments. Focus for the Township was the Monmouth Courthouse complex and surrounding Town (now Borough) of Freehold. This early pattern of development persisted for almost two hundred years.

Following World War II and particularly in the late 1950's and early 1960's the pattern of land use began to change and by 1980 the commercial and industrial land use pattern extended outwardly from the Borough along major county and regional highways.

Today, Freehold Township contains a mixture of rural, suburban, and urban public and private land uses which combine vestiges of the Township's historical, rural heritage with examples of contemporary metropolitan fringe, suburban development including major subdivisions, garden apartments, planned residential developments, corporate offices, highway shopping centers and commercial development and industrial parks. As a result of its regional location and easy accessibility, Freehold Township can be expected to experience development pressures in the 1980's including new forms of housing, commercial and industrial development and public/quasi-public facilities.

LAND USES: 1962 - 1980

Land use changes in Freehold Township during the past two decades can be analyzed by comparing the land use surveys of the 1962 and 1980 Master Plan programs. The rapid expansion of residential, commercial, industrial and public and quasi-public land uses are documented in the following table "Land Use: 1962 - 1980 Freehold Township." Developed lands accounted for only 17.1 percent of the Township in 1962. By 1980 developed lands totaled 39.9 percent of the Township; a 133 percent increase in two decades. The bulk of the change from 1962 to 1980 occurred from residential development, which increased 2,670 acres from 1,250 to 3,920 acres and public/quasi-public that increased 1,459 acres from 2,699 to 4,158 acres. The total increase in developed land was 5,575 acres from 4,198 in 1962 to 9,773 in 1980.

TABLE 11

LAND USE: 1962 - 1980

FREEHOLD TOWNSHIP

LAND USE	ACRES		CHANGE 1962-1980	
	1962	1980	Acres	Percent
DEVELOPED				
Residential	1,250	3,920	2,670	213.6
Commercial	89	310	221	248.3
Industrial	160	295	135	84.4
Public & Quasi Public	2,699	4,158	1,459	54.1
Total Developed	4,198	9,773*	5,575	132.8
Percent Developed	17.1%	39.9%		
UNDEVELOPED				
Agriculture	10,957	7,170	(3,787)	(34.6)
Vacant/Woodland	9,357	7,569	(1,788)	(19.1)
Total Undeveloped	20,314	14,739	(5,575)	(27.4)
Percent Undeveloped	72.3%	60.1%		

Notes: TOTAL Township area = 24,512 acres (39 square miles)
( ) Represents a decrease from 1962 to 1980
* Total includes railroads (35 acres) and streets and highways (1,055 acres)

Sources: 1962 - Master Plan prepared by O.Wayne Noble
1980 - Land Use Survey: Townplan Associates

Prepared by: Townplan Associates

It is interesting to note that lands classified as "agriculture" decreased by 3,787 acres from 1962 to 1980 while vacant/woodland lands decreased by 1,788. While there may be a slight difference in definitions of "agriculture" from 1962 to 1980 due to varying methodologies for determining agricultural lands, most of the large scale developments during the past two decades have occurred on large, open field farmland in the northern portion of the Township.

EXISTING LAND USE MAP - 1980

The Existing Land Use Map provides a graphic display of existing developed and undeveloped land within the Township. The map provides a reference for planning and guiding future development by type and at locations that are consistent with the goals and objectives of the Township and past development patterns.

Through review and updating, the Land Use Map can be a valuable reference for Township officials in considering future decisions on zoning, land development proposals and improvement of public facilities. Finally, the Existing Land Use Map provides a pictorial view of the Township at a given point in time, thus becoming a historical reference of land use development in Freehold Township.

Information shown on the Existing Land Use Map was compiled during the Spring of 1980. Data was grouped into seven categories for presentation purposes. All major public uses and land areas were specifically identified. The Existing Land Use Map was prepared on a lot line base map prepared by the Monmouth County Planning Board and updated through January 1980 by Townplan Associates in conjunction with the Township Engineer.

LAND USE CLASSIFICATION

Classification of land by use and function is important in analyzing development patterns and relationships. The classification of land uses for graphic presentation and analysis was accomplished in accordance with the following definitions. Commercial and industrial land uses were classified on the basis of the U.S. Standard Industrial Classification Manual of 1972 as revised through 1977.

Land Use Classification	Description
Residential	All residential land uses classified by type of enclosed dwelling units. A dwelling unit represents a household with the customary facilities necessary to accommodate one family.
Single Family	A parcel of land on which is located a structure containing one permanent detached dwelling unit.

Garden Apartment	A parcel of land on which is located a structure(s) containing more than two separate permanent dwelling units.
Manufactured Housing	A parcel of land containing a detached single family dwelling unit that is a factory-made mobile or modular structure located on an individual lot within an approved mobile home park (i.e., Silvermead Adult Manufactured Home Community).
Commercial	A building or parcel of land where goods are sold. Commercial uses include retail activities such as grocery stores, clothing stores, pharmacies, restaurants, gas stations, etc. and personal service uses such as barber and hairdresser shops, repair shops, etc.
Professional Office	Office(s) of a professional or personal service nature such as doctors, dentists, lawyers, real estate and insurance agents, etc.
Industrial	Industrial establishments engaged in the production or finishing of durable goods (such as fabricated metals, wood products, machinery, etc.) or non-durable goods (such as printing, chemicals, food products, etc.) Also included in the industrial classification are certain uses which by their nature are more closely associated with industrial rather than retail businesses such as warehouses, junk yards, body shops, and electrical shops, etc.
Public/Quasi-Public	Any building or land devoted to public administration, health, safety or welfare including municipal buildings, schools, fire houses, open space and conservation areas, etc. Quasi-public uses are buildings and/or property owned by an organization or institution which is generally open to the public, but usually requires some form of membership or affiliation such as churches, civic organizations, lodges, cemeteries, etc.

For purposes of analysis, land within Freehold Township has been broadly categorized as "developed" or "undeveloped." Developed lands include publicly owned park, recreation and open space while undeveloped lands include vacant, agricultural and wooded lands.

DEVELOPED LAND

Developed and publicly owned land in Freehold Township totaled 9,773 acres. This represented 39.9 percent of the total land area (24,512 acres) in 1980. Specific land uses are described below:

Residential

Residential development is comprised of three basic types in Freehold Township: single family detached dwellings on individual lots, manufactured housing in an approved mobile home court and garden apartments. These forms of housing are described below.

Single-Family Detached Housing Units in Freehold Township occupy approximately 3785 acres of land which represents 15.4 percent of the total land and 38.7 percent of the developed land use. Much of this development is in the central and northern areas of the Township in the form of large scale subdivisions.

Early subdivisions developed on the perimeter of Freehold Borough. In the mid-1960's several large developments were approved including Freehold Park, Stonehurst and Sunny Brook. Areas around Stonehurst became a popular location for subsequent development due to good access to Highways 9 and 33 and County Routes 537 and 524. Some of the later developments were Greentree, Woodcrest and Woodgate.

After 1970, development became more scattered as Sunset Park and Whittier Oaks South located off Route 9 North, Juniper Farms along Route 9 South, Colts Brook and Longview Acres along Route 537 East, and Colonial Acres off Route 9 at the northern edge of-the Township were developed.

Housing developments of the mid-1960's and 1970's can be identified by larger-lot sizes and less rigid grid systems for interior roadways than the earlier developments of the 1950's. Cluster developments of the mid and late-1970's are also easily identified.

Manufactured Housing is located within the 74 acre Silvermead Adult Manufactured Home Community. This development, initiated in 1965, contained 360 units in 1980. The number of approved units in 1980 totaled 400. Silvermead consists of mobile and manufactured modular housing units.

Garden Apartment developments include Stonehurst at Freehold and Chesterfield Gardens. Stonehurst contains 519 units while Chesterfield Gardens has 171 units. Garden apartment development totaled 61 acres in 1980.

Combined residential land use in 1980 was 3920 acres which is a sharp increase from 1250 acres

in 1962. Additions to the total residential land use of Freehold Township increased from 5.1 percent in 1962 to 15.9 percent in 1980. Of the developed land in Freehold Township, 40.1 percent is in residential use.

Commercial

Commercial land uses comprised 249 acres or one percent of the total land area and 2.5 percent of the developed land use in Freehold Township. Principal commercial areas in the Township are located along Route 9 for its entire length within the Township. Four major shopping centers are located along this axis at Pond Road, South Freehold, Schanck Road and Juniper Plaza. Other independent businesses include automobile dealers, automobile parts and repair shops, gasoline service stations, banks, swimming pool companies, fast food restaurants and numerous other retail outlets and service centers. Route 9 businesses represent contemporary highway business development which occurred following the dualization of Route 9.

The second largest concentration of commercial development occurs along Route 33 east of Freehold Borough. These businesses are generally smaller in scale representing a variety of retail and service oriented outlets such as sign painting, gas stations and fast foods. These businesses reflect the scale and type of highway businesses of the 1940's and 1950's.

West Freehold has a small shopping center on Route 237 offering neighborhood service stores, Moore's Tavern (which dates to 1793) and other small scale retail and service uses.

Commercial development in Freehold is located along major highways and roads with high visibility and is near residential areas. The scale and type of development parallels the historical development patterns of the Township. The Freehold Raceway Complex which is located within the Borough and the Township has been classified as an agricultural use due to the fact that the stables and pastures are the major activities with the Township.

Professional Office

Professional office uses account for sixty-one acres or less than one percent of the total land use of Freehold Township. Combined with commercial acreage this totals 310 acres, a major increase from eighty-nine acres in 1962.

Offices are located primarily near the Freehold Area Hospital and at the intersections of the Highway 33 By-Pass with Routes 537 and 9 South. In addition to various doctor, insurance, realty and other small offices, Bell Telephone offices on Route 537 and a variety of professional offices on or near Route 9 account for much of the professional office use in the Township.

Industrial

Industrial development in the Township has increased from 160 acres or 3.8 percent of the total

developed area in 1962 to 295 acres representing 3.0 percent of the developed land and 1.2 percent of the total land area in 1980.

Major industries in Freehold Township include 3M, Nestle, Brockway Glass, Worthington Biochemical, Charms, Union Carbide, Peerless Tube and others located in the east central portion of the Township.

Colonial Foods' egg distribution center located on Route 79 north of Freehold Borough is an example of the agricultural oriented business which continues in the Township.

Quasi-Public and Public

Quasi-public land uses in Freehold Township represent a total of 407 acres or 1.7 percent of the total land and 4.2 percent of developed land.

The Camp Nomoco Girl Scout Camp adjacent to Turkey Swamp Park in the southern area of the Township represents more than half of this total area with 245 acres. Other quasi-public uses include churches, cemeteries, organizations, hospital and YMCA. These are summarized below.

Churches, parsonages and convents are indicated by the actual sites they occupy. A cross-section of denominations are represented in the Township by the Roman Catholic Church of St. Robert Bellarmine on Georgia Road, Hope Lutheran Church on Elton-Adelphia Road, Siloam Methodist Church on Siloam Road, the American Carpatho Russian Orthodox Church on Burke Road, First Assembly of God on Jackson Mills Road, the Ukrainian Russian-Baptist Church on Waterworks Road and the West Monmouth Baptist Church on Highway 33. The Bethel A.M.E. Church of Freehold Borough submitted plans for a new church on Old Englishtown Road in 1980 while the Church of Jesus Christ of Latter-day Saints submitted plans for a church on Wemrock Road north of the Route 33 Freeway in 1982.

Cemeteries account for 74 acres of land within the Township and represent a diversity of denominational and nondenominational holdings. Cemeteries include the 39-acre Maplewood and 29-acre St. Rose of Lima Cemeteries on Route 9, the Freehold Hebrew Society and Workmen's Circle 606 Cemeteries off Route 33 and the Bethel A.M.E. Cemetery north of Route 33. (There are also several family burial plots scattered throughout the Township. These have not been included as quasi-public uses).

Organizations holding property in Freehold Township include the Veterans of Foreign Wars and the American Legion.

Freehold Area Hospital has a 28-acre site on the north side of Route 537 in West Freehold.

The Freehold Area YMCA has 16 acres for its facilities on Waterworks Road and a campground off Old Mill Road.

Public lands owned by Freehold Township, Monmouth County and the State of New Jersey account for 3,751 acres or 38.4 percent of the developed land and 15.3 percent of the total land in the Township. This includes the Freehold Township fire companies; sewer and water facilities for the Township and Freehold Borough; Freehold Township elementary schools and the Freehold Regional High School.

The fire-companies and utility facilities are located to best serve the population centers. Several school sites are within the newer subdivisions, while the remainder are located at historic development areas such as West Freehold. Freehold Regional High School is located on Elton Adelphia Road (County Route 524) with convenient access to Route 9.

Monmouth County holdings include administrative offices in the Social Services Building on Kozloski Road, the County Correctional Facility on Old Englishtown/Waterworks Road and the Montgomery Nursing Home on Dutch Lane Road. Park, open space and recreation areas operated by the County total 729 acres in four sites; Turkey Swamp Park, Durand and Baysholm Conservation Areas, and East Freehold Fairgrounds.

The State of New Jersey holdings are predominately in the 1569 acre Turkey Swamp Fish and Wildlife Management Area. Other areas are the Rutgers Soil and Crop Research Center on Route 524, the Motor Vehicle Station on Route 9, and the New Jersey National Guard Installation on Route 33. There are several parcels of vacant land along the Route 33 Freeway which are excess parcels acquired for the Freeway right-of-way. Some 186 acres of the Monmouth Battleground State Park also extends into Freehold Township from Manalapan Township.

Freehold Township operates nine (9) parks containing 159 acres of park, recreation and open space at various locations in the Township. Lake Topanemus Park Commission, a joint venture of the Township and Freehold Borough, owns a 90-acre site in the Township just north of the Borough. (Park and recreation areas are described in more detail in the Conservation and Open Space Plan Element of the Master Plan.)

Streets and highways in Freehold Township occupy 1,055 acres or 10.8 percent of the developed land area and 4.3 percent of the total area. Railroad right-of-ways total 35 acres.

UNDEVELOPED LAND

Undeveloped land totaled 14,739 acres or 60.1 percent of the Township in 1980. Undeveloped land is described below

Agriculture

Agricultural lands designated by the Farmland Assessment Act records of 1980 as "crop land-harvested" and "permanent pasture" totaled 7,170 acres in 1980. This included 6,217 acres of crop land-harvested land, 309 acres of crop land-pastured and 644 acres of permanent pasture.

These designated agricultural lands accounted for 48.6 percent of the undeveloped land and 29.3 percent of the total Township area.

Most of the open field agricultural land is located in the northern half of the Township while some qualified farmland is found in scattered locations in the southern portion of the Township. Farmland qualified "woodlands" under the Farmland Assessment Act have been included in the category "vacant/woodland" for purposes of this report.

In 1962 agricultural lands totaled 10,957 acres or 44.7 percent of the total Township land area. The decline in agricultural lands during the past two decades totaled almost 3,800 acres or 34.6 percent. As Freehold continues to develop, agricultural land is expected to decrease due to the fact that most of the open field farmland is in the northern, developing portion of the Township which has good accessibility, public water and sewerage and close proximity to community services, shopping facilities, and personal services.

VACANT/WOODLAND

Lands designated as "vacant/woodland" include all lands in the Township which are not developed, not owned by public or quasi-public agencies and are not classified as crop land or pasture under Farmland Assessment Act records. In 1980, lands classified as vacant/woodland totaled 7,569 acres. This represented 51.4 percent of the undeveloped land in the Township and 30.8 of the total Township area in 1980. Most of the open, vacant land is found in the northern portion of the Township in scattered parcels while most of the woodland is located in the southern portion of the Township which constitutes the northern edge of the New Jersey Pine Barrens.

EXISTING LAND USE TABLE

On the basis of the land use survey by Townplan Associates, land uses have been tabulated by type and acreage in tabular form. The table entitled "Existing Land Use - Freehold Township 1980" provides a detailed breakdown of land uses by acreage and by proportion of the developed land and the total land area of the Township. This table includes only developed lands. Tracts of land which may have been approved for subdivision or site plan development, but which were not developed were classified as "vacant/woodland". The Existing Land Use table is found on the following page.

TABLE 12

EXISTING LAND USE

FREEHOLD TOWNSHIP – 1980

LAND USE	Acres	Percent Developed Land	Percent of Total Land
DEVELOPED LAND			
Residential:			
Single Family	3785	38.7	15.4
Manufactured Homes	74	0.8	0.3
Garden Apartments	61	0.8	0.2
	3920	40.1	15.9
Commercial	249	2.5	1.0
Professional Office	61	0.6	0.2
Industrial	295	3.0	1.2
Quasi-Public:			
Churches/Parsonages/Convents	37	0.4	0.2
Cemeteries	74	0.8	0.3
Organizations	7	0.1	*
Hospital	28	0.3	0.1
YMCA	16	0.2	*
Girl Scout (Camp Nomoco)	245	2.5	1.0
	407	4.2	1.7
Public/Public Service:			
Freehold Township			
Facilities	43	0.4	0.2
Utilities	20	0.2	0.1
Parks/Recreation/Open Space	159	1.6	0.6
Historic	3	*	*
Vacant	339	3.6	1.4
	564	5.8	2.3
Freehold Township Fire Company	8	0.1	
Freehold Township Board of Education	138	1.4	0.6
Freehold Regional Board of Education	110	1.1	0.4
Freehold Borough (Utilities)	34	0.3	0.1
Lake Topanemus Park Commission	90	0.9	0.4
Monmouth County:			
Facilities	144	1.5	0.6
Parks/Open Space/Conservation	729	7.4	3.0
	873	8.9	3.6
State of New Jersey:			
National Guard	5	*	*
NJDOT/DMV	90	0.9	0.4
Rutgers-Soil Crop Research	84	0.9	0.3
Parks and Open Space	1755	18.0	7.2
	1934	19.8	7.9
Total Public/Public Service	3751	38.4	15.3
Streets and Highways (1)			
Township	670	6.9	2.7
County	170	1.7	0.7
State	215	2.2	0.9
	1055	10.8	4.3
Railroads	35	0.4	0.1
TOTAL DEVELOPED LAND	9773	100.00	39.9
UNDEVELOPED LAND			
Agriculture (2)	7,170	48.6	29.3
Vacant/Woodland	7,569	51.4	30.8
TOTAL UNDEVELOPED	14,739	100.0	60.1
TOTAL TOWNSHIP AREA	24,512	(39 square miles)	100.0

* Less than 0.1%

(1) Estimates based on recorded roadway mileage by Township Engineer.

(2) Based upon 1980 Farmland Assessment Records, New Jersey Department of Agriculture and Freehold Township Tax Assessor for designated crop land-harvested, crop land-pasture, and permanent pasture.

Sources: Survey of existing land uses by Townplan Associates, March-July 1980; and Freehold Township Tax Maps and records.

NATURAL RESOURCES

Natural resources and physical characteristics are elements that form an important basis for future land use planning. Information regarding key environmental characteristics provides a basis for evaluating the suitability of both existing and future land use with respect to land capability for development.

In 1974, a consulting firm, Dames and Moore, Inc., prepared a Natural Resources Inventory of the Township for the Environmental Commission. This inventory presents data on major natural resources including topography, geology, hydrology, vegetation, soils, air quality and aesthetic areas. A series of factor maps delineate Township topography, floodplains, geology, soils, slopes, septic suitability, foundation limitation, vegetation, historic and aesthetic sites and average depth of water table.

Additional information regarding natural resources and physical characteristics of Freehold Township can be obtained from the U.S.D.A. Soil Conservation Service Soil Maps which are currently being updated; Flood Plain Delineation Maps prepared in 1980 by the New Jersey Department of Environmental Protection; and 1981 aerial photography available from the Monmouth County Planning Board.

As new data become available, re-evaluations are made of the Natural Resources Inventory. In addition, potential environmental impacts of proposed developments are reviewed by the Planning Board, Environmental Commission, Board of Health and other Township boards and agencies to determine the compatibility of the development with physical and environmental constraints.

MASTER PLAN

MASTER PLAN OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES & STANDARDS

The Freehold Township Master Plan is based upon objectives, principles, assumptions, policies and standards which have been developed over a period of time by the Township Planning Board, Township Committee, Board of Adjustment, Environmental Commission, Board of Health, and other boards and agencies within the Township. The Master Plan proposals for the physical, economic and social development of Freehold Township are based upon the following planning and development guidelines.

OBJECTIVES

The Freehold Township Master Plan is based on several objectives:

1. 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.

2. To secure safety from fire, flood, panic and other natural and man made disasters.

3. To provide adequate light, air and open space.

4. To ensure that development within the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State as a whole.

5. To promote the establishment of appropriate population densities in locations that will contribute to the well being of persons, neighborhoods and preservation of the environment.

6. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within a framework of land use and development principles and policies.

7. To provide sufficient space in appropriate locations within the Township for agricultural, residential, business, office, industrial, and public and quasi-public uses in a manner which will provide for balanced Township growth and development.

8. To encourage the location and design of transportation and circulation routes which will promote the free flow of traffic in appropriate locations while discouraging roadways in areas which would result in congestion, blight, or depreciated property values

9. To promote a desirable visual environment through creative development techniques which respect the environmental qualities and constraints of the Township and of particular sites.

10. To promote the conservation of open space and valuable natural resources and prevent degradation of the environment through improper uses of land.

11. To encourage the preservation and restoration of historic buildings and sites within the Township in order to maintain the heritage of Freehold Township for enjoyment of future generations.

12. To encourage coordination of the numerous public and private regulations and activities which influence land development with a goal of producing efficient uses of land with appropriate development types and scales.

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

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

PRINCIPLES

The Freehold Township Master Plan is based upon several principles concerning development of land. These include:

1. Encouraging residential development in locations and at densities which are compatible with existing development patterns and can be properly serviced by public roadways, utilities and services.

2. Locating public, commercial, industrial and professional office uses at sites and in locations which are suitable for their use environmentally, economically and geographically, and are compatible with existing uses, public facilities, roadways, and natural features.

3. Protection of natural and environmental resources including floodplains, wetlands, marsh and aquifer recharge areas, and areas suitable for public and quasi-public recreational activities.

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

ASSUMPTIONS

The Freehold Township Master Plan is based upon several assumptions:

1. That there will be no catastrophic man-made or natural disaster which will greatly affect the existing natural and/or cultural development of the Township.

2. That Freehold Township will be able to guide its growth in accordance with the Municipal Land Use Law and will have major input into any proposed County, regional, State and/or Federal development plans which may affect the Township or its immediate environs.

3. That future growth during the next five (5) year period will not exceed the capacity of the Township to provide essential community facilities, utilities and/or services.

POLICIES

The Freehold Township Master Plan is based upon policies which have been developed by the Planning Board and other land development review agencies.

1. 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.

2. To protect and enhance the environmental quality of the Township.

3. To consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy usage and encourage development densities consistent with existing patterns of development.

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

STANDARDS

The Master Plan provides general standards for development, including type, density and location of development and delineation of areas which are generally not developable. The Master Plan also provides recommended standards for roadways and other facilities. The Township Land Use Ordinance including zoning, site plan, land subdivision and design regulations provides specific standards for design construction and development of individual land uses and development sites within the Township. In addition, Township regulations pertaining to utilities, fire prevention,

on-site septic disposal, flood plains, ground water resources, shade trees and other development factors have been adopted and are applied by the Planning Board, Board of Adjustment, Environmental Commission, Board of Health, Shade Tree Commission, Board of Fire Commissioners and others. Monmouth County, the State of New Jersey and Federal planning and regulatory agencies also have detailed standards pertaining to environmental features, roadways, utilities, etc. which are utilized in the overall development process in Freehold Township.

LAND USE PLAN ELEMENT

The Land Use Plan Element is comprised of residential; business/office; industrial/research/office; recreational; and conservation uses and areas. The Land Use Element is based upon other Master Plan elements and natural conditions including topography, soils, water and sanitary sewerage services, surface and subsurface drainage, floodplain areas, freshwater wetlands, preserved agricultural lands, steep slopes, woodlands and other physical features of the Township. The Plan has been developed in accordance with the existing and proposed location, extent and intensity of development within Freehold Township and the suitability of land areas for future residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes or combination of purposes. The Plan also provides for recommended standards of population density and development intensity for Freehold Township.

RESIDENTIAL

Residential land uses within Freehold Township are comprised of a variety of existing and recommended residential uses. Residential uses range from very low density rural residential development within the southern portion of the Township in areas restricted to on-site waste disposal septic systems to high density garden apartments and townhouses in areas within the Township which have historically developed more intensely in close proximity to the Borough of Freehold and which are serviced by existing or proposed public utilities. These areas are described below.

(R-E) Rural Environmental Residential – (10 Acres)

The R-E Rural Environmental Residential-10 Acres areas delineated on the Township Master Plan are located in the southern portion of the Township south of Elton Adelphia Road (CR 524) extending to the Jackson Township border and in the west central area comprised of the Monmouth Battleground State Park. The southern R-E area is physiographically different from the central and northern of the Township in terms of vegetation, soils, topography and geology. It constitutes the northern fringe of the New Jersey Pine Barrens. The R-E area is not serviced by public sewers, is an area which generally has a shallow depth to water table and highly porous soils, contains extensive freshwater wetlands and is an area which has been identified as an aquifer recharge area in the Natural Resource Inventory. The R-E area has historically developed with scattered large lot residential development along historic roadways. The R-E area is dominated by the New Jersey State Turkey Swamp Wildlife Management Area, Monmouth County Turkey Swamp Park, West Turkey Swam Park (New Jersey, et al.), and the Manasquan River Greenway (Monmouth County). The R-E area is dominated by the broad flood plain and flood prone areas along the network of streams and tributaries which form the headwaters of the Metedeconk, Manasquan, Toms and Millstone River systems.

The portion of Monmouth Battleground State Park located in the west central portion of Freehold Township is designated as R-E and constitutes an area north of N.J. Business Route 33 and west of U.S. Route 9.

The Master Plan provides for a minimum lot size of 10 acres in the R-E areas. R-E areas are serviced by on-site septic disposal systems. The Master Plan, however, recognizes that there are areas in the southern portion of the Township which have higher elevations and which are suitable for development on less than the 10 acres. These areas occur primarily along existing improved roadways that have been designated as R-R (200,000 S.F.), R-80 and R-40 Single Family. The R-R, R-80 and R-40 areas are consistent with the historic pattern of development in the southern portion of the Township. These areas generally lie along existing historic roadways including Jackson Mills Road, Eli Harmony Road and Siloam Road, and in areas which have developed as historic rural settlement areas including Georgia, Siloam and Smithburg. The R-E Rural Environmental Residential - 10 Acres areas of the Master Plan contain several abandoned cranberry bogs, small lakes and extensive headwater tributaries to the Manasquan, Metedeconk, Millstone and Toms River systems. The area is comprised of pine-oak and oak-pine areas with areas of lowland pitch pine and hardwoods, Atlantic white cedar and swampy marshes. Portions of the R-E area that are dependent upon shallow well water may be restricted from development as the result of potential groundwater contamination from the now abandoned Lone Pine Landfill area which is located south of Elton Adelphia Road, west of Burke Road and northeast of Siloam Road within the headwaters of tributaries of the Manasquan River.

(R-R) Rural Residential - (200,000 S.F.)

There are four small Rural Residential (R-R) areas which provide for minimum lot sizes of 200,000 square feet. The R-R areas are located in the southern portion of the Township including higher elevation lands within the R-E area south of Elton Adelphia Road. R-R areas include a 14 lot subdivision off Hendrickson Road which was platted using 200,000 square foot lots platted prior to the creation of the R-E Zone. A second R-R area is located at the intersection of Pittenger Pond Road and Schreibers Lane which is sparsely developed. Two R-R areas located in the eastern portion of the Township near the along Geisler Lane and Bergerville Road account for less than 20 acres.

(R-120) Single Family Residential – (120,000 S.F.)

Lands within the Lake Topanemus Watershed located in the northern portion of the Township along the main tributary of McGellaird's Brook are designated as R-120, Single Family. The R-120 area is part of the Lake Topanemus Watershed area which has been identified for low intensity development in conjunction with recommendations of the Lake Topanemus Commission and the Monmouth County Planning Board and designated in the Master Plan as the "Lake Topanemus Watershed Conservation Area." R-120 areas provide for a minimum lot size of 120,000 square feet with an average density of approximately one dwelling unit per 3 acres.

(R-80) Single Family Residential – (80,000 S.F.)

Lands in the southern portion of the Township are dependent on on-site water and on-site septic disposal. Most of this area of the Township is comprised of soils that have moderate to severe limitations for septic systems have been designated as R-80 Single Family. In addition, developed and undeveloped areas within the Manasquan and Metedeconk River watersheds which are flood prone and/or have a shallow depth to water table have been designated as R-80.

The R-80 areas would provide for a minimum lot size of 80,000 square feet or a density of approximately one (1) dwelling unit per two (2) acres.

(R-60) - Single Family Residential - (60,000 S.F.)

R-60 residential areas require a minimum lot size of 60,000 square feet and are located in five areas of the Township. One is a large contiguous area in the northern portion of Freehold Township characterized by one or more sensitive environmental features including steep slopes, heavily wooded areas, shallow depth to water table and/or designated as regional aquifer recharge areas. The broad area designated for R-60 single family residential lot development contains steep slopes and headwaters of the Manalapan Brook and Swimming River systems in the northern portion of the Township along the Marlboro border and in the northeastern portion of the Township along the Colts Neck border.

A second R-60 area is located in the west central portion of the Township north of CR 537. This area is the headwaters area of the Manalapan Brook.

A third area consists of a 21 acre property owned by Monmouth County off Dutch Lane Road northeast of the Borough of Freehold.

The fourth and fifth R-60 areas are located in the western portion of the Township at the intersection of N.J. Route 33 and Wemrock Roads. One of the areas is a headwater for the Wemrock Brook.

(LTW-40) Lake Topanemus Watershed District

The Lake Topanemus Watershed District (LTW-40) is located in the north central portion of Freehold Township. It consists of approximately 375 acres at the headwaters of McGellaird's Brook and its tributaries which drain into Lake Topanemus. The Watershed Conservation Area is designated in accordance with recommendations of the Lake Topanemus Commission comprised of Freehold Borough and Freehold Township members.

The purpose of the LTW Lake Topanemus Watershed District is to establish land use and development controls to maintain low density residential development and environmental controls within the watershed area in order to prevent pollution of surface drainage and subsurface water resources.

The Lake Topanemus Watershed is located in the Western Monmouth Utilities Authority Service Area. There is no sanitary sewer service in most of the Watershed Area and there are no plans to extend sanitary service in the northern Freehold Township area including the Lake Topanemus Watershed Area. Soil conditions, coupled with topographic problems are critical factors which have been identified as factors in modifying the Master Plan and zoning regulations for the Lake Topanemus Watershed Area in order to preserve and protect the long-term water quality of Lake Topanemus.

Portions of the Lake Topanemus Watershed adjacent to the LTW-40 are designated as R-120. The purpose for the R- 120 low density residential development is to reduce the amount of runoff from future development, encourage the long-term reforestation of the watershed areas, particularly those areas within 150 feet of McGellaird's Brook and its tributary areas, and the continued use of on-site septic systems and well water to provide for recharge of the subsurface groundwater. This is expected to have a direct long-term positive impact on McGellaird's Brook and its tributaries and the long-term maintenance of the quantity and quality of water draining into Lake Topanemus. Special regulations for protection of existing vegetation, minimizing of site grading and reforestation requirements should be included in special development regulations for the Lake Topanemus Watershed.

(R-40) - Single Family Residential – (40,000 S.F.)

Some of the largest residential areas designated on the Master Plan are the R-40 Single Family Residential areas. These areas are varied depending upon their location within the Township. In the southern portion of the Township, R-40 areas are designated generally in linear corridors along existing roadways which have developed historically and which exhibit higher elevations. They are bounded by the Rural Residential areas and are characteristically comprised of pinelands type physiography. These R-40 areas are not anticipated to develop significantly in the future due to limited development potential of individual sites, all of which would be dependent upon on-site septic and well water.

R-40 areas which are designated on the Master Plan in the central and northern portions of the Township are areas which have developed as 40,000 square foot lot areas and/or serve as transition areas between suburban developments and lower density R-60 residential areas. In the northern portion of the Township, generally north of the Borough of Freehold, R-40 developments have occurred in areas which have topographic and/or vegetative assets. Many of these areas were developed at a low density in order to retain and protect areas with a shallow depth to water table, steep slopes, floodplain areas and aesthetic conditions. Cluster developments have occurred in many areas of the northern portions of the Township and have been encouraged by the Planning Board in order to retain these natural features.

An R-40 area is designated along Monmouth Road (Route 537) between the Holland Ridge subdivision and Siloam Round (County Road 527) which encompasses approximately 121 acres. This area was zoned R-80 due to the lack of sanitary sewer. An amendment to the Monmouth County Water Quality Management Plan in 2012 included this area for future sanitary sewer service. The area includes existing residential development along Monmouth Road and the 118 acre Brock Farm of which approximately 73 acres have been designated for residential development at 40,000 square feet. Due to the shape and large amount of freshwater wetlands within the 118 acre tract, it is recommended that development of this tract be permitted to develop with a cluster option with a minimum lot area of 30,000 square feet. The resulting open space resulting from the cluster would provide for deed restricted open space or dedication to the Township of Freehold.

(R-40/P) - Residential/Professional Office

There are two areas designated as (R-40/P) Residential/ Professional office. The first is a transition use area designating a portion of land along N.J. Route 33 between the entrance to the Freehold Raceway Mall and Freehold Hebrew Benefit Society Cemetery for both residential and professional office use is included in order to allow for the long-term conversion from residential to office uses. Office development would be required to be developed in a manner compatible with the large lot residential character of the area.

A second area of Residential / Professional Office is located along Halls Mills Road between Elton-Adelphia Road and Three-Brooks Road. Properties fronting Halls Mills Road including the Rutgers Soils and Crops Research Center property are included.

(R-25) - Single Family (25,000 S.F.)

The R-25 residential areas comprise the largest areas of suburban type development within the Township. Major R-25 areas include the central portion of the Township extending north of the Manasquan River and Elton Adelphia Road to West Freehold and the U.S. Route 9 - N.J. Route 33 intersection area. This area comprises the largest contiguous residential development area within the Township and was developed primarily in the mid-1960s through the mid-1970s. Developments include Stonehurst, Sunnybrook, Woodcrest, Green Tree, Woodgate Farms, Sleepy Hollow, and Howell Lane Estates. Stonehurst and Sunnybrook were initiated in 1965 while Howell Lane Estates south of Elton Adelphia Road was initiated in 1977. Undeveloped R-25 areas exist along Elton Adelphia Road; however, most of these areas have had Planning Board approval or have been reviewed for development by the Board.

A second R-25 area, developed in about 1965, is located east of U.S. Route 9 and includes the area known as Juniper Farms. This area is accessible to Freehold Borough and to commercial development along U.S. Route 9. The area is also well situated to the N.J. Route 33 Bypass. As development occurred, the Township required neighborhood parks and protection of flood prone areas.

Another large area designated on the Master Plan as R-25 was also developed in the mid and late 1960's. This area is located in the northeastern section of the Township along Route 537 at the intersection of Route 18. The Orchard Hill Development (Colts Brook) was initiated in 1965 while Sandy Brook Estates was begun in 1969.

An R-25 area located north of Schanck Road and south of the N.J. Route 33 By-Pass was changed from P-1 and R-40 to R-25 in conjunction with settlement of several properties which were rezoned to Village Commercial along Route 537 and R-25 between Schanck Road and the N.J. Route 33 By-Pass. The settlement agreement land uses are reflected on the Master Plan Map.

Other R-25 areas are relatively small and include Point Ivy and a portion of the Sunset Park development along Pond Road, Duchess Court development in the East Freehold section along Dutch Lane, and a small area along Stonehurst Boulevard at the entrance of Stonehurst at Freehold garden apartments. All of these areas are developed.

(R-20) - Single Family (20,000 S.F.)

The R-20 areas within the Township are designated for 20,000 square foot lots containing single family detached homes. The Master Plan provides for three (3) R-20 areas, including Longview Development located in the east central portion of the Township between Colts Neck Road and Burlington Road. This area also provides for future expansion westerly along Kozloski Road to East Freehold Road.

The second R-20 area is the Briar Hill Estates area which is located north of Colts Neck Road and south of Dutch Lane, northeast of the Borough. The Master Plan provides for expansion of this area.

The third R-20 area is located in the northwestern portion of the Township, east of U.S. Route 9 and Pond Road and consists of Whittier Oaks South, which is developed, and Colonial Acres which was initiated in 1979 and completed in 1987.

(R-15) - Single Family (15,000 S.F.)

The R-15 development areas provide for 15,000 square foot lots and are contained in areas in close proximity to the Borough of Freehold. These areas contain older subdivisions and some newer development. The largest R-15 area is located west of Marlboro Road and the Borough limits and east of McGellairds Brook and Lake Topanemus Park. Included in this area are the Ryan Knoll Development, Lafayette Court and Glendale Estates. Two (2) other R-15 areas are located along N.J. Route 33 west of the Borough of Freehold in close proximity to U.S. Route 9. These areas were developed prior to 1960.

(R-12) - Single Family (12,000 S.F.)

An R-12 area permitting 12,000 square foot lots is included in the Master Plan. This 25-acre area was designed to serve as a transition area between the R-20 area in the Township and the R-10 (10,000 square foot lots) area in the Borough.

(R-9) - Single Family (9,000 S.F.)

The R-9 residential development areas provide for single family detached homes on 9,000 square foot lots. The R-9 areas within the Township are areas which were developed prior to 1960 and include Wynnefield Development south of Willowbrook Road and west of U.S. Route 9; the Freehold Park Development, which is located just south of the Borough and west of N.J. Route 33; a small area south of N.J. Route 33 along Halls Mill Rd; the Weaverville Road neighborhood east of Kozloski Rd. and a development located on Old East Freehold Road north of N.J. Route 33 in the east central portion of the Township. These areas were developed primarily prior to 1960 although vacant lots have been developed since that time. The Weaverville Road R-9 area was expanded to include Block 43.01, Lot 15 as adopted March 30, 2009 by Ordinance O-09-9. No future expansion of the R-9 single family development areas is proposed in the Master Plan at this time.

(PC) - Planned Community

A Planned Adult Community Ordinance was approved in 1975 to accommodate special housing types designed for adult residents of forty (40) years of age and older. This concept had evolved during the previous ten years within the State and was found to be very successful in several other municipalities. In 1976 Wemrock Farms Planned Adult Community was approved and construction initiated. Due to a sewer moratorium which affected this development, construction was terminated following completion of the first section (145 dwelling units). In 1986 the Wemrock Farms Development was sold, renamed Raintree, and the PAC Ordinance was modified to permit occupancy by adults twenty-one (21) years of age and older. In 1988 the Fair Housing Section of the Federal Civil Rights Act was amended and age restricted residential

developments were limited to persons aged fifty-five (55) and over. The Raintree Homeowners Association could not conform to this federal requirement and the development, consequently, became nonage restricted. The Planned Adult Community Ordinance was subsequently amended to delete any age restrictions although the Master Plan and Township Zoning Map provide for eventual completion of this project. The planned adult community density was established at eight (8) units per acre. The Raintree (Wemrock Farms) Planned Community provides for a fully developed area of approximately 1,200 dwelling units based on revised plans submitted to the Board in 1981 and 1989.

(PAC) - Planned Adult Community

Planned Adult Communities provide for age restricted development incorporating recreational and other facilities and services for persons 55 years of age and older. Residential development which restricts the age of residents is required to conform to the applicable Federal Fair Housing Amendments Act of 1988 (PL 100-430 September 13, 1988) and regulations promulgated by the U.S. Department of Housing and Urban Development.

A Planned Adult Community area is located east of Jackson Mills Road consisting of approximately 42 acres.

(PAC-3) – Planned Adult Community

A Planned Adult Community is located on Block 71, Lot 8 located on southbound U.S. Route 9 north of C.R. 524 in the east central portion of the Township. Lot 8 contains a total of 52.95 acres. The rear portion of the lot consisting of approximately 33.65 acres is designated PAC-3. This undeveloped parcel has been the subject of Mount Laurel litigation that began in 2009. As a result of a proposed settlement agreement the rear portion of the property will permit the development of a planned adult community at a maximum density of six dwelling units per acre. The remaining portion of the lot consists of approximately 19.3 acres and fronts along Route 9 and is designated for the development of commercial, office and service uses.

(PAC-4) — Planned Adult Community

A Planned Adult Community is located on Block 67. Lot 21 (known as the Grossman Tract) located on the north side of New Jersey State Highway 33 just west of Route 9 north. Lot 21 contains a total of 45.75 acres. The rear portion of the lot is adjacent to Monmouth Battleground State Park. This portion of Route 33 is generally zoned residential. This parcel is vacant and was previously granted approval for an office park which was never constructed. The PAC-4 provides for age-restricted single-family detached housing units at a maximum gross density of 3.0 units per acre. The Planned Adult Community will offer community amenities including a clubhouse.

(RR-PAC) - Rural Residential / Planned Adult Community

In addition to the uses permitted in the R-R (Rural Residential) Zone District, a Rural Residential Planned Adult Community (RR/PAC) Zone District provides for single-family detached residential cluster development consisting of single-family detached age-restricted adult housing units and community amenities. This area known as Riviera at Freehold consists of 300 housing units. Construction was initiated in 2003 and completed in 2007. The Planned Adult Community consists of age restricted, single family, detached dwelling units on a minimum lot area of 5,500 square feet.

The Rural Residential/Planned Adult Community (RR-PAC) area is located south of Bergerville Road and east of Jackson Mills Road. Consisting of a total tract area of 300 acres, the RR-PAC has a gross density of 1.0 dwelling units per gross acre. The housing development and amenities are clustered on the northern portion of the tract. Approximately 135 acres of undeveloped land in the southern portion of the development within the Metedeconk River watershed and wetlands and steep slope areas throughout the tract are deed restricted for passive recreation and/or open space.

(PUD) - Planned Unit Development

The Master Plan includes a planned unit development area in the east central portion of the Township east of Kozloski Road. This area, known as Poets Corner, is approximately 107 acres in area. Poets Corner consist of 375 single family semi-attached, patio home dwellings based on a revised development plan submitted to the Planning Board in 1984. While the overall density, type and allocation of residential housing units were first established in a Court Settlement in 1979, the development could not be initiated until 1984 due to lack of sewerage treatment capacity in that portion of the Township. In 1984, the developer proposed a patio home concept with a small neighborhood retail plaza which was approved by the Planning Board. The Master Plan and Township Zoning Map were revised in 1985 to permit the proposed planned development. Construction was initiated in 1985 and completed in 1989.

(PUD-1) — Planned Unit Development-1

The Planned Unit Development-1 Zone area is comprised of Block 70.05, Lot 17 commonly known as the "Bellemead Tract" which is owned by MACW Freehold, LLC. The parcel contains ±77 acres and is located at the intersection of New Jersey Route 33 Bypass and County Route 537 extending to and with direct access to U.S. Route 9 and Route 537. The property is across from U.S. Route 9 on the east and from Trotters Way, the entrance to the Freehold Raceway Mall, from the west. Due to its large size and strategic location, the parcel affords a unique opportunity to provide areas for a range of neighborhood, community and other retail uses, hotels and conference centers. entertainment and recreational facilities and restaurants and also multi-family residential units, all of which would be part of a planned development whereby the various components of the project and infrastructure would be designed and phased in a coordinated rather than piecemeal fashion.

Such a planned unit development scheme would be consistent with the provisions for same as set forth in the Municipal Land Use Law (MLUL). Per N.J.S.A. 40:55D-6 of the MLUL, a "planned unit development" is defined as follows:

> *An area with a specified minimum contiguous or noncontiguous size as specified by ordinance to be developed as a single entity according to a plan, containing one or more residential clusters or planned residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of non-residential uses to residential uses as shall be specified in the zoning ordinance.*

The planned unit development zone regulations will establish the development standards for the various uses described above and will further require that the developer obtain general development plan ("GDP") approval prior to seeking any individual site plan or subdivision approval. The Municipal Land Use Law now provides for GDPs for planned unit development on properties of less than 100 acres provided certain thresholds are met in terms of both non-residential floor area and total number of residential dwellings. The principal advantage of the GDP to Freehold Township is that the entire tract can be planned and approved with the basic development parameters and locations and integration of uses established prior to the build-out of the tract. This would not otherwise be the case if the property were developed through a series of piecemeal site plan and/or subdivision applications under a conventional development scenario. The GDP also provides for a phasing schedule intended to insure that coincident with any and all phases of the protect being completed all required improvements for each phase are in place so as to protect the interests of the public, including the residents of the development.

The development of the Planned Unit Development-1 Zone area includes several roadway and intersection improvements. Trotters Way would be extended through the middle of the site and connected to U.S. Route 9 across from the Freehold Mall entrance. Additional intersection improvements will be required for County Route 537 and Trotters Way and subsequently for the Trotters Way extension at the U.S. Route 9 intersection as part of the phased development of the property. These improvements are shown on the Circulation Plan Element.

HMUD – Highway Mixed Use Development

The Highway Mixed Use Development Zone area is comprised of two tracts (Block 83. Lot 1.01 and Block 80, Lot 3) concentrated near the intersection of Route 9 and Elton Adelphia Road. Each of the tracts was previously located within the limits of the CMX-10 Zone. For a number of reasons, including the unavailability of liquor licenses to serve restaurant sites as well as a generally weak market for commercial office-type use, attracting zoned uses to the area proved difficult. Further, the two tracts are ideal for either retail commercial use or a mix of commercial and multi-family residential uses (including multi-use buildings with ground floor retail space and residential apartments on the upper floors) contingent upon lot size.

Block 83, Lot 1.01 is comprised of a total of +/- 21 acres and is located along southbound U.S. Route 9 at its intersection with (and just south of) Elton-Adelphia Road (County Route 524), and includes lands which abut the reverse jughandle on the far side of the intersection of Elton-Adelphia Road. The property also has frontage along Jackson Mills Road. The owner obtained site plan approval from the Planning Board in 2011 and the property was subsequently developed for the Malverne School, a pre-school facility, and a TD Bank. Additional approvals for a commercial building and restaurant pad sites were never perfected.

Considering its size and partially developed state with roadway and utility infrastructure in place the parcel is an ideal candidate for a mixed commercial residential land use scheme whereby those lands along the Route 9 frontage immediately south of the jughandle that were approved for restaurant use would be redeveloped for multi-use buildings with ground floor retail space and residential apartments on the second and third floors. Meanwhile, lands along the County Route 524 frontage would continue to be utilized for retail commercial use. The remaining, rearmost lands (i.e.. surrounding the TD) Bank) would transition to a series of up to 4-story multi-family apartment buildings with a combination of garage, surface and tuck under building parking. An overall density in the range of 8 to 12 units per acre as applied to the total tract area would be established.

Block 80, Lot 3 encompasses nearly 15 acres and is located along northbound Route 9 at its intersection with (and just north of Elton-Adelphia Road. The property is currently undeveloped. Because it has somewhat limited depth from the highway, the property is suited for retail commercial development only with a suitably sized landscape buffer necessary to afford protection to existing single family residences in the rear.

(High Density) - Garden Apartment/Townhouse Development

Freehold Township has a variety of high density development areas consisting of garden apartment and townhouse development areas. The major garden apartment development in Freehold Township is Stonehurst at Freehold, a garden apartment complex located south of Schanck Road and west of U.S. Route 9. Stonehurst at Freehold contains 519 one and two bedroom apartment units. Built in 1970, Stonehurst began conversion from rental to condominium ownership in 1982.

The Chesterfield Gardens apartment complex, located in the northeastern portion of the Township south of Colts Neck Road, contains 171 one and two bedroom apartment units. Chesterfield Gardens was built in 1968. In 1983-1984 96 condominium units were constructed on 11.9 acres on the periphery of Chesterfield Gardens along Harding Road and are known as the Briarwood Condominiums.

The Deerbrook Condominiums located on a 28.6 acre site west of U.S. Route 9, south of C.R. 524 on the Howell Township border, contains one hundred sixty-eight (168) units in 21 structures completed in 1984. The property is bounded by a high density, single-family development in Howell Township and by a flood-prone area of the Passaquangua Brook. Deerbrook is accessible to U.S. Route 9 and to Strickland Road and is compatible with area developments in Howell, including The Villages (an age-restricted development) and the Silvermead adult community manufactured home development in Freehold. Development on this site was restricted to an upland area above the flood-prone and wetlands area of Passaquangua Brook. Water and sanitary sewerage is provided by the Township.

(MH) - Mobile/Manufactured Housing

The existing Silvermead Manufactured Home Park is the only area within the Township designated Mobile/ Manufactured Housing. The mobile home park has a mobile home park license from the Township to have a maximum of 400 housing units on approximately 89 acres. Through the years, Silvermead has been transforming from a "mobile home" park to a "manufactured home" park. The Silvermead tract was zoned specifically for manufactured/mobile home uses in 2009.

(ML 7 and 8) - Moderate and Low Income Multi-family Residential

Consistent with the Housing Plan Element which was granted Substantive Certification in September 1988 by the New Jersey Council on Affordable Housing and consistent with decisions of the New Jersey Supreme Court pertaining to the responsibilities of municipalities to allow for and encourage the provision of low and moderate income affordable housing, six sites were designated for Moderate and Low Income Multi-family Housing. Five of the ML areas

provide for development of apartment/flat and/or townhouse units at 7 or 8 dwelling units per acre excluding wetlands, floodplains and steep slopes. Development in the ML 7 and 8 areas required that 20 percent of the dwelling units be set aside as "inclusionary units" restricted for occupancy by households defined as low and moderate income households by the N.J. Council on Affordable Housing. Low income households are defined as those which earn 50 percent or less of the median household income of the housing region while moderate income households would include those earning greater than 50 percent but not more than 80 percent of the median household income of the housing region. Various administrative, legal and financial controls were established for low and moderate income units to assure that the units would remain available for present and future low and moderate income families for a minimum of thirty years. Freehold Township is located in the COAH Region 4 East Central (Monmouth, Ocean and Mercer Counties) Housing Region.

Five of the six ML 7 and 8 Moderate and Low Income Multi-Family Residential areas were zoned in 1986. These areas included Independence Square, located south of N.J. Route 33, east of the Borough of Freehold; Wyndham Place, located east of Gulley Road on the Manalapan Township border; Strickland Farm, located north of Strickland Road near the Howell Township border; APC South Street (now Avalon Manor Apartments) located east of South Street north of N.J.S.H. 33; and Adelphia Greens located on the south side of Adelphia Road east of U.S. Route 9 on the Howell Township border.

The sixth site, designated as ML-8, consists of a 56.91 acre site at the intersection of Freehold Smithburg Road and Elton Adelphia Road. The site was originally included in a 1988 amendment to Housing Plan for a senior citizens and handicapped affordable housing development consisting of 386 units. This project site became available through the combined efforts of the Langeveld Company (original property owners), the Monmouth Conservation Foundation and Freehold Township. Through a donation of 325 acres by Langeveld to the Monmouth Conservation Foundation and 56.91 acres to the Township for affordable housing, 70 acres were rezoned from R-R 200,000 square foot lots to permit a cluster development of 70 single family homes on 40,000 square foot lots. As a result the Foundation was able to retain 250 acres for permanent open space while achieving a partial financial return on the developable portion of the property.

Due to N.J.D.E.P. regulatory changes over freshwater wetlands in 1988, the Elton Corner development area was reduced from 56.91 acres to 15 acres. This resulted in a revised development plan which yielded 150 apartment units of which 149 are age-restricted affordable housing units. Elton Corner was completed in 2007.

(MLC-6) Moderate and Low Income Housing - 6 dwelling units per acre

The Master Plan designates an area east of the Borough of Freehold on Colts Neck Road, County Route 537, as MLC-6. This area is located between the Chesterfield Gardens garden apartment development in Freehold Township and Briarwood West townhouse condominium development located in Freehold Borough. The MLC-6 area was developed under the name Colts Pride. It is comprised of 250 single-family detached units within a courtyard cluster pattern of development.

Individual courtyards provide vehicular and pedestrian access to clusters of four and five single-family dwelling units on individual lots. This high density, single-family cluster development was approved in 1992; construction was initiated in 1994 and was completed in 1998.

BUSINESS/OFFICE

Business and office development within Freehold Township is clustered primarily along major roadways including Routes U.S. 9, CR 537, N.J.S.H. 33 and South and Throckmorton Streets. Historically, development originally consisted of relatively small highway businesses clustered along the Freehold Borough border and included restaurants and other small businesses. In addition, small businesses were located in some of the historic settlement areas such as Smithburg, West Freehold and East Freehold. The bulk of the development prior to 1950 extended along N.J.S.H. 33, U.S. 9 and Throckmorton Street adjacent to the Borough, and in fact, served as extensions of Borough commercial development areas. In the 1960's and 1970's, with the expansion of U.S. 9 to a four-lane roadway and with the development of the N.J.S.H. 33 Bypass, commercial development in Freehold Township became much more extensive with the development of large shopping centers and other large scale highway oriented businesses which could not locate within the Borough area. The current pattern of commercial development, therefore, became established between 1960 and 1990. The Master Plans beginning in 1985 have reflected the pattern of existing commercial and office development with proposed types of development for remaining vacant lands. A major zoning change in 1989 regulated new commercial development in terms of permitted uses, minimum lot sizes, frontage and building set-back requirements, building heights, floor area ratios and impervious surface coverage regulations. The types of business and office areas in the Master Plan are described below.

(B-10) - Highway Development

Highway Development B-10 business areas constitute the major type of business and commercial development within the Township. The principal focus of the B-10 development areas is U.S. 9 which extends from the northwestern corner of the Township from Manalapan Township west of Freehold Borough then southeasterly into Howell Township. The B-10 areas identify major shopping centers including Pond Road, Freehold Mall, South Freehold Shopping Center and others. B-10 Highway Development is also included on County Route 537 southwest of the Borough in the West Freehold area of the Township. This area developed as a commercial and office area due to the CentraState Medical Center Facilities and the development in the mid-1980's of the Raintree Shopping Center. The B-10 areas are designed for shopping center, office and highway businesses.

The B-10 Highway Development areas require a minimum of 10 acres and 1,000 feet of highway frontage in accordance with the 1989 Land Use Ordinance amendments. The B-10 Highway Development areas are adequate for anticipated shopping center and other forms of commercial development within the Township and reflect the development pattern of shopping center commercial growth which has evolved in Freehold Township.

(B-2) - Service and Supply

The B-2 Service and Supply land use designation is intended to provide for limited, general business activities such as small retail and offices, banks, food service establishments, personal services, and other small commercial and service type facilities on small lots. The B-2 Service and Supply land use category provides for lots of approximately 20,000 to 25,000 square feet with a minimum frontage of 100 feet.

B-2 Service and Supply areas are located at the edge of Freehold Borough and reflect the historical patterns of development for this type of use. B-2 areas are located on Throckmorton Street west of the Borough and Business Route N.J.S.H. 33 east of the Borough. The plan provides for a B-2 commercial area encompassing existing development along N.J. Route 33 at Asbury Avenue just east of Kozloski Road and the Poets Corner commercial plaza on Kozloski Road north of N.J. Route 33, which is part of a PUD, serves as a B-2 type development.

A 4.2 acre B-2 area is located along Kozloski Road at Thoreau Drive adjacent to Poets Corner and includes Block 43.01, Lot 16.01. Another B-2 area is located at the intersection of West Main Street and Redwood Lane consisting of Block 85.12, Lots 22, 23 and 24 west of Redwood Lane and Block 85.11, Lot 17 east of Redwood Lane.

An area encompassing approximately 20.0 acres located on both sides of the Monmouth Road (County Route 537) and Siloam Road intersection has been designated as B-2. The designated B-2 area is compatible with the commercial zoning in Manalapan Township located at the northwest portion of Monmouth Road and Siloam Road intersection. This area was previously designated as R-80 (80,000 square feet) residential development. The change in land use results from intersection improvements initiated in 2012 and the inclusion of the intersection areas as a sanitary sewer service area within the Monmouth County Water Quality Management Plan.

The uses within the B-2 area have included gasoline service stations as a “conditional use”. As a result of the changes in gasoline service station design and the design of integrated service station and convenience retail services such as those developed by Quick Check, Wawa, 7-Eleven an others, such facilities could be included in the B-2 commercial area provided the lot area is a minimum of 2 acres to accommodate the convenience store, gasoline service pumps and canopies, and adequate on-site circulation areas for ingress, egress and on-site circulation and parking areas.

(HC) - Historical Commercial

The Historical Commercial area designated on the Freehold Master Plan is specifically designed by the Township Planning Board and Committee to provide for types of activities which would enhance the aesthetic and architectural ambiance of the Monmouth Battlefield State Park located north of N.J. Route 33 along the western edge of the Township. This area consists of approximately twenty (20) acres and it is the intent of the Planning Board that all buildings and uses are to be constructed, designed and developed in a manner consistent with the Colonial Revolutionary War period.

(VC) -Village Center

A Village Center area is designated on the Master Plan on Route 537 south of the N.J. Route 33 By-Pass. The Village Center provides for a planned commercial and office center in accordance with an overall "village" architectural theme. The Village Center conforms to a settlement agreement in the late 1990's for the overall "village" architectural design and site layout.

The Village Center, now known as "Freehold Market Place", includes a 149,551 square foot Walmart Store, which was opened on March 8, 2006, a Sam's Club, restaurants and banks.

(RC) - Recreational Campground

Two properties in the Township are designated as RC-Recreational Campground; the 13.32 acre YMCA complex on East Freehold Road west of Marlboro Road (N.J. 79), and the 20.34 acre Rolling Hills Day Camp on Dittmar Road west of Robertsville Road along a branch of the Topanemus Brook. Permitted uses in the Recreation Campground RC areas include buildings and recreational areas and facilities including clubhouses, parks, playgrounds, swimming pools, tennis, basketball and handball courts and other such activities, but not to include carnival-type activities.

A third site, the 26.15 acre Pine Cone Resort and Campground located on Georgia Road, is designated R-E. It is recommended that campgrounds be regulated as a Conditional Use within the R-E Rural Environmental Zone with a minimum site area of 25 acres and an impervious surface coverage not to exceed five (5) percent.

(H-1) - Hospital

The H-1 Hospital zoning district was established in 1977 to provide for office and medical development related to the Freehold Area Hospital (now CentraState Medical Center) located on Route 537 in West Freehold. This development area provided for such uses as nursing homes, medical laboratories, clinics, professional medical offices and related types of uses. The H-1 hospital zone developed in a manner consistent with the original ordinance. A minor expansion of the H-1 area east of Route 537 was included in the 1990 Master Plan Amendments for hospital uses for outpatient clinics and a child care facility. These facilities were approved and developed in 1990. The Master Plan also provided for ancillary health care facilities within the H-1, Hospital area, including assisted care and residential health facilities.

A second area was designated for H-1 west of Gully Road in 1985. This area became known as Applewood Manor which includes a variety of senior and medical long-term residential uses including assisted living, a nursing home and related facilities. A portion of this H-1 area was approved in 2010 for an affordable supportive rental housing complex for persons with multiple sclerosis, the first such facility in New Jersey. The facility known as Kershaw Commons is named for Raymond Kershaw who served as Mayor and Township Committeeman for more than 20 years and who was active in the New Jersey Chapter of the National Multiple Sclerosis Society.

The original H-1 Hospital area on Route 537 has been expanded to include properties acquired by CentraState south and west of the hospital to provide for long-term expansion of the CentraState medical complex. The expanded H-1 area will provide for the growing types of hospital and medical uses and activities which occur at regional medical centers such as CentraState. The H-1 development area will provide for medical care support facilities including offices for physical and mental health care practitioners, long-term care residential living facilities for physical and mental patients; medically related social services including rehabilitation, therapeutic, hospice and health care training and educational facilities; medical staff dormitories; medical and medical technical support education facilities; hotels; short stay accommodations for staff and visitors; limited retail, commercial and other related medical and support services such as banking services, pharmacies, medical and surgical supply stores; and offices for professional, administrative and technical services that are compatible with medical services and facilities.

The expanded H-1 area was zoned ROL Research, Office Laboratory in 1981. It was acquired by CentraState in 2008. A portion of the ROL area remains and is occupied by a major Verizon office and communication center.

(P-1) - Professional Office

The P-1 Professional Office development areas are intended to be designed, constructed and operated in such a manner as to create the least possible disruption to and impact on adjacent residential properties. The Master Plan provides for seven (7) such areas. The largest is designated along Route 537 to buffer R-25 residential development in the Woodcrest and Green Tree developments from the H-1 Hospital Zone district and traffic along CR 537.

The second area is located on CR 537 across the street from the Hospital Zone District. This is an extension of the larger P-1 area located to the south on CR 537.

The third P-1 professional office area which has been designated is located north of Schanck Road in the vicinity of Dover Place and Sussex Place.

The fourth area is along Jackson Mill Road at Elton Adelphia Road. This area is a transition area from the US 9 Corridor development and Township Department of Public Works with residential development south on Jackson Mill Road.

The fifth area is a small area in east central Freehold Township along CR 524. This area is designed to buffer residential development in Juniper Farms from highway business development along U.S. Route 9 and CR 524. This professional office area provides for small lots and transition type uses.

The sixth area is located along West Main Street between the intersection of Wemrock Road and Stillwells Corner Road and Castranova Way.

The seventh area is located on along South Street just south of Freehold Borough.

INDUSTRIAL

Industrial development in Freehold Township has been occurring steadily since the mid-1960s. The major industries in the 1960's and 1970's included the 3-M Company manufacturing complex (now Asbury Park Press printing facility) on Willowbrook Road and the Brockway Glass Company located on Business Route 33 east of Freehold Borough. This site including the large glass manufacturing building was purchased by the Iron Mountain Company which readapted the building for document and data storage. Iron Mountain added a new storage building to complex in 2005.

The industrial area is an extension of the industrial area from the Borough of Freehold, including the Nestle Company manufacturing complex, to the Howell Township industrial area. The Freehold Township industrial area was originally planned and zoned in a manner to take advantage of historic development patterns extending from the Borough along the railroads and major roadways which occurred in this portion of the Township. This area continues to be serviced by a Conrail freight line and has moderate tracts of relatively flat open land which are desired by modern industrial facilities. The industrial area is now comprised of the M-1 and M-2 Industrial and the LI and LI-3 Light Industrial areas.

(M-1) - Industrial

The M-l Industrial area is the largest industrial area designated on the Master Plan. This area has developed for industrial, manufacturing and research uses and for truck terminals and warehouse activities. The M-1 Industrial areas are intended for relatively large scale industrial development on a minimum lot size of five (5) acres. The existing development pattern has been established by industrial developments such as Iron Mountain, Asbury Park Press, Prestone Products, Shore Point Distribution, Inverness Medical, and other large scale industrial concerns.

(M-2) - Industrial

The M-2 Industrial area is located east of the Borough along the N.J. Route 33 Bypass north to Center Street. The M-2 Industrial area provides for two (2) acre minimum lot size with a frontage of two hundred feet (200') and is designed to provide for a variety of small industrial uses which can locate within an industrial park setting or on existing small lots. The M-2 Industrial area serves as a transition area between the large lot M-l Industrial area and the commercial and residential development located within the fringe area of Freehold Borough. The M-2 area contains Nestle, Freehold Cartage and the Recycling Center.

LIGHT INDUSTRIAL

Two types of light industrial areas are included in the Land Use Plan Element to provide for small, light industrial and business service uses. Historically, these types of uses were located on the fringe of the downtown area of Freehold Borough and along major roadways on the outskirts of the Borough extending into the Township. Light industrial areas on the Master Plan include a LI area for one acre lots and a LI-3 area for three acre lots.

(LI) - Light Industrial

A light industrial area is located south of Center Street on the eastern edge of Freehold Borough and contains 27 acres. This area was previously designated as an M-2 Manufacturing Zone District. Due to the shape and scale of the area and physical development constraints of roadways, streams and lot patterns, large (2-5 acre) lots proved to be impractical. With availability of sanitary sewers and the demand for small lot industrial in the Township, the LI Light Industrial area is designed to provide an area for small, light manufacturing, business and office service facilities and technical support service facilities. A second Light Industrial area is located next to the Monmouth County Correctional facility on a 6.4 acre parcel on Freehold-Englishtown Road.

(LI-3) - Light Industrial

An area west of Kozloski Road at its intersection of the N.J. Route 33 Bypass was designated for LI-3 Light Industrial three acre lots in January 1986. This 120-acre area was previously designated R-40. With initiation of construction of the N.J. Route 33 Bypass and provisions for

sanitary sewer collection in this portion of the Township, the area was changed from large lot R 40 single family residential development.

The area south of Willow Brook Road and north of the N.J. Route 33 Bypass known as the Paragon Office Complex is also designated LI-3 and contains a total of 45.3 acres.

The LI-3 area provides for a minimum lot size of three acres and light industrial and business office development and distribution facilities. The LI-3 area was expanded to include the Reid Sod Farm property formerly designated as an M-1 area.

The LI-3 area also contains Commerce Drive and Business Park Drive located off Route 33. This LI-3 area includes several light industrial and commercial tenants within 12 buildings.

RESEARCH/OFFICE/LABORATORY AND CORPORATE MULTI-USE

The Master Plan provides for two types of research, office and laboratory developments. The first type is the ROL Research/Office Laboratory designed for large-scale, regional development projects such as the New Jersey Bell Telephone Computer Center development on CR 537. The second type of development is designed to provide for mixed use developments within campus like office parks. These are described below.

(ROL) - Research /Office/Laboratory

Research/Office/ Laboratory areas were included in the Master Plan to provide for large scale regional facilities such as computer centers, research facilities, corporate headquarters and related types of activities which would be located on minimum tract areas of forty (40) acres. The designated ROL area would be developed with low intensity, campus-like structures with low tract coverage, large setbacks and requirements for protection of sensitive environmental features such as streams, ponds, steep slopes, wooded areas and historic features.

Designation of uses within the ROL areas would be accomplished by utilizing the U. S. Office of Management and Budget Standard Industrial Classification (S.I.C.) system to ensure that permitted uses will be compatible with the general location and specific site restrictions. Careful review of proposed site plans is also essential in order to provide for review of traffic and utility impacts, site drainage, environmental concerns, architectural styles, and site design.

The ROL designation was originally assigned to two sites. One site known as the Belle Terre Farm was located west of U.S. 9 and north NJ 33. That 388 acre site was acquired by the NJDEP as part of Monmouth Battle Ground State Park. The second ROL site contained approximately 201 acres and was located west of CR 537 along Gravel Hill Road and south of the CentraState Medical Center. New Jersey Bell Telephone acquired this land in 1981 and completed development of a computer center in April 1983. In 2007, the Verizon Company sold a portion along the northern portion of the site to CentraState Medical Center and is now included in the H-1 designation on the Land Use Plan. In 2010, 67 acres were sold to a private development group which proposed a variety of office, medical and medical related uses. This area is now shown on the Master Plan as H-2 Hospital.

(CMX) - Corporate Multi-Use Development

The CMX - Corporate Multi-Use Development areas have been designed to provide for uses which are compatible with and complementary to existing development along U.S. Route 9 and the N.J. Route 33 Bypass. The CMX areas are intended to encourage development which will enhance rather than compete with existing commercial and retail facilities including existing shopping centers and the Freehold Borough Central Business District while creating a development pattern which will encourage low intensity development in order to maintain the overall suburban/rural character of the Township and provide for long-term traffic management based upon capacities of existing and proposed roadways as shown in the Circulation Plan Element.

The CMX - Corporate Multi-Use Development areas provide for future regional economic development consistent with Township, Monmouth County and State of New Jersey general land use and economic development goals and objectives. The CMX areas would provide for corporate office parks, conference and education centers, research facilities, high technology development facilities, administrative and computer facilities, major office centers and motel/hotel development. Portions of the CMX area have been developed for office park, banking and motel facilities along the U.S. Route 9 and along CR 537 corridors.

The Master Plan designates the following CMX areas:

CMX 10 - Provides for large vacant lot areas along U.S. Route 9 (10 acres with 1,000 foot frontage lots) in order to minimize the number of highway access points and to provide for coordinated development on remaining large lots along U.S. Route 9.

CMX-3 - Provides for a 3 acre minimum lot size and 300 foot frontages with a maximum height of 2 stories.

CMX-3A - Permits office and clustering of automobile sales and dealers primarily north of Three Brooks Road along U.S. Route 9 with a maximum building height of 40 feet.

CMX-3B - Provides for a 3 acre minimum lot size and 300 foot frontages with a maximum height of 3 stories.

CMX-2 - Provides for a 2 acre minimum lot size and 200 foot frontages with a maximum height of 3 stories.

CMX-4 - Provides for 4 acre minimum lot size and 300 foot frontages with a maximum height of 50 feet.

The CMX areas provide the opportunity for creating a corporate and office development center for Western Monmouth County as a result of the intersection of U.S. Route 9, Route 537 and the N.J. Route 33 Bypass. This area will also become a major office center in the Freehold area into the 21st Century.

REGIONAL MALL

In 1989 the Township created a Regional Mall Zone to reflect the development of the Freehold Raceway Mall and adjoining ancillary parcels of property which now utilize the four lane entry ways and the Mall Loop Road for access. The Regional Mall Zone has unique design and development requirements which differentiate it from the highway office and business areas of the Township. The Regional Mall Zone area has become a focal point for consumer shopping within the Freehold Township area and the western Monmouth County region. An internal roadway system, self-contained security, new utility systems and the enclosed mall design distinguish this area from other retail shopping centers in the Township.

Within the RMZ area, four types of development are designated on the Land Use Plan Element Map:

(RMZ-1) - Regional Mall Zone-I - This area is devoted to the Freehold Raceway Mall and supporting parking and circulation system including inner and outer loop roads and access roads to adjoining public roadways including U.S. Route 9, N.J. Business Route 33, CR 537 and in the future, Wemrock Road.

(RMZ-2) - Regional Mall Zone-2 - The RMZ-2 areas are designated for parcels of land separated from the mall by the four-lane Outer Loop Road. The RMZ-2 areas provide for the orderly development of outlying parcels to complement the Freehold Raceway Mall through coordination of roadway, drainage and utility infrastructure. The types of uses permitted include large scale (25,000 square feet and greater) retail and office buildings, theaters and educational uses.

(RMZ-2A) - Regional Mall Zone 2A - An RMZ-2A area has been designated for the development of a hotel/conference center at the main mall entrance on U.S. Route 9 and across U.S. Route 9 from the Freehold Raceway race track in Freehold Borough.

(RMZ-3) - Regional Mall Zone 3 - An RMZ-3 area has been designated for the development of restaurants, retail stores and shops, horse racetracks, office buildings for professional uses, banks and financial institutions. This area is located across the street from the Mall entrance on U.S. Route 9.

LAND USE PLAN

RESIDENTIAL

R-E	Rural Environmental Residential (10 Acres)
R-R	Rural Residential (200,000 S.F.)
R-120	120,000 S.F. Single Family Min. Lot Area
R-80	80,000 S.F. Single Family Min. Lot Area
R-60	60,000 S.F. Single Family Min. Lot Area
LTW-40	Lake Topanemus Watershed - 40 District
R-40	40,000 S.F. Single Family Min. Lot Area
R-40/P	Residential/Professional Office
R-25	25,000 S.F. Single Family Min. Lot Area
R-20	20,000 S.F. Single Family Min. Lot Area
R-15	15,000 S.F. Single Family Min. Lot Area
R-12	12,0000 S.F. Single Family Min. Lot Area
R-9	9,000 S.F. Single Family Min. Lot Area
RR-PAC	Rural Residential / Planned Adult Community
PAC	Planned Adult Community
PAC-4	Planned Adult Community
LI/PAC	Light Industrial / Planned Adult Community
PC	Planned Community
PUD	Planned Unit Development (court approved)
PUD-1	Planned Unit Development-1
HMUD	Highway Mixed Use Development
HIGH DENSITY	Garden Apartment/Townhouse
MH	Mobile/Manufactured Housing
MLC-6	Moderate & Low Income Housing (6 DU/Acre)
ML-7	Moderate & Low Income Housing (7 DU/Acre)
ML-8	Moderate & Low Income Housing (8 DU/Acre)

BUSINESS/OFFICE

B-2	Service & Supply-2 Acres
B-10	Highway Development-10 Acres
HC	Historic Commercial-80,000 S.F.
VC	Village Center
CMX-2	Corporate Multi-Use - 2 Acres
CMX-3	Corporate Multi-Use - 3 Acres
CMX-3A	Corporate Multi-Use - 3 Acres
CMX-3B	Corporate Multi-Use & Business Service
CMX-4	Corporate Multi-Use - 4 Acres
CMX-10	Corporate Multi-Use - 10 Acres
H-1	Hospital - 3 Acres
P-1	Professional Office - 2 Acres
P-2	Professional Office - 25,000 S.F.
RMZ-1	Regional Mall Zone
RMZ-2	Regional Mall - Ancillary Retail/Service
RMZ-2A	Regional Mall/Conference Center
RMZ-3	Regional Mall - Ancillary Retail Service/Use

INDUSTRIAL/RESEARCH/OFFICE

LI	Light Industrial - 40,000 S.F.
LI-3	Light Industrial- 3 Acres
M-1	Industrial - 5 Acres
M-2	Industrial - 2 Acres
ROL	Research, Office & Laboratory - 40 Ac.

RECREATIONAL

RC	Recreational Campground

Prepared: December 14, 2017

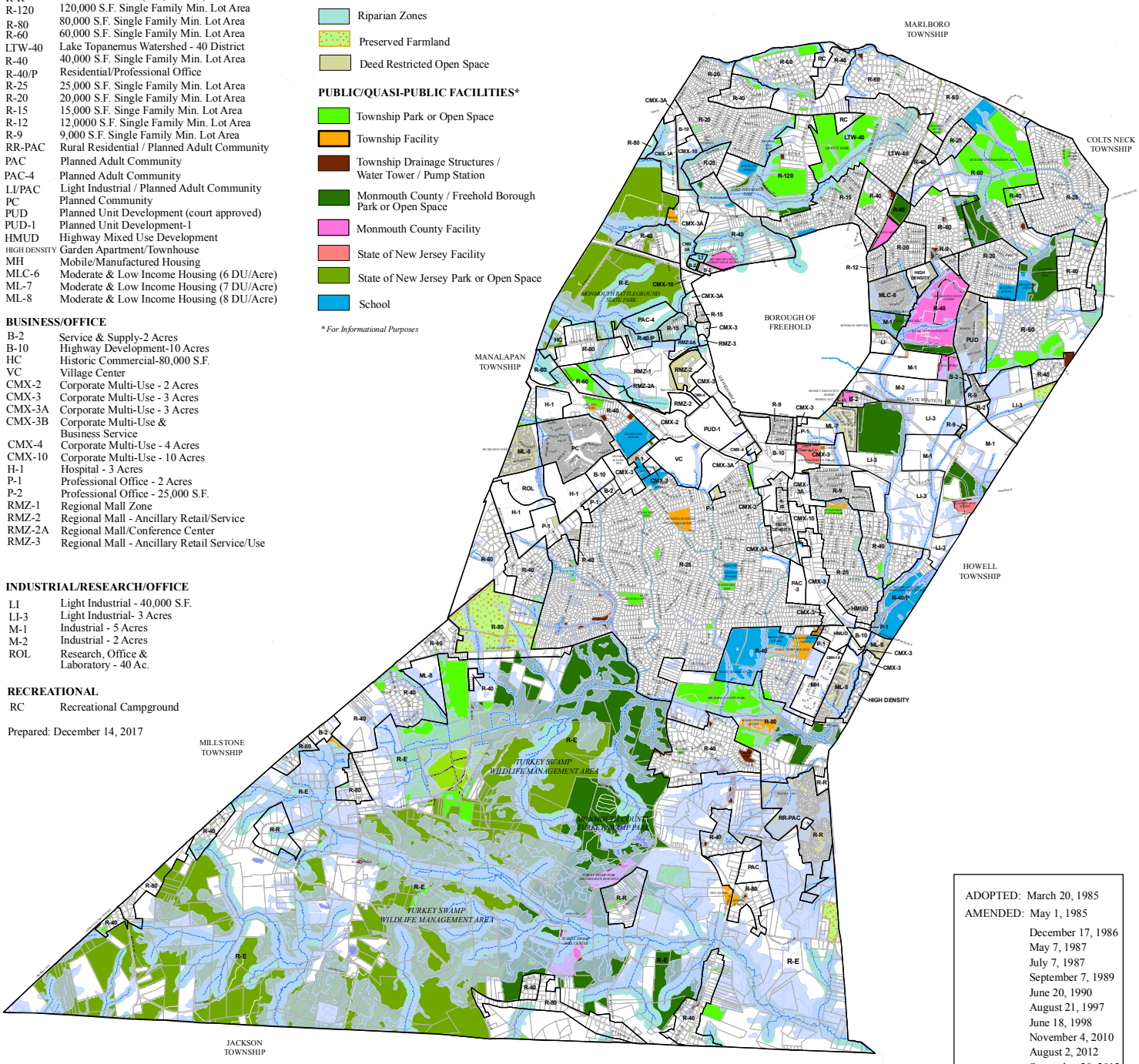
CONSERVATION*

- Freshwater Wetlands
- Riparian Zones
- Preserved Farmland
- Deed Restricted Open Space

PUBLIC/QUASI-PUBLIC FACILITIES*

- Township Park or Open Space
- Township Facility
- Township Drainage Structures / Water Tower / Pump Station
- Monmouth County / Freehold Borough Park or Open Space
- Monmouth County Facility
- State of New Jersey Facility
- State of New Jersey Park or Open Space
- School

** For Informational Purposes*



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August 4, 2016

FREEHOLD TOWNSHIP
Monmouth County, New Jersey

0 1,500 3,000 6,000 9,000 12,000 Feet

N W E S

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CHAPTER 8
HOUSING PLAN ELEMENT
AND
FAIR SHARE PLAN

TOWNSHIP OF FREEHOLD
Monmouth County, New Jersey

Adopted: July 9, 2020
Amended: June 15, 2021

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The original was signed and sealed in accordance with N.J.S.A. 45:14A-12 and N.J.A.C. 13:41-1 et seq.

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FREEHOLD TOWNSHIP HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

INTRODUCTION

The Township of Freehold has prepared this Housing Plan Element and Fair Share Plan in accordance with the New Jersey "Fair Housing Act" (N.J.S.A. 52:27D-301 et seq.), Chapter 22, Laws of 1985, effective July 2, 1985. The Fair Housing Act created the New Jersey Council on Affordable Housing (COAH or Council) and granted the Council primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in the State. The Fair Housing Act also amended the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) to require that a municipal master plan include a housing plan element to provide for affordable housing needs of the municipality and the housing region in which it is located.

In accordance with the New Jersey Supreme Court's March 10, 2015 ruling, entitled, In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (commonly referred to as "Mount Laurel IV"), Freehold Township entered the Court process by filing a declaratory judgment action ("DJ Action") with the Monmouth County Superior Court on July 2, 2015 to bring it under the jurisdiction of the Court in order to facilitate voluntary compliance with its Round 3 affordable housing obligations. At the conclusion of planning and negotiating with Fair Share Housing Center (FSHC), Freehold Township resolved its Third Round affordable housing obligations by entering into the following settlement agreements on November 8, 2019:

(1) Township of Freehold and Fair Share Housing Center – (Appendix 1)
(2) Township of Freehold and Land Bank Freehold, LLC – (Appendix 2)
(3) Township of Freehold and K. Hovnanian Old GC, LLC – (Appendix 3)
(4) Township of Freehold and M&M at Main Street, LLC Memorandum of Understanding (MOU) – (Appendix 4)

The Court Appointed Master for this case was Philip B. Caton, P.P., A.I.C.P. but was later succeeded by Kendra Lelie, P.P. A.I.C.P, LLA, upon his retirement. A Fairness Hearing was scheduled on December 13, 2019 to evaluate whether the FSHC Settlement was fair and reasonable to the interests of the region's low- and moderate-income household. The Hearing also evaluated several developer agreements, which were all approved, which included compliance mechanisms embodied in the FSHC Settlement Agreement. Prior to the Hearing, Ms. Lelie prepared a Master's Fairness Report, dated December 6, 2019 (Appendix 5) with a finding that the settlement agreements adequately addressed the Township's Round 3 affordable housing obligations. The December 13, 2019 Fairness Hearing, resulted in an Order, dated December 31, 2019 approving the Settlements and finding that the agreements are reasonable and adequately protect the interests of the region's low- and moderate-income households based upon the criteria set forth in *East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996)*. In addition, the Court preliminarily found that the Agreements provide a realistic opportunity for the Township to meet its obligations under Mount Laurel IV and that the Agreements and the Township Housing Plan for addressing its affordable housing obligations is

facially constitutionally compliant (Fairness Order prepared by the Honorable Linda Grosso-Jones, J.S.C. dated December 31, 2019 – Appendix 6). This Housing Plan Element and Fair Share Plan implements the compliance techniques in the Court-approved FSHC Settlement Agreement.

This Housing Plan Element and Fair Share Plan supersedes the Freehold Township Housing Plan Element that was prepared and adopted by the Planning Board on September 20, 2012 and endorsed by the Township Committee. This Plan addresses current affordable housing planning requirements including the calculated cumulative fair share obligation for the period from 1987 through 2025 pursuant to applicable provisions of COAH through the March 10, 2015 decision of the New Jersey Supreme Court and March 8, 2018 Opinion of Mercer County Assignment Judge Mary C. Jacobson, which addressed methodologies for addressing the components of municipal fair share obligations.

BACKGROUND

Freehold Township adopted its first Housing Plan Element and Fair Share Plan on December 17, 1986. The Plan was amended on May 7, 1987 and July 7, 1987 and addressed the Round 1 obligation of 937 affordable housing units. The New Jersey Council on Affordable Housing ("COAH") certified the amended plan on September 26, 1988. The Certified Housing Plan was again amended on June 20, 1990.

On March 16, 1995 the Planning Board adopted a second Housing Element and Fair Share Plan which addressed the combined Round 1 & 2 obligation. The combined pre-credited obligation consisted of 1,092 affordable housing units which included 1,036 new affordable housing units and 56 rehabilitation housing units. On September 8, 1994, COAH granted Freehold Township interim substantive certification of the Plan. A revised Housing Plan Element was adopted on May 3, 1999 to address comments by COAH. On December 12, 2001, COAH granted Substantive Certification to the Township for the combined Round 1 & 2 Housing Plan.

Since the time of the adoption of the Round 1 & 2 Freehold Township Housing Plan, COAH adopted Round 3 Rules on December 20, 2004. These Rules were quickly challenged in Court resulting in the invalidation of large components of the regulations. More specifically, on January 25, 2007 the New Jersey Superior Court, Appellate Division, affirmed in part, reversed in part and remanded portions of the Round 3 Rules back to COAH for reevaluation and for further rulemaking. COAH responded to the Appellate Court Order on January 22, 2008 when it published proposed new Round 3 Rules. The Revised Round 3 Rules were adopted by COAH on May 6, 2008 and became effective June 2, 2008. At the date of adoption of the Round 3 Rules COAH simultaneously proposed amendments to the Rules. The amendments were adopted on September 22, 2008 and became effective October 20, 2008.

The amended 2008 Round 3 COAH Rules provided for projected affordable housing obligations based upon projected growth of new housing units and projected new jobs for the period January 1, 2004 through December 31, 2018. COAH then applied ratios for affordable housing units that

would be generated by these two growth components. COAH referred to these projections as "municipal growth share".

Through this tortured history, Freehold continued to voluntarily comply with its affordable housing obligations. The Freehold Township Planning Board adopted a Round 3 Housing Plan on December 4, 2008 to comply with the second iteration of Round 3 Rules adopted by COAH in 2008. The Township Committee endorsed the Plan on December 16, 2008.

After the adoption of the 2008 Housing Plan Element and Fair Share Plan, the COAH methodology for determining Prospective Need for the period 2004 through 2018 was invalidated in October 2010 by an Appellate Division decision. This decision rendered the Prospective Need 2008 fair share calculations invalid.

Freehold Township adopted a revised Housing Plan Element on September 20, 2012.

In 2013, the New Jersey Supreme Court upheld and modified the 2010 Appellate Division ruling, which partially invalidated the COAH Rules for the period from 2004 through 2018 (N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was charged with adopting new affordable housing rules. COAH prepared revised Rules but, in a tie vote, the Council on Affordable Housing failed to adopt them.

On March 10, 2015, due to COAH's failure to adopt new Rules, the New Jersey Supreme Court effectively returned primary jurisdiction back to the trial courts for processing Mount Laurel compliance. To effectuate this ruling, the Supreme Court created transitional procedures for municipalities to petition designated trial judges for review of their plans voluntarily, or, in the alternative, wait to be brought under the jurisdiction of the Court via a "Constitutional Compliance Challenge". The Supreme Court modeled the procedures on the Fair Housing Act and attempted to create a parallel track to what municipalities would have encountered at COAH. In this regard, the Court provided for periods of immunity during the processing of municipal plans. The March 15, 2015 ruling was entitled, In "Re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015)" (commonly referred to as "Mount Laurel IV").

Freehold Township voluntarily filed a declaratory judgment action ("DJ Action") with Monmouth County Superior Court on July 2, 2015 thereby bringing itself under the jurisdiction of the Court for purposes of processing and ultimately approving the Township's Housing Element and Fair Share Plan for Round 3.

On March 8, 2018, Mercer County Assignment Judge Mary C. Jacobson issued an Opinion which addressed methodologies for determining four components that comprise regional and municipal fair share affordable housing obligations: Present Need, Prior Round Obligation, Gap Period Obligation and Prospective Need. This opinion has set non-binding, but illustrative precedent for determining obligations throughout the State. This ruling has been utilized in defining the Township's obligations as described in greater detail below.

On November 8, 2019 the following settlement agreements were reached with the Township of Freehold:

(1) Township of Freehold and Fair Share Housing Center
(2) Township of Freehold and Land Bank Freehold, LLC
(3) Township of Freehold and K. Hovnanian Old GC, LLC
(4) Township of Freehold and M&M at Main Street, LLC

On December 13, 2019 a Fairness Hearing was held in Monmouth County Superior Court before the Honorable Linda Grosso-Jones, J.S.C.

On December 31, 2019 Judge Jones entered an order approving the FSHC Settlement Agreement finding that it was fair and reasonable to low- and moderate-income households.

HOUSING PLAN REQUIREMENTS

Freehold Township has prepared this Housing Plan Element and Fair Share Plan:

(1) In compliance with the Fair Housing Act, Section 10 of P.L. 1985, c.222 (N.J.S.A. 52:27D-310), which requires a municipal housing plan element to achieve the goal of and access to affordable housing to meet present and prospective needs;

(2) Addressing the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) for preparation of a municipal "Housing Plan Element"; and

(3) Incorporating applicable provisions of the Substantive Rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et. seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et. seq.), as required by the March 10, 2015 decision of the New Jersey Supreme Court In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH

(4) Mercer County Assignment Judge Mary C. Jacobson's Opinion which addressed methodologies for determining four components that comprise regional and municipal fair share affordable housing obligations: Present Need, Prior Round Obligation, Gap Period Obligation and Prospective Need.

(5) Freehold Township's Settlement agreement with FSHC to address the Township's prior round obligation, rehabilitation obligation and Round 3 Obligation which received initial Court approval on December 31, 2019 and is further described within this Housing Plan.

The Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., provides that a municipal Master Plan must include a Housing Plan Element as a prerequisite for the adoption of zoning ordinances and any subsequent amendments to zoning ordinances. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40: 55D-28.

Section 10 of the Fair Housing Act, N.J.S.A. 52:27D-310, requires that a Municipal Housing Plan Element be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with particular attention to "low" and "moderate" income housing, containing at least:

(1) An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to "low" and "moderate' income households and substandard housing capable of being rehabilitated;

(2) A projection of the municipality's housing stock, including the probable future construction of "low" and "moderate" income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands;

(3) An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;

(4) An analysis of the existing and probable future employment characteristics of the municipality;

(5) A determination of the municipality's "present" and "prospective" "fair share" for "low" and "moderate" income housing and its capacity to accommodate its "present" and "prospective' housing needs, including its "fair share" for "low" and "moderate" income housing; and

(6) A consideration of the lands that are most appropriate for construction of "low" and "moderate" income housing and of the existing structures most appropriate for conversion to, or rehabilitate for, "low" and "moderate" income housing, including consideration of properties of developers who have expressed a commitment to provide "low" and "moderate" income housing.

The Township's affordable housing obligation is described as follows based upon the applicable provisions of COAH through the March 10, 2015 decision of the New Jersey Supreme Court and the March 8, 2018 Opinion of Mercer County Assignment Judge Mary C. Jacobson and the terms of the Settlement Agreement with FSHC.

Freehold Township's Fair Share Obligation		Units
A.	Prior Round Obligation - The Prior Round Obligation covers the period from 1987 through 1999.	1,036
B.	Present Need Obligation (Rehabilitation Obligation) – The Present Need Obligation which was previously referred to as the "rehabilitation share" is a measure of overcrowded and deficient housing that is occupied by low and moderate income households based on the 2010 U.S. Census.	100
C.	Round 3 Obligation which includes: (1) GAP Period Obligation: The GAP Period Obligation covers the period 1999-2015, i.e. from the end of the last COAH obligation period (1999) through the Supreme Court decision of March 10, 2015. (2) Prospective Need - Prospective Need is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The Prospective Need runs from March 10, 2015 through 2025.	1,509*

** 1,509 units for the Round 3 obligation is subject to a vacant land adjustment and durational adjustment yielding a Realistic Development Potential (or RDP) and a Durationally Adjusted Need of 631 units and is further described in this Housing Plan Element. (835+674 = 1,509)*

This Housing Plan Element addresses each of these required items in accordance with the Municipal Land Use Law, procedural requirements within COAH regulations that were upheld by the Supreme Court and by the Mercer County Opinion outlining the methodologies for determining the Township affordable housing obligation for the Present Need, Prior Round Obligation, GAP Period Obligation and Prospective Need for the period 1987 through 2025.

TOWNSHIP OF FREEHOLD LOCATION AND LAND USES

The Township of Freehold is situated in the west central area of Monmouth County and contains approximately 39 square miles or 24,512 acres of land area. The Township is the co-home to numerous Monmouth County facilities including administrative, penal, recreational, operational, nursing home and other facilities and major Monmouth County and New Jersey State park, recreation and wildlife management facilities.

The Township is bordered to the east by Colts Neck and Howell Townships, to the west by Millstone and Manalapan Townships, to the north by Marlboro and Colts Neck Townships and to the south by Jackson Township in Ocean County. The Borough of Freehold is surrounded by the Township of Freehold and is located in the north central portion of the Township. Figure 1 shows the location of Freehold Township within Monmouth County.

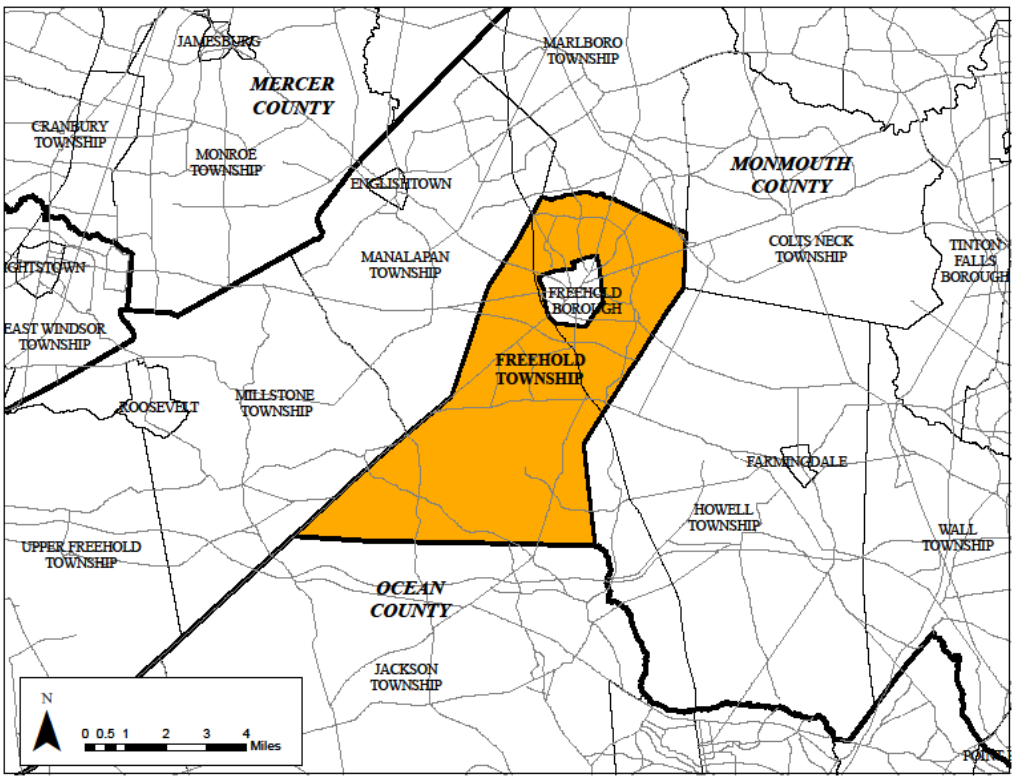
There are several major roadways in Freehold including the following:

- Freeways - N.J. Route 33 extending in an east-west direction through the central portion of the Township from Manalapan Township to Howell Township and N.J. 18 which extends through the easterly portion of the Township from Colts Neck to Marlboro Township.

- Principal Arterial Highways - U.S. Route 9 which extends in a north-south direction through the central portion of the Township and Monmouth County Route 537 which extends in a northeast-southwest direction from Jackson and Millstone Townships in the south through the Township and Freehold Borough to Colts Neck Township in the north central portion of the Township.

The Township has a variety of housing including single-family housing, multi-family housing and special needs housing. More specifically, the Township's ordinances include a wide selection of single family residential lot areas ranging from R-9 (9,000 square feet lots) to R-E Rural Environmental (10 acre lots). Residential uses also include planned adult communities, townhouses, apartments, assisted living and low and moderate income housing developments. The Township has a mix of business and office uses and industrial, research, office, laboratory and retail commercial establishments. Approximately 16 percent of the Township contains public park and open space including the New Jersey Turkey Swamp Wildlife Management Area in the southern portion of the Township, Monmouth County and Township park and open space facilities throughout the Township and Freehold Township and Freehold Area Regional school recreation and open space.

Figure 1
LOCATION MAP



FREEHOLD TOWNSHIP AND THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

On June 12, 1992 the New Jersey State Planning Commission adopted "Communities of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) designed to serve as a general guide for municipal and county master planning. The Plan was prepared, in part, through a Cross Acceptance Program which provided for coordination of state, regional, county, municipal and private interests. The SDRP was reviewed in 1999 and 2000 following a statewide Cross Acceptance II program, was updated, modified and then readopted in March 2001. On April 28, 2004, the State Planning Commission released a preliminary State Plan document in conjunction with a Cross Acceptance III program. This program stalled and was not implemented.

A completely new approach for a State Plan was undertaken by the Governor Christie Administration under the guidance of the New Jersey Office of Planning Advocacy in early 2011. A draft "State Strategic Plan" was approved on November 11, 2011 by Resolution 2011-08 and was scheduled for final adoption in October 2012 but never occurred.

The current SDRP places Freehold Township in Planning Areas 2, 3 and 5. The developed central and northern portions of the Township of Freehold are located primarily in Planning Area 2 (Suburban Planning Area) of the SDRP. A portion of the Township located north of Freehold Borough is designated Planning Area 3 (Fringe Planning Area). Environmentally sensitive areas along streams in the northern and central portion of the Township as well as the southern one-third of the Township are designated as Planning Area 5 (Environmentally Sensitive Planning Area).

The Suburban Planning Area (Planning Area 2) of the State Plan indicates the following:

> *"The Suburban Planning Area is generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low density development. Suburban Planning Areas are or will be served by regional infrastructure, except that, outside of Centers and major transportation corridors, there is limited, if any, availability of alternative modes of transportation to the automobile. These areas have generally been designated for growth in municipal master plans. As development expands, these services will become increasingly available if planned properly."*

In the Suburban Planning Area, the State Plan goals are intended to:

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

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

The Fringe Planning Area (Planning Area 3) is designated as areas that are predominantly rural landscape that is not prime agricultural or environmentally sensitive land and contains scattered small communities and free-standing residential, commercial and industrial development.

In the Fringe Planning Area, the intent of the State Plan is to:

- accommodate growth in SDRP Centers;
- protect the environs primarily as open lands;
- revitalize cities and towns;
- protect the character of existing stable communities;
- protect natural resources;
- provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and
- confine programmed sewers and public water services to Centers.

The Environmentally Sensitive Planning Area (Planning Area 5) contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats.

In the Environmentally Sensitive Planning Area, the intent of the State Plan is to:

- protect environmental resources through the protection of large contiguous areas of land;
- accommodate growth in Centers;
- protect the character of existing stable communities;
- confine programmed sewers and public water services to Centers; and
- revitalize cities and towns.

TOWNSHIP DEMOGRAPHIC CHARACTERISTICS AND HOUSING INVENTORY

Housing Plans are required to provide demographic, housing and economic characteristics of the municipality in accordance with the Fair Housing Act, N.J.S.A. 52:27D-310. The following characteristics are provided by the 2010 U.S. Bureau of Census, the 2013-2017 American Community Survey (ACS) estimates and the New Jersey Department of Labor as noted.

Demographic Characteristics

According to the 2010 U.S. Census, the population of the Township of Freehold was 36,184, an increase of 4,647 residents or 14.7 percent from 2000 when the population was 31,537. The population decreased by 755 persons or 2.1 percent between 2010 and the 2017 population estimate from 36,184 to 35,429. Figure 2 shows the population by age in 2010 and 2017 estimate including pre-school age (under 5), school age (5 to 19), working age (20 to 64) and seniors (65 and Older).

Figure 2
POPULATION BY AGE (2010 and 2017)
Township of Freehold

	2010		2017	
Age (Years)	**Number**	**Percent**	**Number**	**Percent**
Pre-School Age				
Under 5	1,726	4.8%	1,537	4.3%
School Age				
5 to 9	2,344	6.5%	2,345	6.6%
10 to 14	2,895	8.0%	2,284	6.4%
15 to 19	2,685	7.4%	2,593	7.3%
Working Age				
20 to 24	1,843	5.1%	2,237	6.3%
25 to 34	3,613	10.0%	3,666	10.3%
35 to 44	5,279	14.6%	4.154	11.7%
45 to 54	6,717	18.6%	6,400	18.1%
55 to 59	2,393	6.6%	2,970	8.4%
60 to 64	1,991	5.5%	1,842	5.2%
Seniors Age				
65 and Older	4,698	13.0%	5,401	15.3%
TOTAL	**36,184**	**100.0%**	**35,429**	**100.0%**

Source: U.S. Bureau of Census 2010 and 2017 American Community Survey Estimate

Additional key demographic features of the Township based on the 2010 Census and also the 2013-2017 American Community Survey Five Year Estimates are as follows:

(1) As of the 2017 Census estimate , there were 12,525 households and 9,194 families residing in the Township of Freehold. Of the family households 34.3 percent had children under the age of 18 living in the household, 60.3 percent were married couples living together, 10.6 percent had a female householder with no husband present, and 26.6 percent were non-families. Twenty two and five tenths (22.5) of all households were made up of individuals. The average household size was 2.74 persons and the average family size was 3.26 persons.

(2) The combined median age for both males and females in Freehold Township was 42.1 years in 2017.

(3) According to the U.S. Census Bureau American Community Survey 2013-2017 Five Year Estimates, the Freehold Township median household income was $57,652 and 17.7 percent of the Township households had income between $50,000 and $74,999, 26.2 percent had incomes of $100,000 and greater and 21.4 percent had household incomes below $25,000.

(4) The U.S. Census Bureau 2013-2017 American Community Survey Five Year Estimates showed that the median household income in 2017 was $99,827 a margin of error of +/- $6,708). The median family income was $123,378 (+/- $7,175). The per capita income for the Township was $46,291 (+/- $2,037). Approximately 4.7 percent of families and 6.4 percent of all people in the Township were below the poverty line, including 8.9 percent of those under age 18 and 5.3 percent of those ages 65 or over.

Housing Characteristics

The housing stock of the Township of Freehold was comprised of 13,128 total units per the 2017 U.S. Census Bureau ACS estimate.. This was an increase of 264 units from the 2000 Census when 12,864 units were recorded. Other key housing characteristics from the 2017 U.S. Census ACS estimate include the following:

(1) The 2017 U.S. Census ACS estimate recorded 12,525 occupied housing units or 95.4 percent of the total 13,128 housing units in the Township. Vacant housing units included 603 units or 4.6 percent.

(2) The 2017 U.S. Census ACS estimate recorded 12,525 occupied housing units of which 9,966 were owner-occupied or 79.6 percent and 2,559 were renter occupied or 20.4 percent. The average household size of owner occupied housing units was 2.89. The average household size for the renter-occupied housing units as 2.15.

(3) The homeowner vacancy rate was 0.3 percent and the rental vacancy rate was 5.8 percent.

(4) Of the 12,525 occupied housing units 9,194 units, or 73.4 percent, were classified by the Census Bureau in 2017 as “family households” while 3,331 or 26.6 percent were “non-family households” The Census Bureau defines a “family householder as a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him or her are family members.” A non-family householder is defined as “a householder living alone or with nonrelatives only”.

(5) Family households occupied by residents 65 years of age or older accounted for 1,411 or 11.3 percent of the total households.

Housing characteristics from the 2013-2017 American Community Survey 5-year Estimates include the following:

(1) There were 20 housing units lacking plumbing facilities and 195 units lacking complete kitchen facilities.

(2) Approximately 9.2 percent of the housing units in the Township were built in 1959 or earlier; 31.5 percent or 4,136 housing units, were added to the Township housing stock between 1960 and 1979; 45.0 percent or 5,912 units were added between 1980 and 1999 and 1,866 housing units were added after 2000 or 14.2 percent. Between 2010 and 2017 only 185 units were added to the housing stock which reflects the fact that there has been little residential growth and that the Township is almost fully developed. Figure 3 shows the age of housing stock by construction date.

Figure 3
HOUSING CONSTRUCTION DATE (2017 Estimate)
Township of Freehold

Year Built	Number	Percent
2014 or later	81	0.6%
2010 to 2013	104	0.8%
2000 to 2009	1,681	12.8%
1990 to 1999	2,892	22.0%
1980 to 1989	3,020	23.0%
1970 to 1979	2,379	18.1%
1960 to 1969	1,757	13.4%
1950 to 1959	607	4.6%
1940 to 1949	235	1.8%
1939 or earlier	372	2.8%
TOTAL	**13,128**	**100.0%**

Source: American Community Survey 2013-2017 Five Year Estimates

(3) The value of the housing stock for owner occupied units is shown in Figure 4 Approximately 3,597 housing units, or 36.1 percent, were valued between $300,000 and $499,999; 3,022 housing units, or 30.3 percent, were valued at $500,000 or greater; while only 990, or 9.9 percent were valued at less than $150,000.

Figure 4
VALUE FOR OWNER OCCUPIED HOUSING UNITS (2017 Estimate)
Township of Freehold

Value	Number	Percent
Less than $50,000	280	2.8%
$50,000 to $99,999	299	3.0%
$100,000 to $149,999	411	4.1%
$150,000 to $199,999	470	4.7%
$200,000 to $299,999	1,887	18.9%
$300,000 to $499,999	3,597	36.1%
$500,000 to $999,999	2,872	28.8%
$1,000,000 or more	150	1.5%
Owner-Occupied Units	**9,996**	**100.0%**
Median Value	**$410,300**	

Source: American Community Survey 2013-2017 Five Year Estimates

(4) The Median Gross Rent for 2017 was $1,817. This included 13 housing units renting for less than $500 and 155 renting between $500 and $999; 569 units were renting for between $1,000 and $1,499; 744 units were renting for between $1,500 and $1,999; 812 units renting for between $2,000 and $2,499; 80 units were renting for $2,500 to $2,999 and 44 units were renting for $3,000 or greater.

Figure 5
GROSS RENT FOR RENTER OCCUPIED HOUSING UNITS (2017 Estimate)
Township of Freehold

Gross Rent	Number	Percent
Less than $500	13	0.5%
$500 to $999	155	6.4%
$1,000 to $1,499	569	23.5%
$1,500 to $1,999	744	30.8%
$2,000 to $2,499	812	33.6%
$2,500 to $2,999	80	3.3%
$3,000 or more	44	1.8%
Occupied rental units	**2,417**	**100.0%**
Median (dollars)	**$1,817**	
No Rent Paid	**142**	

Source: American Community Survey 2013-2017 Five Year Estimates

Occupation Characteristics

Figure 6 shows the occupation characteristics for residents in the Township of Freehold based on the 2013-2017 U.S. Census American Community Survey. In 2017 there were 17,568 Township residents employed in occupations consisting of twenty six (26.0) percent in the education, health and social services industry; 13.3 percent in professional, scientific, and management, and administrative and waste management services; 11.2 percent in retail trade; 10.8 percent in Finance, Insurance, Real Estate & Rental Leasing; and 8.0 percent in Arts, Entertainment, Recreation, Food Services. Other categories of resident occupations in 2017 are shown below.

Figure 6
CIVILIAN OCCUPATIONS – (2017 Estimate)
Township of Freehold

Occupation	Employment	Percent
Agriculture, Forestry and Fishing, Hunting, Mining	2	0.0%
Construction	1,166	6.6%
Manufacturing	1,101	6.3%
Wholesale Trade	368	2.1%
Retail Trade	1,975	11.2%
Transportation, Warehousing & Utilities	736	4.2%
Information	548	3.1%
Finance, Insurance, Real Estate & Rental Leasing	1,904	10.8%
Professional, Scientific and Management	2,330	13.3%
Education, Health & Social Services	4,658	26.0%
Arts, Entertainment, Recreation, Food Services	1,411	8.0%
Other Services (Except Public Administration)	753	4.3%
Public Administration	706	4.0%
TOTAL	**17,568**	**100.0%**

Source: American Community Survey 2013-2017 Five Year Estimates

Existing and Probable Future Township Labor Force

Based on the 2013-2017 American Community Survey the number of persons within the Labor Force in Freehold Township remained relatively steady between 2013 and 2017. There was an increase of 159 persons, or 0.9 percent, between 2013 and 2017. The numbers of persons 16 years of age or older employed in the labor force between 2013 and 2017 are presented in Figure 7 as follows:

Figure 7
EMPLOYMENT CHARACTERISTICS (2017 Estimate)
Township of Freehold

Year	Persons Employed (16 Years and Older)
2017	17,568
2016	17,625
2015	17,699
2014	17,641
2013	17,409

Occupation for Employed Civilian Population 16 Years and Over
Source: 2013-2017 American Community Survey Five Year Estimates

Based on the number of persons in the Township and given the fact that the Township is nearly fully built-out, it is expected that the number of persons employed in the Township labor force will continue to remain relatively steady in the future.

Projection of Housing Stock

Figure 8 shows new residential permits and demolitions for 2010 to 2019 in Freehold Township. There were a total of 173 permits and 26 demolitions issued for that time period. Since 2015 the number of permits increased and averaged 33 units per year. The increase in residential permits was due to an upturn in the economy and new residential developments in the Township including the "Edge at Freehold" and "Regency at Freehold". It is anticipated that the Township will see additional residential units being constructed over the next ten years similar to the last five years that includes sites for inclusionary development as described further in this plan. The projection of increased housing stock is contingent upon market and economic forces.

Figure 8
RESIDENTIAL PERMITS AND DEMOLITIONS (2010-2019)
Township of Freehold

Year	Permit	Demolition
2019	33	5
2018	23	4
2017	37	5
2016	32	8
2015	39	3
2014	4	0
2013	1	0
2012	2	1
2011	1	0
2010	1	0
Total	**173**	**26**

Source: Freehold Township Construction Department

Low- and Moderate-Income Units – 2017 Freehold Township

The approximate number of low and moderate income units within the Township can be estimated based on the 2017 American Community Survey and 2017 COAH income limits for low and moderate income persons.

The approximate number of housing units that are affordable to two-person low- and moderate-income households for rental and for sale are as follows based on 2017 COAH income limits and 2017 Census data:

- Low income rental units: approximately 113 units of 2,417 units paying rent (4.7 percent of rental units)
- Moderate income rental units: approximately 510 units of 2,417 units paying rent (21.1 percent of rental units)
- Low income for-sale units: approximately 867 units out of 9,966 total owner occupied housing units (8.7 percent of for-sale units)
- Moderate income for sale units: approximately 1,799 units out of 9,966 owner occupied units (18.1 percent of for-sale units)

Figure 9 shows the 2017 Rental Rates for Low and Moderate Income Housing Units and Figure 9 shows the 2017 Sales Prices for Single Family Detached Low and Moderate Income Housing Units. Both Figures also provide the 2017 Affordable Income Limits under the COAH methodology.

As can be seen in Figure 9, a two person moderate income household could earn up to $60,363 annually and pay up to a maximum of $1,391.08 per month for rent. A low income household could earn up to $37,727 annually and pay up to a maximum of $825.18 per month for rent.

As can be seen in Figure 10, a three person moderate income household could earn up to $67,908 annually and pay up to $1,567.70 per month for housing, which would translate into a maximum sales price for a single family home of $245,632. A low income household could earn up to $42,443 annually and pay up to $931.08 per month for housing, which would translate into a maximum sales price of $152,344.

Figure 9
2017 RENTAL HOUSING RATES
FOR LOW AND MODERATE INCOME UNITS

2017 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	$66,022	$70,738	$75,454	$84,885	$94,317	$98,090	$101,862	$109,408	$116,953	$124,498
Moderate (1)	$52,817	$56,590	$60,363	$67,908	$75,454	$78,472	$81,490	$87,526	$93,562	$99,599
Low (2)	$33,011	$35,369	$37,727	$42,443	$47,158	$49,045	$50,931	$54,704	$58,476	$62,249

(1) 80 Percent of Median Income
(2) 50 Percent of Median Income
(3) 57.5% Avg. (NJAC 5:93-7.4 (b))
Source: New Jersey Council on Affordable Housing 2017 Regional Median Income

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Monthly Maximum Affordable Rental Rates (1)

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate	$1,320.43	$1,414.75	$1,509.08	$1,697.70	$1,886.35	$1,961.80	$2,037.25	$2,188.15	$2,339.05	$2,489.98
Utility Allow (2)	$95.00	$107.00	$118.00	$130.00	$142.00	$148.00	$153.00	$164.00	$180.00	$197.00
Total	$1,225.43	$1,307.75	$1,391.08	$1,567.70	$1,744.35	$1,813.80	$1,884.25	$2,024.15	$2,159.05	$2,292.98
Low	$825.28	$884.23	$943.18	$1,061.08	$1,178.95	$1,226.13	$1,273.28	$1,367.60	$1,461.90	$1,556.23
Utility Allow (2)	$95.00	$107.00	$118.00	$130.00	$142.00	$148.00	$153.00	$164.00	$180.00	$197.00
Total	$730.28	$777.23	$825.18	$931.08	$1,036.95	$1,078.13	$1,120.28	$1,203.60	$1,281.90	$1,359.23

(1) Assumes 30 percent of monthly gross income.
(2) Allowance for Tenant-Furnished Utilities and Other Services based upon N.J.D.C.A., Division of Housing and Community Resources, Section 8 Housing Program: Heating, cooking and water heating (natural gas); lighting, refrigeration and other electric; water; sanitary sewer; and trash collection. June 1, 1998
(Utility allowances per person rates extrapolated from N.J.D.C.A. bedroom rates)

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

Prepared By: Thomas Planning Associates July 8, 2019

Figure 10
2017 SALES PRICES FOR SINGLE FAMILY DETACHED HOUSING UNITS FOR LOW AND MODERATE INCOME HOUSEHOLDS

2017 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	$66,022	$70,738	$75,454	$84,885	$94,317	$98,090	$101,862	$109,408	$116,953	$124,498
Moderate (1)	$52,817	$56,590	$60,363	$67,908	$75,454	$78,472	$81,490	$87,526	$93,562	$99,599
Low (2)	$33,011	$35,369	$37,727	$42,443	$47,158	$49,045	$50,931	$54,704	$58,476	$62,249

(1) 80 Percent of Median Income
(2) 50 Percent of Median Income
(3) 57.5% Avg. (NJAC 5:93-7.4 (b))
Source: New Jersey Council on Affordable Housing 2017 Regional Median Income

Maximum Moderate Income Affordable Unit Sales Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate *	$1,232.40	$1,320.43	$1,408.47	$1,584.52	$1,760.59	$1,831.01	$1,901.43	$2,042.27	$2,183.11	$2,323.98
(-) Property Insurance (1)	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
Mortgage/Month (2)	$812.01	$870.97	$929.94	$1,047.85	$1,165.78	$1,212.94	$1,260.10	$1,354.43	$1,448.76	$1,543.11
(-) Mortg. Ins./Month (3)	$63.45	$68.06	$72.66	$81.88	$91.09	$94.78	$98.46	$105.83	$113.20	$120.58
(-) Property Tax/Month (4)	$336.94	$361.40	$385.87	$434.79	$483.73	$503.30	$522.87	$562.01	$601.15	$640.30
% Downpayment Required	$9,517	$10,209	$10,900	$12,282	$13,664	$14,217	$14,769	$15,875	$16,981	$18,086
Max. Sales Price	$190,348	$204,170	$217,992	$245,632	$273,276	$284,332	$295,388	$317,500	$339,612	$361,728

Maximum Low Income Affordable Sales Unit Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Low **	$770.26	$825.28	$880.30	$990.34	$1,100.35	$1,144.38	$1,188.39	$1,276.43	$1,364.44	$1,452.48
(-) Property Insurance (1)	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
Mortgage/Month (2)	$502.49	$539.34	$576.19	$649.89	$723.57	$753.06	$782.54	$841.50	$900.45	$959.41
(-) Mortg. Ins./Month (3)	$39.26	$42.14	$45.02	$50.78	$56.54	$58.84	$61.15	$65.75	$70.36	$74.97
(-) Property Tax/Month (4)	$208.50	$223.79	$239.08	$269.67	$300.24	$312.48	$324.71	$349.17	$373.63	$398.10
% Downpayment Required	$5,890	$6,321	$6,753	$7,617	$8,481	$8,827	$9,172	$9,863	$10,554	$11,245
Max. Sales Price	$117,792	$126,430	$135,068	$152,344	$169,617	$176,530	$183,439	$197,261	$211,079	$224,901

** N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.*

*** Assumes 28 percent of gross income per month*

(1) Assume property owners insurance of $20.00/month
(2) Assume a 3.50 percent interest rate on mortgage over 30 years.
(3) Assume mortgage insurance of $4.00/$1,000 property value.
(4) Assume general tax rate of 2.243 and Equalization Ratio of 94.70 for 2017

Prepared By: Thomas Planning Associates July 8, 2019

Low- and Moderate-Income Units – 2019 Freehold Township

The approximate number of low and moderate income units within the Township can be estimated based on the 2017 American Community Survey and 2019 COAH income limits for low and moderate income persons.

The approximate number of housing units that are affordable to two-person low- and moderate-income households for rental and for sale are as follows based on 2019 COAH income limits and 2017 Census data:

- Low income rental units: approximately 141 units of 2,417 units paying rent (5.8 percent of rental units)

- Moderate income rental units: approximately 742 units of 2,417 units paying rent (30.7 percent of rental units)

- Low income for-sale units: approximately 986 units out of 9,966 total owner occupied housing units (8.7 percent of for-sale units)

- Moderate income for sale units: approximately 2,204 units out of 9,966 owner occupied units (18.1 percent of for-sale units)

Figure 11 shows the 2019 Rental Rates for Low and Moderate Income Housing Units and Figure 11 shows the 2019 Sales Prices for Single Family Detached Low and Moderate Income Housing Units. Both Figures also provide the 2019 Affordable Income Limits under the COAH methodology.

As can be seen in Figure 12, a two person moderate income household could earn up to $65,979 annually and pay up to a maximum of $1,531.48 per month for rent. A low income household could earn up to $41,237 annually and pay up to a maximum of $912.93 per month for rent.

Figure 11
2019 RENTAL HOUSING RATES
FOR LOW AND MODERATE INCOME UNITS

2019 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	$72,165	$77,319	$82,474	$92,783	$103,092	$107,216	$111,340	$119,587	$127,834	$136,082
Moderate (1)	$57,732	$61,855	$65,979	$74,226	$82,474	$85,773	$89,072	$95,670	$102,268	$108,865
Low (2)	$36,082	$38,660	$41,237	$46,392	$51,546	$53,608	$55,670	$59,794	$63,917	$68,041

(1) 80 Percent of Median Income
(2) 50 Percent of Median Income
(3) 57.5% Avg. (NJAC 5:93-7.4 (b))
Source: Affordable Housing Professionals of New Jersey - May 2019 Regional Median Income

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Monthly Maximum Affordable Rental Rates (1)

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate	$1,443.30	$1,546.38	$1,649.48	$1,855.65	$2,061.85	$2,144.33	$2,226.80	$2,391.75	$2,556.70	$2,721.63
Utility Allow (2)	$95.00	$107.00	$118.00	$130.00	$142.00	$148.00	$153.00	$164.00	$180.00	$197.00
Total	$1,348.30	$1,439.38	$1,531.48	$1,725.65	$1,919.85	$1,996.33	$2,073.80	$2,227.75	$2,376.70	$2,524.63
Low	$902.05	$966.50	$1,030.93	$1,159.80	$1,288.65	$1,340.20	$1,391.75	$1,494.85	$1,597.93	$1,701.03
Utility Allow (2)	$95.00	$107.00	$118.00	$130.00	$142.00	$148.00	$153.00	$164.00	$180.00	$197.00
Total	$807.05	$859.50	$912.93	$1,029.80	$1,146.65	$1,192.20	$1,238.75	$1,330.85	$1,417.93	$1,504.03

(1) Assumes 30 percent of monthly gross income.
(2) Allowance for Tenant-Furnished Utilities and Other Services based upon N.J.D.C.A., Division of Housing and Community Resources, Section 8 Housing Program: Heating, cooking and water heating (natural gas); lighting, refrigeration and other electric; water; sanitary sewer; and trash collection. June 1, 1998
(Utility allowances per person rates extrapolated from N.J.D.C.A. bedroom rates)

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

Prepared By: Thomas Planning Associates March 2, 2020

Figure 12
2019 SALES PRICES FOR SINGLE FAMILY DETACHED HOUSING UNITS FOR LOW AND MODERATE INCOME HOUSEHOLDS

2019 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Median	$72,165	$77,319	$82,474	$92,783	$103,092	$107,216	$111,340	$119,587	$127,834	$136,082
Moderate (1)	$57,732	$61,855	$65,979	$74,226	$82,474	$85,773	$89,072	$95,670	$102,268	$108,865
Low (2)	$36,082	$38,660	$41,237	$46,392	$51,546	$53,608	$55,670	$59,794	$63,917	$68,041

(1) 80 Percent of Median Income
(2) 50 Percent of Median Income
(3) 57.5% Avg. (NJAC 5:93-7.4 (b))
Source: Affordable Housing Professionals of New Jersey - May 2019 Regional Median Income

Maximum Moderate Income Affordable Unit Sales Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Moderate *	$1,347.08	$1,443.28	$1,539.51	$1,731.94	$1,924.39	$2,001.37	$2,078.35	$2,232.30	$2,386.25	$2,540.18
(-) Property Insurance (1)	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
Mortgage/Month (2)	$898.06	$963.16	$1,028.28	$1,158.50	$1,288.73	$1,340.82	$1,392.92	$1,497.10	$1,601.28	$1,705.45
(-) Mortg. Ins./Month (3)	$70.17	$75.26	$80.35	$90.52	$100.70	$104.77	$108.84	$116.98	$125.12	$133.26
(-) Property Tax/Month (4)	$358.85	$384.86	$410.89	$462.92	$514.96	$535.78	$556.59	$598.22	$639.85	$681.47
5% Downpayment Required	$10,526	$11,289	$12,052	$13,578	$15,105	$15,716	$16,326	$17,547	$18,768	$19,989
Max. Sales Price	$210,519	$225,780	$241,044	$271,570	$302,099	$314,310	$326,522	$350,944	$375,366	$399,784

Maximum Low Income Affordable Sales Unit Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person	6 Person	7 Person	8 Person
Low **	$841.91	$902.07	$962.20	$1,082.48	$1,202.74	$1,250.85	$1,298.97	$1,395.19	$1,491.40	$1,587.62
(-) Property Insurance (1)	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
Mortgage/Month (2)	$556.20	$596.91	$637.60	$719.00	$800.38	$832.94	$865.50	$930.62	$995.72	$1,060.84
(-) Mortg. Ins./Month (3)	$43.46	$46.64	$49.82	$56.18	$62.54	$65.08	$67.63	$72.72	$77.80	$82.89
(-) Property Tax/Month (4)	$222.25	$238.52	$254.78	$287.30	$319.82	$332.83	$345.84	$371.86	$397.88	$423.90
5% Downpayment Required	$6,519	$6,996	$7,473	$8,427	$9,381	$9,763	$10,144	$10,908	$11,671	$12,434
Max. Sales Price	$130,383	$139,925	$149,463	$168,544	$187,621	$195,254	$202,886	$218,151	$233,412	$248,677

** N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.*

*** Assumes 28 percent of gross income per month*

(1) Assume property owners insurance of $20.00/month
(2) Assume a 3.50 percent interest rate on mortgage over 30 years.
(3) Assume mortgage insurance of $4.00/$1,000 property value.
(4) Assume general tax rate of 2.139 and Equalization Ratio of 95.63 for 2019

Prepared By: Thomas Planning Associates March 2, 2019

HOUSING POLICY

Freehold Township encourages the development of a variety of housing types suitable to the needs of existing and future residents. Housing development is designed to be compatible with existing residential neighborhoods, with environmental constraints, with the availability of infrastructure, and with the need to maintain adequate levels of service for public facilities.

Major housing development will be directed to the areas of the Township that are serviced by sanitary sewer and public water as presented in the Land Use Plan and Utility Elements of the Master Plan. Housing development within rural areas will be restricted to low density single family residential uses on individual septic systems and well water regulated by rural and environmentally sensitive area zoning and development regulations.

The Township addressed its Round 1 & 2 affordable housing obligation in accordance with COAH Rules. This Plan will generate additional housing or credit to apply to Round 3 which extends through 2025.

LAND USE PATTERNS

There are a variety of existing land uses within Freehold Township. Historically, the Township was a rural, agricultural area with scattered farms, small settlements and rural commercial establishments. The focus for the Township was the Monmouth Courthouse complex and surrounding the Town (now Borough) of Freehold. This early pattern of development persisted for almost two hundred years.

Following World War II, and particularly in the late 1950s and early 1960s, the pattern of land use began to change as rapid residential development occurred followed by commercial and industrial uses that extended outwardly from Freehold Borough into the Township along major county and regional highways.

Freehold Township currently contains a mixture of rural, suburban, and urban-type public and private land uses. It combines vestiges of the Township's historical and rural heritage with examples of contemporary metropolitan and suburban development including major subdivisions, garden apartments, planned residential developments, corporate offices, highway shopping centers and commercial development and industrial parks. As a result of its regional location and easy accessibility, Freehold Township is nearly fully developed. The Township is expected to continue to experience some infill development including primarily housing and commercial uses on remaining scattered developable parcels.

The 2019 Existing Land Use Map in Appendix 8 provides a graphic display of existing developed and undeveloped land within the Township. The map provides a reference for planning and guiding future development by type and at locations that are consistent with the goals and objectives of the Township and past development patterns. The Existing Land Use Map was prepared on a lot line GIS base map prepared by the NJDEP and updated by the

Township Engineering Department. Existing land uses were identified from the MODIV Tax Assessment Data linked to the lot line base map and an existing land use survey.

Existing land uses for 2019 have been compiled by type and acreage in tabular form and are found in Appendix 9. The table provides a detailed breakdown of land uses by acreage and by proportion of the developed land and undeveloped land totals.

Major land use categories are shown on the map and specific facilities and land uses within the major land use categories are also identified, including, for example, all major public uses such as parks and schools.

AVAILABILITY OF SANITARY SEWER AND WATER INFRASTRUCTURE

Sanitary Sewer

Freehold Township is divided into three broad geographical areas in terms of waste water disposal: (1) the southern third of the Township which is largely undeveloped and un-sewered; (2) the northwestern portion of the Township which is serviced by the Western Monmouth Utilities Authority; and (3) the central and remainder of the Township which is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority.

The southern portion of the Township is rural and largely undeveloped with large lot zoning consisting predominately of Rural Residential zoning with five acre minimum lot sizes. It contains extensive public parks and wildlife management areas including the Monmouth County Turkey Swamp Park, consisting of over 600 acres, and the New Jersey Department of Environmental Protection Turkey Swamp Wildlife Management Area, consisting of over 1,000 acres. All residences and businesses in the southern portion of the Township are served by on-site disposal (septic) systems. It is economically unfeasible to provide public sanitary sewerage service to this area and the Township plans to maintain this area as a managed on-site disposal (septic) service area in accordance with the Monmouth County Water Quality Management Plan which includes portions of the Manasquan River drainage basin and the Metedeconk River Drainage Basin.

The northwestern portion of the Township, generally north of County Route 33 and west of the Route 79 and the former Central Railroad of New Jersey, is serviced by the Western Monmouth Utilities Authority (WMUA) which includes all of Manalapan Township and Englishtown Borough, and parts of Freehold Township and Marlboro Township and a small portion of Old Bridge Township in Middlesex County. The WMUA owns and operates its own collection, conveyance and treatment facilities with all flow ultimately discharging to the Pine Brook Treatment Plant located on Utility Road in Manalapan Township.

The Freehold Township municipal sewer system consists of over 100 miles of gravity collection sewer lines ranging in size from 6 to 24 inches in diameter. Nine municipally owned pump stations and a number of small, privately-owned pump stations collect wastewater from topographically remote areas of the Township and discharge it into the main gravity system via

force mains. The Township also provides sanitary sewer service to an inclusionary residential development in Colts Neck north of Burlington Road in accordance with a Court Order.

Water

The Township currently has approximately 135 miles of water mains and ten active wells in the system. The wells access three different aquifers and range from 500 to 1200 gallons per minute in capacity. A water treatment plant is located at each well field. The groundwater from the wells is of very high quality. The primary function of the treatment plant is to remove iron and manganese from the water.

The water from each source of supply is discharged into a water distribution system consisting of water mains ranging from six inches to sixteen inches in diameter. The Township has a master plan and computerized program for the water distribution system and detailed design standards for extensions. Primarily, developers install extensions and each development is reviewed to ensure that the water system extension complies with the master plan and the design standards. The system is modeled with a hydraulic analysis computer program. The model is used to ensure that the system is capable of meeting demands and providing fire flow demands at adequate pressures. Modeling the system provides a basis to require developers to install any off-site improvements necessary to serve their projects.

AFFORDABLE HOUSING SITE SUITABILITY

In accordance with COAH Rules, a "suitable site" for a new affordable housing development "means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4". The Rules also provide that municipalities may present documentation to eliminate a site or part of a site from the inventory of sites including sites with environmental constraints and historic and architecturally important sites, public properties, and parklands and open space.

a. Environmental constraints – Environmental constraints occur throughout the Township but are particularly evident in the southern portion of the Township which is physiographically different from the central and northern of the Township in terms of vegetation, soils, hydrology, topography and geology. The southern portion of the Township comprises the northern extent of the New Jersey pinelands region. The area is not serviced by public sewers, is an area which generally has a shallow depth to water table and highly porous soils, contains extensive freshwater wetlands and flood prone areas and is an area which has been identified as an aquifer recharge area in the Township's Natural Resource Inventory. This area has historically developed with scattered large lot residential development along historic roadways that parallel the area ridgelines. The southern portion of Freehold Township is dominated by the New Jersey State Turkey Swamp Wildlife Management Area, Monmouth County Turkey Swamp Park, West Turkey Swamp Park (New Jersey, et al.), and the Manasquan River Greenway (Monmouth County). The area is also dominated by the broad flood plain and flood prone areas along the network of streams and tributaries which form the headwaters of the Metedeconk, Manasquan, Toms and Millstone River systems.

b. Historic and architecturally important sites. These sites may be excluded per COAH Rules, N.J.A.C. 4.2 (e) 3, as follows:

   i. Historic and architecturally important sites shall be excluded if such sites were listed on the State Register of Historic Places in accordance with N.J.A.C. 7.4 prior to the submission of the petition of substantive certification.

   ii. Municipalities may apply to exempt a buffer area to protect sites listed on the State Register of Historic Places. The COAH [or Court] shall forward such request to the Office of New Jersey Heritage for a recommendation pertaining to the appropriateness and size of a buffer.

   iii. Upon receipt of the Office of New Jersey Heritage's recommendation, the COAH [or Court] shall determine if any part of a site should be eliminated from the inventory described in N.J.A.C. 5:93-4.2 (d).

   iv. Within historic districts, a municipality may regulate low and moderate income housing to the same extent it regulates all other development.

c. Public properties. COAH Rules, N.J.A.C. 5:93-4.2 (e) i, provide that municipalities shall exclude from the calculation of total vacant and undeveloped lands, those owned by non-profit organizations, counties and the State or Federal government when such lands are precluded from development at the time of substantive certification.

d. Conservation, parklands or open space. COAH Rules, N.J.A.C. 5:93-4.2 (e)ii, provide that "any land designated on a master plan of a municipality as being dedicated or which is dedicated by easement or otherwise for purposes of conservation, parklands or open space and which is owned, leased, licensed or in any other manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education or by more than one municipality, by joint agreement pursuant to N.J.S.A. 40:61-35.1 et seq., for so long as the entity maintains such ownership, lease, license or operational control of such land."

LANDS MOST APPROPRIATE FOR AFFORDABLE HOUSING

In general, the areas that are most appropriate for affordable housing are those areas that have the necessary infrastructure including sewer and water and are not encumbered by environmental constraints. This includes the northern portion of the Township designated in State Planning Area 2 in the New Jersey Development and Redevelopment Plan which the State has, for the most part, encouraged growth.

Lands most appropriate for affordable housing include those properties with proximity to commercial and office uses, schools, and public services, parcels designated for new construction, existing market rate units that have the potential to convert to affordable units, and developments designed to provide special needs affordable housing, such as Kershaw Commons, and licensed group homes.

Based upon the COAH Rules pertaining to lack of developable land, environmental constraints and historic and architecturally important sites, parcels most appropriate for low and moderate income housing include potential vacant developable sites and underdeveloped sites which have been identified in the Township's Vacant Land Inventory.

Lands appropriate for the construction of new affordable housing would include at least the following elements:

- Access to a major roadway(s).
- Within an existing sanitary sewer service area and access to public water.
- Compatible with existing development in the surrounding neighborhood

There have been specific requests made by developers in commitment letters dated December 5, 2019 for the following two properties:

1) Chesterfield Gardens Apartments
2) Siloam Rd. / Rt. 537 property

Both properties are included and are further described within this Housing Plan Element. Private vacant properties that were identified outside the sewer service area were rejected as potential affordable housing sites.

FAIR SHARE PLAN

A "Fair Share Plan" is defined by COAH as a plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Element. It can include the draft ordinances necessary to implement the Housing Plan, and addresses the requirements of N.J.A.C. 5:97-3, preparing a Fair Share Plan.

The following Fair Share Plan (the Plan) details Freehold Township's Rehabilitation Obligation, Prior Round Obligation (1987-1999), and Gap + Prospective Need or Third Round Obligation (1999-2025). For each obligation, this Plan proposes mechanisms for which the Township can realistically provide opportunities for affordable housing for moderate-, low-, and very low-income households.

The need for affordable housing in New Jersey is divided into three components:

- *Prior Round Obligation* – The Prior Round Obligation is the cumulative 1987-1999 fair share obligation as was determined by COAH. The First Round and Second Round are mutually referred to as the "Prior Round".

- *Rehabilitation Obligation* – The Rehabilitation Obligation represents the number of existing housing units that are both "deficient" and occupied by low and moderate income households. This number is derived from review and analysis of housing

conditions reported in the U.S. Census and American Community Survey.

- *GAP + Prospective Need or Third Round Obligation* - July 1, 1999 – July 2, 2025 (which includes what is commonly referred to as the "Gap Period", which ran from 1999-2015, and the Prospective Need Period, which runs from 2015 to 2025). On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V") and held that the affordable housing need having accrued during the GAP Period (1999-2015) was part of the Present Need, not Prospective Need. The Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap that are eligible for affordable housing, that are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need.

  Freehold's 1,509-unit Round 3 allocation of the regional need for affordable housing was generated by multiple experts by applying the methodology set forth in the opinion issued by Her Honor Judge Jacobson in Mercer County.

Figure 13 presents the three components and estimated fair share estimates of the Freehold Township affordable housing obligation:

Figure 13
FREEHOLD TOWNSHIP'S FAIR SHARE OBLIGATION

Freehold Township's Fair Share Obligation		**Units**
A.	Prior Round Obligation - The Prior Round Obligation covers the period from 1987 through 1999.	1,036
B.	Present Need Obligation (Rehabilitation Obligation) – The Present Need Obligation which was previously referred to as the "rehabilitation share" is a measure of overcrowded and deficient housing that is occupied by low and moderate income households based on the 2010 U.S. Census.	100
C.	Round 3 Obligation which includes: (1) GAP Period Obligation: The GAP Period Obligation covers the period 1999-2015, i.e. from the end of the last COAH obligation period (1999) through the Supreme Court decision of March 10, 2015. (2) Prospective Need - Prospective Need is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The Prospective Need runs from March 10, 2015 through 2025.	1,509*

** 1,509 units for the Round 3 obligation is split into 835 units for Adjusted Realistic Development Potential (or RDP) and a Durationally Adjusted Need of 674 units and is further described in this Housing Plan Element. (835+674 = 1,509)*

Prior Round Obligation and Credits

The Council on Affordable Housing granted Substantive Certification to Freehold Township's Round 1 & 2 Affordable Housing Plan on December 12, 2001 (COAH Resolution 197-99) (Appendix 7). The Freehold Round 1 & 2 cumulative obligation was 1,092 units including 56 rehabilitation units and 1,036 new units. Figure 14 provides a summary of the Round 1 & 2 Fair Share Plan including all the components and credits that were applied to the 1,036 new unit obligation. The total number of credits totaled 1,037 which exceeded the 1,036 unit obligation by one (1) credit. The one (1) credit will be applied to the Round 3 obligation[1].

The Prior Round credits are described as follows:

Prior Cycle Credits – Credits without Controls Group Homes

The Credits without Controls program credits (73) and two group homes including Ivy Hedge and ARC of Monmouth County (10 credits) were approved by the Council on Affordable Housing (COAH) on December 12, 2001 via Resolution #197-99 granting substantive certification. The COAH substantive certification is sufficient in determining creditworthiness of the projects. The Township is also seeking five (5) credits for a group home that was constructed in 1980 known as New Horizons in Autism.

Regional Contribution Agreements (RCA's)

The Township entered into five (5) separate RCA's with Freehold Borough, the City of Trenton and Asbury Park City from 1987 to 2001. COAH granted substantive certification for the 1987 agreement with Freehold Borough for 150 RCA units. The Township will provide adequate documentation to justify the creditworthiness of the other 253 RCA credits including the executed agreements or other documentation evidencing the transfer of funds to the receiving municipalities.

Group Homes/Supportive Special Needs

COAH's 2001 substantive certification recognized six (6) of the eight (8) bedrooms for the Easter Seals group home towards the Prior Round obligation. The Township is seeking thirteen (13) credits from Allies, Inc and six (6) credits from Women's Center of Monmouth as supportive and special needs bedroom units. The Township will provide crediting information including a completed survey, certificates of occupancy, funding information, licenses and affordability controls for group homes that were not certified by COAH as necessary.

New Construction Built

The Township received certification from COAH for three family for-sale projects including Independence Square (64 units), Wyndham Place (96 units) and Strickland Farm (78 units) for

[1] *The Monmouth Crossing assisted living facility was developed by CentraState in Round 2 with 14 affordable rental apartment units but was not utilized for credit at that time. Upon the opening of the 30-unit MS facility, Kershaw Commons, CentraState donated property for Kershaw Commons and extinguished the affordability deed restrictions at Monmouth Crossing. The result was a net increase of 16 affordable apartment units at Kershaw Commons in Round 3.*

a total of 238 credits. All units were built and occupied at the time of COAH certification. COAH's certification satisfies the creditworthy determination for these units.

Centrastate operates a 76-bedroom assisted living residence in the Township called Monmouth Crossing. Fourteen (14) of the bedrooms are available to low- and moderate-income individuals which was reviewed and certified by COAH in the 2001 substantive certification.

COAH also certified a development known as Avalon Manor (Eagle Rock Apartments) that was partially completed and occupied in 2001. Avalon Manor is a 296-unit family rental apartment complex with 30 affordable rental units.

Freehold Township in conjunction with Community Investment Services, Inc. developed a municipally sponsored age-restricted affordable housing development known as Elton Corner. The rental development was constructed with a total of 149 affordable units and one-non-affordable unit for a live-in resident. The Township is seeking 119 credits and 40 bonus credits toward the Prior Round obligation. While COAH recognized this project in the 2001 substantive certification, the project was not yet built. The Township will provide adequate documentation including certificate of occupancy, funding information, affordability controls, income and bedroom distribution to determine creditworthiness of units as necessary.

COAH also approved Adelphia Green, a development consisting of 96 townhouse units of which eleven (11) units are on-site and affordable to low- and moderate-income households and ten (10) credits were realized through a RCA with Asbury Park City (included in the RCA description above).

Figure 14
PRIOR ROUND OBLIGATION/ CREDITS

FAIR SHARE PLAN	ROUNDS 1 and 2: 1987-1999 COAH REQUIREMENT - 1036					
	Family Units			Age Restricted Units		
	Owner	Rental	Rental Bonus	Owner	Rental	Rental Bonus
1. PRIOR CYCLE CREDITS						
A. Credits Without Controls (4/1/80 - 12/15/86) Silvermead Manufactured Housing				73		
B. Group Homes						
(1) Ivy Hedge May 1980 (1 home - 4 BR)		4				
(2) New Horizons in Autism Oct. 1980 (1 home - 5 BR)		5				
(3) ARC of Monmouth County May 1985 (1 home - 6 BR)		6				
2. REGIONAL CONTRIBUTION AGREEMENTS						
A. Freehold Borough - 1987	150					
B. Trenton City - 2001		56				
C. Freehold Borough - 2001 (Up to 221 Units)	157					
D. Asbury Park City - 2001 (Up to 45 Units)	30					
E. Asbury Park City - 10 (Adelphia Green)	10					
3. GROUP HOMES						
A. Easter Seals Feb. 1992 (4 homes - 6 BR)		6	6			
B. Allies Inc. 9/87-11/91(3 homes - 15 BR)		13	13			
C. Womens Center of Monmouth 5/96 (3 homes-6 BR)		6	6			
4. NEW CONSTRUCTION-BUILT						
A. Independence Square 9/90-12/94 (312 total 64 affordable)	64					
B. Wyndham Place 12/88-4/96 (484 total 96 affordable)	96					
C. Strickland Farm 3/93-4/97 (390 total 78 affordable)	78					
D. Monmouth Crossing - Assisted Living (1999) (14 BR) *					14	14
E. Avalon Manor / "Eagle Rock Apts." (2000) (296 total 30 affordable)		30	30			
F. Elton Corner - "Heritage Village" (9/2006) (149 age restricted rental)					119	40
G. Adelphia Green (2003) (96 total 11 affordable)	11					
BUILT TOTALS	596	126	55	73	133	54

	ROUND 1 & 2 (1986-1999) TOTAL = 1037
	1036 OBLIGATION

Notes:

* Monmouth Crossing transferred 14 affordable units to 30 Kershaw Commons-MS Facility in 2014.

** Rental Bonus Credits calculated at 1:1 for Non-Age Restricted Rental Units and 1:3 for Age Restricted Rental Units

Rehabilitation Obligation

The Rehabilitation Obligation, which is part of a municipality's Present Need Obligation, was determined in N.J.A.C. 5:93-1.3 to be the sum of a municipality's indigenous need, the deficient housing units occupied by low- and moderate-income households, and the reallocated present need, which is the portion of a housing region's present need that is redistributed throughout the housing region. Under COAH's Second Round rules, evidence for deficient housing included: the year a structure was built, persons per room, plumbing facilities, kitchen facilities, heating fuel, sewer service, and water supply.

The Third Round rules reduced the required criteria of evidence of "deficient housing" to three: pre-1960 crowded units, which are units that have more than 1.0 persons per room; incomplete plumbing; and incomplete kitchen facilities. This reduction in the criteria was determined by the Appellate Division to be within the COAH discretion and was upheld in the Supreme Court's decision In Re N.J.A.C. 5:96 & 97.

In Mount Laurel IV, the Supreme Court held that the "reallocated need" is no longer a component in the determination of Present Need. Therefore, a municipality's Rehabilitation Obligation now equates to "indigenous need", which means the obligation is based on deficient housing as determined by pre-1960 over-crowded units, incomplete plumbing, and incomplete kitchen facilities.

Pursuant to Judge Jacobson's Opinion for the calculation of rehabilitation obligation and the Fair Share Housing Center expert analysis of Census data, the Township has a Rehabilitation Obligation of 100 units. Freehold Township has already addressed a portion of the obligation (20 units) through participation and agreement with the Monmouth County rehabilitation program operated by the Monmouth County Department of Community Development. Appendix 14 provides the units that have been rehabilitated through the County program. The Township will continue to work with Community Grants Planning and Housing (CGP&H) for the Township's affordability assistance program and also to administer the Township's rehabilitation program for the Round 3 period.

Round 3 Obligation (Gap + Prospective Need)

The GAP and Prospective Need or Round 3 obligation of 1,509 units is divided into two components: (A) The Realistic Development Potential or "RDP"; and (B) Durationally Adjusted Need. These two components are further described below:

Round 3 Obligation Components		**Units**
A.	Adjusted Fair Share Obligation ("Realistic Development Potential" or "RDP")	835
B.	Durationally Adjusted Need	674
Total Round 3 Obligation		**1,509**

A. - Adjusted Fair Share Obligation (Realistic Development Potential)

The Township of Freehold is nearly completely built-out and has only a few parcels scattered larger than 5 acres that can be developed. The Township has evaluated all vacant and underdeveloped parcels in accordance with COAH Round 2 Substantive Rules (N.J.A.C. 5:93-1 et. sec). The Township is entitled to a "vacant land adjustment" since there is not enough vacant and underdeveloped land within the Township to address the estimated affordable housing obligation for the period 1987-2025. As a result, the Township has calculated a "Realistic Development Potential" (RDP) consistent with the COAH Round 2 Rules, N.J.A.C. 5:93-4.2, Lack of Land, New Construction for Site Suitability. The calculation of the RDP is also consistent with the March 15, 2015 New Jersey Supreme Court decision and is based upon the Realistic Development Potential of remaining vacant and underdeveloped parcels that have been identified in the Township in accordance with COAH Round 2 Rules.

Appendix 10, Vacant Land Inventory map, and Appendix 11, Vacant Land Inventory and Realistic Development (RDP) chart, provide the basis for calculating a RDP for the Township of Freehold. Parcels or portions of parcels that were excluded from the vacant land inventory in accordance with N.J.A.C. 5:93-4.2 include:

(1) Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant
(2) Environmentally sensitive lands
(3) Historic and architecturally important sites
(4) Active recreational lands
(5) Conservation, parklands and open space lands
(6) Individual sites that the Council on Affordable Housing [or Court] determines are not suitable for low and moderate income housing

All vacant and underdeveloped sites were analyzed. Sites that were undersized, had environmental constraints, were adjacent to historic sites and/or were within historic buffer areas were excluded. Specific areas that were excluded included:

(1) Presence of freshwater wetlands
(2) FEMA floodplain restricted areas
(3) Steep slopes (exceeding 15%)
(4) Property areas too small to accommodate a minimum of five housing units at a minimum presumptive density of 6.0 units per acre per N.J.A.C. 5:93-4.2 (f)
(5) No access or severely restricted access
(6) Neighborhood character where it was determined that new residential uses would be out of character with adjacent historic sites and buffers and surrounding existing uses.

COAH Rules, N.J.A.C. 5:93.4 (f), provide that consideration be given to "the character of the area surrounding each site and the need to provide housing for low- and moderate-income households in establishing densities and set-asides for each site, or part thereof, remaining in

the inventory. The minimum presumptive density shall be six units per acre and the maximum presumptive set-aside shall be 20 percent. The density and set-aside of each site shall be summed to determine the RDP of each municipality."

The result of the vacant land inventory is that there are 696 potential properties in the Township that are vacant or underdeveloped as shown in Appendix 11. Of that number only 64 properties do not meet the listed exclusions and resulted in a potential affordable set-aside. The resulting Realistic Development Potential (RDP) for the Township of Freehold is a potential of 835 affordable units.

COAH Rules, N.J.A.C. 5:93.4 (h) provide that "If the RDP described in N.J.A.C. 5:93.4 (f) is less than the pre-credited need minus the rehabilitation component, the COAH [or Court] shall review the existing municipal land use map for areas that may develop or redevelop. Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. After such an analysis, the COAH [or Court] may require at least any combination of the following in an effort to address the housing obligation:

(1) Zoning amendments that permit apartments or accessory apartments;

(2) Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C.5:93-8. In approving an overlay zone, the COAH [or Court] may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low and moderate income housing or a development fee; or

(3) Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8

B. Durational Adjusted Need

In accordance with N.J.A.C. 5:93-4.3, which permits a durational adjustment when there is insufficient sewer availability to provide a realistic opportunity for the full obligation, the Township is limited in its capacity to fully meet its obligation through new residential development outside of the sewer service area in the Township. In the southern portion of the Township sewer infrastructure is unavailable and is located outside the Sewer Service Area due to environmental sensitivity, watershed proximity to headwaters of the Metedeconk and Manasquan Rivers, and the areas inclusion in Planning area 4 and 5 on the new Jersey State Plan.

For the purposes of settlement, the Township agrees to address the 674-unit remaining portion of its allocation of the Round 3 regional need as further described in "The Satisfaction of Durational Adjustment" section below.

Suitability Analysis

Pursuant to N.J.A.C. 5:93-1.3, sites that are designated to produce affordable housing shall be available, approvable, developable, and suitable according to the following criteria:

- "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. N.J.A.C. 5:93-1.3.

- "Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. Ibid.

- "Development site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by the DEP. Ibid.

- "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. Ibid.

In addition to the above qualifications, it is also sound planning for sites to be consistent with the State Development and Redevelopment Plan. Sites that are located in Planning Area 1: Metropolitan or Planning Area 2: Suburban of the State Development and Redevelopment Plan, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligation. A suitability analysis for individual sites is provided in the description below.

Satisfaction of the Round 3 Adjusted Fair Share Obligation / Realistic Development Potential (RDP)

Satisfaction of the Round 3 adjusted fair share obligation of 835 units pursuant to the RDP is presented below in Figure 15 - Round 3 Credits. A map showing the location of affordable housing sites is located in Figure 15.

Figure 15
ROUND 3 CREDITS

		FAIR SHARE PLAN	ROUND 3: 1999-2025									
			Family Units				Age Restricted Units			Special Needs Units		
			Owner	Rental	Rental Bonus**	Contin-uing Credits	Owner	Rental	Rental Bonus**	Owner	Rental	Rental Bonus**
A.		**PRIOR CYCLE CREDITS**										
	1	Credits Without Controls (4/1/80 - 12/15/86) Silvermead Manufactured Housing										
	2	Group Homes										
		(a) Ivy Hedge May 1980 (1 home - 4 BR)										
		(b) New Horizons in Autism Oct. 1980 (1 home - 5 BR)										
		(c) ARC of Monmouth County May 1985 (1 home - 6 BR)										
B.		**REGIONAL CONTRIBUTION AGREEMENTS**										
	1	Freehold Borough - 1987										
	2	Trenton City - 2001										
	3	Freehold Borough - 2001 (Up to 221 Units)										
	4	Asbury Park City - 2001 (Up to 45 Units)										
	5	Asbury Park City - 10 (Adelphia Green)										
C.		**GROUP HOMES**										
	1	Easter Seals Feb. 1992 (4 homes - 8 BR); 2019 (1 home (2BR)									**2**	**2**
	2	Allies, Inc. 9/87-11/91(3 homes - 15 BR)										
	3	Womens Center of Monmouth 5/96 (3 homes-6 BR)										
	4	NJ Mentor / One Simple Wish (8 /11/2011) (1 Home 5 BR)									**5**	**5**
	5	Ocean, Inc. 2005-2012 (24 one bedroom units)									**24**	**24**
	6	AMIB 2011-2015 (2 homes - 8 BR)									**8**	**8**
	7	EIHAB 2012 (3 homes - 12 BR)									**12**	**12**
	8	Dungarvin (1 home - 3 BR)									**3**	**3**
	9	Archway / Woods Services 2018 (2 homes - 7 BR)									**7**	**7**
	10	Blake Gardens (1 home - 16 BR)									**16**	**16**
D / E.		**NEW CONSTRUCTION-BUILT**										
	1	Independence Square 9/90-12/94 (312 total 64 affordable)				**61**						
	2	Wyndham Place 12/88-4/96 (484 total 96 affordable)				**90**						
	3	Strickland Farm 3/93-4/97 (390 total 78 affordable)				**51**						
	4	Monmouth Crossing - Assisted Living (1999) (14 BR) *										
	5	Adelphia Green (2003) (96 total 11 affordable)										
	6	Avalon Manor / "Eagle Rock Apts." (2000) (296 total 30 affordable)										
	7	Elton Corner - "Heritage Village" (9/2006) (149 age restricted rental)						**30**				
	8	Kershaw Commons - MS Facility (2011) (30 Special Need Apts.)*									**16**	**16**
		BUILT TOTALS				**202**		**30**	**0**		**93**	**93**
F.		**INCLUSIONARY ZONING- UNDER CONSTRUCTION**										
	1	JSM Apartments "The Edge at Freehold" (21 affordable)		**21**	**21**							
	2	Parkside at Freehold - "Regency at Freehold"	**16**									
	3	PIRHL- "Wemrock Senior Living"						**75**				
		INCLUSIONARY ZONING TOTALS	**16**	**21**	**21**			**75**	**0**			
G.		**INCLUSIONARY ZONING- CURRENTLY ZONED**										
	1	Land Bank at Freehold					**23**					
	2	Edgewood Properties (Macerich) (GDP Concept Plan)		**100**	**100**							
		CURRENTLY ZONED / NOT BUILT TOTALS		**100**	**100**		**23**					
H.		**INCLUSIONARY ZONING- NEW PROSPECTIVE ZONING**										
	1	55 Jackson Mills Road Site (60 units/ 30 family affordable)		**30**								
	2	Siloam Road & Route 537 (100 s.f w / 34 duplex aff. units)	**34**									
	3	Chesterfield Apartment Expansion (100 units with 30 affordable)		**30**	**30**							
	4	Three Brooks Road (K. Hovnanian) Concept	**12**									
		PROSPECTIVE ZONING TOTALS	**46**	**60**	**30**							
I.		**CARRYOVER CREDITS (BASED ON INCREASED BONUSES FOR MONMOUTH CROSSING/KERSHAW COMMONS)**	**9**									
			Family Units				Age Restricted Units			Special Needs Units		
			Owner	Rental	Rental Bonus**	Contin-uing Credits	Owner	Rental	Rental Bonus**	Owner	Rental	Rental Bonus**
J.		**TOTALS**	**71**	**181**	**151**	**202**	**23**	**105**	**0**	**0**	**93**	**93**
			ROUND 3 (1999-2025) TOTAL =				**884**					

Notes:

* Monmouth Crossing transferred 14 affordable units to 30 Kershaw Commons-MS Facility in 2014.

** Rental Bonus Credits calculated at 1:1 for Non-Age Restricted Rental Units and 1:3 for Age Restricted Rental Units

Prepared By: Thomas Planning Associates - April 26, 2021

The family unit, age restricted unit and special needs unit rental bonuses are capped at a combined total of 209. The figure of 209 is 25 percent of the RDP of 835 (835*25% = 209). The 884 total is as follows:

Category	**Credits**
Family Units	71
Family Rental Units	181
Continuing Credits	202
Age Restricted Owner	23
Age Restricted Rental	105
Special Needs Rental	93
Rental Bonus Maximum	209
Total	**884**

The Round 3 Adjusted Fair Share Obligation is further described as follows:

Group Homes

There are eight (8) separate group home providers within Freehold Township applicable to Round 3. These group home providers supply a total of 93 bedroom units. Additional group homes and group home providers located in the Township were credited in Rounds 1 and 2. A list of the Round 1, 2 and 3 group homes are provided in Appendix 13. Additional crediting information for the group homes is located in Appendix 16. A total of 93 credits for group homes is being applied to the Adjusted Round 3 Fair Share Obligation. Additional rental bonus credits also apply to the group homes in Round 3 and are described in the section below.

New Construction - Units Built

Units that have already been constructed and are credited in Round 3 include the following developments:

Elton Corner at "Heritage Village"

Freehold Township in conjunction with Community Investment Services, Inc. developed a municipally sponsored age-restricted affordable housing development known as "Elton Corner at Heritage Village" in 2006 consisting of 149 rental units. The development is located on Elton Adelphia Road (CR 524) east of CR 537. This development was included in the Round 1 and 2 Housing Plans. Forty (40) rental bonus credits were granted to the Township by COAH in accordance with Round 2 Rules (N.J.A.C. 5:93 et seq.) at the rate of one-third rental bonus credit per apartment. Based on COAH Rules, there was a cap of 40 age-restricted rental bonus credits in Round 2. To maintain the rental bonus ratio of one-third rental bonus credit for each affordable housing unit in the Elton Corner senior housing development would require a minimum of 120 age-restricted apartments. The Elton Corner development was constructed with a total of 149 affordable units and one-non-affordable unit for a live-in resident. The Township is applying for surplus credit for 30 age-restricted housing units from the Elton Corner development in Round 3.

Kershaw Commons – MS Facility

In September 2011 a 30-unit permanent residence facility named "Kershaw Commons" was opened for indigent-care adults with multiple sclerosis (MS). It is located on a 3.33 acre site on the outer loop of Applewood Drive (off Gully Road) within the Applewood Estates assisted living and long-term care residential complex. The facility is one of the largest, most comprehensive facilities in the region dedicated to the diagnosis, treatment, rehabilitation and support of MS.

CentraState extinguished the deed restrictions on 14 assisted living housing units at the CentraState Monmouth Crossing facility on C.R. 537 upon the opening of Kershaw Commons. This will result in a net increase of 16 affordable rental units. A total of 16 special needs rental units with 16 rental bonus units (32 total) will be applied to Round 3.

New Construction Units Built - Continuing Credits

Freehold Township is applying for credit for 204 affordable for-sale family housing units that were developed and issued Certificates of Occupancy between December 20, 1987 and January 1, 1994. These units were built at Wyndham Place, Independence Square and Strickland Farms and will be targeted for affordability extension credit for Round 3.

The Township supplied the court-appointed master with the deed restrictions imposed first by the Affordable Housing Management Service of the New Jersey Housing and Mortgage Finance Agency ("HMFA") and subsequently by the Housing Affordability Service of the HMFA. To the extent that the Court concludes that the restrictions are perpetual, the Township should not be punished for its foresight. To the extent that the affordable housing restrictions are challenged as not being perpetual, the Township will by financial or legal means as appropriate permanently restrict the units so as to preserve the credit for the extension. The Township will preserve those units as affordable units on a case by case basis following the alleged expiration of the deed restrictions and the first non-exempt sale.

In the event repairs to a unit in the Extension of Expiring Controls program are required to bring the unit up to the current Building Code and Uniform Housing Affordability Controls (U.H.A.C.) at N.J.A.C. 5:80-26.1 et seq. criteria., as required by N.J.A.C. 5:97-6.14(a)3, the Township will provide funds from the Township Housing Trust Fund to make the needed repairs. However, the Township will only make the Trust Funds available to repair the unit if the owners of the unit meet the affordability requirements of a very low, low or moderate income household in accordance with the applicable household income requirements established annually by the Council on Affordable Housing.

Inclusionary Zoning – Under Construction

The following sites are zoned for inclusionary development and are currently under construction and contain family rental or age-restricted units:

<u>JSM Apartments – "The Edge at Freehold"</u>

JSM Apartments now known as "The Edge at Freehold" contains 209 apartments located on Route 9 and County Route 524. There are 21 affordable family rental units within the complex. These 21 units are entitled to a 1 for 1 rental bonus credit which would result in a total of 42 credits for Round 3.

The Edge at Freehold is part of the Highway Mixed Use Development Zone (HMUD) which was adopted by the Township by Ordinance O-14-18 (12/23/2014) and amended 8/9/2016 by Ordinance O-16-10. The purpose of the Highway Mixed Use Development Zone is to provide for a mix of commercial and multifamily residential uses concentrated along Route 9, County Route 524 and County Route 23 and serves as an appropriate transition to adjacent zones.

Parkside at Freehold – "Regency at Freehold"

The Regency at Freehold will contain 102 single family homes being constructed beginning in 2019 and located on Business Route 33 west of Route 9. These homes are luxury age-restricted units with a clubhouse and other on-site amenities.

Zoning for the site was amended on December 22, 2015 per Ordinance O-15-24 with the creation of the PAC-4 zone. The purpose of the Planned Adult Community-4 PAC-4 Zone is designed to permit a planned adult, age-restricted development consisting of single-family detached housing units and community amenities.

Pursuant to the zoning provisions the developer is providing a 15 percent affordable set-aside, or 16 affordable units, to satisfy its affordable obligation. The affordable obligation under the ordinance provisions could be satisfied either on-site or off-site in accordance with affordable housing requirements in effect through regulations adopted by the New Jersey Council on Affordable Housing (COAH), regulations established by statutory provisions and/or in accordance with a housing plan and affordable housing regulations approved by order of the Superior Court.

With respect to the off-site option the developer can satisfy the applicable affordable housing obligation for the development through the purchase of existing off-tract market-rate housing units at other locations in Freehold Township and the conversion of such units to deed-restricted low- and moderate-income housing units in accordance with all of the relevant criteria set forth in the New Jersey Department of Community Affairs Uniform Housing Affordability Controls (U.H.A.C.) at N.J.A.C. 5:80-26.1 et seq. criteria, and all other regulations and policies controlling the creditworthiness of such units on the effective date of the final site plan approval. Such conversions can be accomplished through reconstruction and/or a "buy-down/write-down program" controlling the creditworthiness of such units against the Township affordable housing obligation, provided that any affordable housing units so provided are deemed creditworthy against the Township obligation to provide additional affordable housing by a court or by a state agency designated by law to do so.

PIRHL – "Wemrock Senior Living"

PIRHL Development Company constructed a 75-unit, four-story complex known as Wemrock Senior Living 100 percent affordable age-restricted rental community. It is located on a seven-acre site on the south side of Business Route 33 near the Freehold Raceway Mall. Construction began in October 2018 and was completed in the fall of 2019. The development includes 65 one-bedroom apartments and 10 two-bedroom apartments.

Amended zoning for the site was adopted on January 24, 2017 per Ordinance O-17-1 with the creation of a PAC-AHO Zone. The purpose of the Planned Adult Community-Affordable Housing Overlay Zone was designed to permit a planned adult, age-restricted, affordable housing development consisting of multifamily housing units as an affordable housing development option on Lot 23 in Block 69.01.

Inclusionary Zoning – Currently Zoned and Not Built

Land Bank at Freehold

Pursuant to an original settlement agreement with Land Bank Freehold, this 54 acre property was rezoned on April 23, 2013 by Ordinance O-13-15 to permit the development of a planned adult community (PAC) consisting of age-restricted housing units comprised of single-family detached, duplex, attached single-family and multifamily attached housing units at the rear of the property and commercial development along the frontage of Route 9. The zoning also permits community amenities subject to certain standards and requirements including a maximum gross density of 6.0 units per acre and a 20 percent inclusionary component of affordable low and moderate income housing units. The overall yield for this site was based upon a concept plan by Land Bank. The site was expected to provide for 115 total age-restricted housing units with 23 affordable units.

An amended Settlement Agreement was signed on November 8, 2019. The amendments include the CMX-3 zone to remain along Route 9 and include permitting two fast food restaurants including drive-thru facilities, a gasoline filing station with convenience store, and a new car dealership. The rear portion of the tract will leave the PAC-3 zone in effect. However, Land Bank may exercise a new "Option B" which includes: (1) re-zoning +/- 6.4 acres of the northwesterly portion of the property as PAC-3A to permit the development of a multi-family age-restricted development with a 20% set-aside for affordable housing; and (2) re-zoning the remaining +/- 27.3 acres of the rear portion of the tract as a new FSX zone for selected warehousing, office, specialty trade contracting, wholesale, self-storage and indoor recreation uses.

With respect to affordable housing, both options would yield up to 23 affordable units. This is further described in the Amended Settlement Agreement located in Appendix 2.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be available, approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing.

> *Site Suitability and Availability* – The site is owned by Land Bank Freehold, LLC. There is a signed agreement with the Township outlining the future development of the property including zoning amendments. The site is currently vacant and is along Route 9 adjacent to commercial uses along Route 9 and single family residential uses to the west and south of the site.
>
> A review of NJDEP's Geo-Web mapping indicates there is no known contamination on site, and no known environmental constraints. The site is within the Suburban Planning Area (PA2) in the State Development and Redevelopment Plan which goal is to provide for much of the state's future development. Pursuant to N.J.A.C. 5:93-5.4 (a):
>
> > *In Planning Areas 1 and 2, as designated in the SDRP, the Council shall encourage inclusionary development within centers.*

However, municipalities may locate inclusionary developments within the environs as defined in the SDRP.

In addition, the entire site is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority

Accessibility – All affordable units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

Administrative Entity - Pursuant to the Developer's Agreement the property owner will cooperate with the Township's administrative agent regarding the administration of the affordable housing units.

Very Low/Low/Moderate-Income Split – Income distribution will follow UHAC, as well as the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

M&M at Main Street Freehold (aka Bellemeade Tract)

The +/- 77 acre vacant property (Block 70.05, Lot 17) now known as the M&M at Main Street Freehold property entered into an agreement with MACW of Freehold, known as the "Macerich Company", to purchase the property. This is the largest private vacant commercially zoned property in the Township and is centrally located at the intersection of the Route 33 By-Pass, West Main Street (County Route 537) and Route 9. The property was formerly known as the "Bellmeade Tract" which was owned by the Bellemeade Development Corporation which sold the property to Macerich in May 2007. The property continues to be farmed for various crops with only a small pole barn for farm equipment.

On December 23, 2014 the Township adopted zoning for the property to place it within a PUD-1 Planned Unit Development -1 Zone under subsection §190-140.1 of the Zoning regulations. The purpose of the zone was to provide for a range of commercial, retail and multi-family residential uses to be designed as a single development tract. The PUD-1 zoning provided for a variety of permitted uses, parking, open space, architectural and building façade details, vehicular access and related site improvements. As part of the PUD-1 zoning the ordinance required that any developer seeking approval for a planned unit development submit a General Development Plan (GDP) to the Planning Board prior to approving any preliminary subdivision or preliminary site plan.

In May 2015 a General Development (GDP) plan was approved and adopted by the Township Planning Board for the Macerich Company. The GDP included 361,900 s.f. of commercial and 400 residential units with a 10 percent-low and moderate income set-aside in two phases. In conjunction with the Phase I development the applicant proposed roadway improvements that included:

- County Route 537/Trotters Way intersection
- Trotters Way extension traversing the property (east/west) terminating at Route 9

As part of the Phase II development roadway improvements included:

- Lane expansions of the Trotters Way Extension
- Completion of a major intersection reconstruction at Trotters Way Extension and Route 9

The "Roseland" company, which is a residential trust company that specializes in multifamily development, teamed up with Macerich to become the residential developer of the GDP.

In October 2019 Macerich and Roseland terminated their interest in the property with the pending sale to M&M at Main Street Freehold which plans to develop the property for residential and commercial uses.

A Memorandum of Understanding (MOU) was signed with the Township of Freehold on November 7, 2019. The developer agreed to develop 440 apartments, of which 100 would be affordable units and an additional 200 for-sale market rate townhouse units plus an additional 20 market rate units. The total development is expected to consist of 640-660 total residential units, which includes 100 units that would be affordable to low and moderate income households.

In the MOU the developer also agreed to certain traffic improvements on Route 537, Trotters Way, and Route 9 in conjunction with the New Jersey Department of Transportation, Monmouth County and Freehold Township, all of which are described in the MOU in Appendix 4.

The Township will adopt an amended Zoning Ordinance to permit the development of the property in accordance with the MOU.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be available, approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing.

> *Site Suitability and Availability* – The site is owned by MACW Freehold, LLC. There is a signed MOU with the Township outlining the framework for future development of the property. The site is currently vacant and is centrally located at the intersection of the Route 33 By-Pass, West Main Street (County Route 537) and Route 9. Surrounding land uses include the Freehold Raceway Mall across the street on West Main Street, commercial uses and cemetery along Route 9, and the Route 33 By-Pass along the southern property boundary.
>
> A review of NJDEP's Geo-Web mapping indicates there is no known contamination on site. There is a small 0.8 acre wetlands area in the southeastern

portion of the property and no other known environmental constraints. The site is within the Suburban Planning Area (PA2) in the State Development and Redevelopment Plan which goal is to provide for much of the state's future development. Pursuant to N.J.A.C. 5:93-5.4 (a):

> *In Planning Areas 1 and 2, as designated in the SDRP, the Council shall encourage inclusionary development within centers. However, municipalities may locate inclusionary developments within the environs as defined in the SDRP.*

In addition, the entire site is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority

Accessibility – All affordable units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

Very Low/Low/Moderate-Income Split – Income distribution will follow UHAC, as well as the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

Inclusionary Zoning – Prospective Zoning

Perspective inclusionary zoning includes the following sites:

Treetop Development (formerly Chesterfield Gardens) Apartment Expansion

Treetop Development (formerly Chesterfield Gardens) is located on Colts Neck Road (Block 41.01, Lot 5.03) and Harding Road just east of Freehold Borough and contains 172 garden apartments in 15 two-story buildings. The property is currently zoned High Density (HD) at 8 units per acre for garden apartments. Within the approximate 19-acre property are two vacant areas that do not contain any development including an approximate 1.8-acre piece at the rear (southwest corner) of the property and a second area of approximately 0.8 acres along the front portion of the property. It is anticipated that these two areas would be developed to expand the number of garden apartments and family rental units on the overall property.

It is anticipated the two vacant areas would each contain one building with associated parking and will be zoned to increase the number of units on the property from 172 to 272 units, or a 100-unit increase. Thirty (30) of the units would be affordable to very low, low and moderate income housing units and would be in either the newly constructed buildings or in existing buildings. The zoning would permit the new buildings to be three (3) stories in height and would contain one and two bedroom units within the buildings. The affordable units will be restricted, regulated and administered consistent with the Township Affordable Housing Regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Township Affordable Housing Ordinance. Units shall be

income restricted for a period of at least thirty (30) years from date of initial occupancy and controls may be extended at the sole discretion of the Township.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be available, approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing.

Site Suitability and Availability – The site is owned by Ushpizin Associates Owner, LLC, Etal . The site contains 171 garden apartments in 15 buildings. It is located on Colts Neck Rd. and Harding Rd. Surrounding land uses include Briarwood condos to the south and east, single family units across the street on Colts Neck Rd. and vacant (buffer area) to the west. The property owner has submitted a letter of interest to be included in the Township's Housing Plan. (Appendix 15)

A review of NJDEP's Geo-Web mapping indicates there is no known contamination on site and no other known environmental constraints. The site is within the Suburban Planning Area (PA2) in the State Development and Redevelopment Plan which goal is to provide for much of the state's future development. Pursuant to N.J.A.C. 5:93-5.4 (a):

> *In Planning Areas 1 and 2, as designated in the SDRP, the Council shall encourage inclusionary development within centers. However, municipalities may locate inclusionary developments within the environs as defined in the SDRP.*

In addition, the entire site is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority

Accessibility – All affordable units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

Very Low/Low/Moderate-Income Split – Income distribution will follow UHAC, as well as the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

Three Brooks Road Site – K. Hovnanian Site

The Three Brooks Road Site (Block 72, Lot 88) is a vacant site located west of Halls Mill Road. It is currently zoned Light Industrial-3 (LI-3). Pursuant to a Settlement Agreement with the Township entered on November 8, 2019 (Appendix 3), this site will be rezoned to permit residential development at 3 dwelling units per gross acre with no more than 51 market-rate single-family dwellings and 12 affordable units in duplex dwellings. Lot sizes would be approximately 4,730 square feet for single family market rate units and 6,800 square feet for duplex affordable units.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be available, approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing.

Site Suitability and Availability – The site is owned by Javin, LP. The site is a vacant site which is located on Three Brooks Rd. Surrounding land uses include IVC International Vitamin Corp. warehouse and distribution facility to the east, single family to the south and west and vacant parcel to the north. There is a signed agreement with the Township outlining the future development of the property including a zoning amendment.

A review of NJDEP's Geo-Web mapping indicates there is a wetland area along the western property boundary of the site that is associated with Debois Creek that runs in a north south direction. There is no known contamination on site and no other known environmental constraints. The site is within the Suburban Planning Area (PA2) in the State Development and Redevelopment Plan which goal is to provide for much of the state's future development. Pursuant to N.J.A.C. 5:93-5.4 (a):

> *In Planning Areas 1 and 2, as designated in the SDRP, the Council shall encourage inclusionary development within centers. However, municipalities may locate inclusionary developments within the environs as defined in the SDRP.*

In addition, the entire site is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority

Accessibility – All affordable units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

Very Low/Low/Moderate-Income Split – Income distribution will follow UHAC, as well as the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income

Siloam Road and Route 537 Site

The Siloam Road (CR 527) and Monmouth Road (CR 537) Site (Block 91, Lot 20.01 (portion and 22) is a vacant site located between these two County highways. The site is currently zoned R-40 and R-E (rear portion). This site will be rezoned to permit residential development of no more than 138 market-rate one-family dwellings and 34 affordable units in two-family (duplex) dwellings. Lots sizes would be approximately 12,500 square feet for single family market rate units and duplex affordable units.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be available, approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing.

Site Suitability and Availability – The site is owned by E. Brock Limited Partnership. The site contains approximately 126 acres and is being utilized partly as a nursery and is partly vacant land. Surrounding land uses include single family residential, farm, and the Freehold Township Independent Fire Company #1. The property owner has submitted a letter of interest to be included in the Township's Housing Plan. (Appendix 15).

A review of NJDEP's Geo-Web mapping indicates there is no known contamination on site and no other known environmental constraints. The site is partially located within the Suburban Planning Area (PA2) in the State Development and Redevelopment Plan which goal is to provide for much of the state's future development. Pursuant to N.J.A.C. 5:93-5.4 (a):

> *In Planning Areas 1 and 2, as designated in the SDRP, the Council shall encourage inclusionary development within centers. However, municipalities may locate inclusionary developments within the environs as defined in the SDRP.*

The rear portion of the site is located in Planning Area 5 – Environmentally sensitive which is generally consistent with the area of wetlands on site.

In addition, the majority of the site is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority.

Accessibility – All affordable units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

Very Low/Low/Moderate-Income Split – Income distribution will follow UHAC, as well as the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income

55 Jackson Mills Road Site

The 55 Jackson Mills Road site (Block 83, Lot 9) is a vacant lot which contains approximately 17.4 acres is located just south of County Route 524 adjacent to Silvermead age-restricted community. The site is currently zoned R-40. This site will be rezoned to permit a maximum total of 60 family rental units within three story buildings, of which 30 will be affordable to low- and moderate-income households. Although this site will be "municipally-sponsored" it will not be a 100 percent affordable development.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be available, approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing.

Site Suitability and Availability – The site is owned by H&E Jacobs Family, LLC and contains 17.4 total acres however there is a wetland delineation on the site showing 6.6 acres of freshwater wetlands.

A review of NJDEP's Geo-Web mapping indicates there are no other known contamination on site and no other known environmental constraints. The site is within the Suburban Planning Area (PA2) in the State Development and Redevelopment Plan which goal is to provide for much of the state's future development. Pursuant to N.J.A.C. 5:93-5.4 (a):

> *In Planning Areas 1 and 2, as designated in the SDRP, the Council shall encourage inclusionary development within centers. However, municipalities may locate inclusionary developments within the environs as defined in the SDRP.*

In addition, the entire site is serviced by the Freehold Township Utilities Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority

Accessibility – All affordable units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

Very Low/Low/Moderate-Income Split – Income distribution will follow UHAC, as well as the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

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Bonuses/ Carryover Credits

The number of credits totaled 1,037 in Round 1 and 2 which exceeded the 1,036 unit obligation by 1 credit. Those 1 credit is based upon increased bonuses for Monmouth Crossing and Kershaw Commons are therefore being carried forward and being applied to the Round 3 obligation.

Total Credits and Bonuses

Total credits for Round 3 are located in Figure 15 – Round 3 Credits. A numerical summary of the credits are as follows:

Family Units	**Credits**
Owner	71
Rental	181

Age Restricted	**Credits**
Owner	23
Rental	105

Special Needs	**Credits**
Owner	0
Rental	93

Continuing Credits	202

Subtotal	**675**
+ Maximum Bonus Credits**	**209**
Total Credits	**884**

** The Courts have approved the allowance of bonus credits towards the satisfaction of a municipality's affordable housing obligations. In Re Adoption of N.J.A.C. 5:94 & 5:95, the Appellate Division affirmed the awarding of bonus credits for the construction of new rental units (1:3 ratio credits per senior rental unit; 1:1 ratio credits per family rental unit and special needs rental units), for the extension of expiring controls, and for each unit that is affordable to a very low income household earning less than 30 percent of median income. Additionally, in upholding the Round 2 Rules, the Courts have acknowledged the validity of those rules along with specifically acknowledging that Round 3 bonuses also continue to apply. Municipalities may receive bonus credits of up to 25 percent of the total prospective need. Calculation of the bonus credits is as follows:

835 RDP x 0.25 = 209 maximum credits available

Satisfaction of Durational Adjustment

For purposes of settlement with FSHC the Township acknowledges there is a 674 unit difference between the RDP calculation of 835 units in Appendix 11 the Round 3 number of 1,509 units issued from the decision of Judge Jacobson. The Township seeks and FSHC agrees to, a duration al adjustment of these units due to the unavailability of sewer infrastructure in areas of the Township which the Township maintains have been excluded from the sewer Service Area due to environmental sensitivity, watershed proximity to headwaters of the Metedeconk and Manasquan River, and the areas' inclusion in Planning Area 4 and Planning Area 5 on the New Jersey State Development and Redevelopment Plan.

According to N.J.S.A 5:93-4.3, if a community has sufficient land but insufficient sewer and/or water to support inclusionary development, it may seek a durational adjustment. The Township is limited in its capacity to fully meet its obligation through new residential development outside of the sewer service area in the Township.

The Township will address this unmet need / durational adjustment through the following mechanisms:

(1) The Township will adopt mixed use overlay zones at the following locations with the following densities and set-asides:

Figure 16
DENSITY CALCULATIONS FOR POTENTIAL OVERLAY AND RE-ZONING SITES

	Potential Sites	Total Site Acreage	Density (D.U./Acre)	Potential Total Units	Potential Affordable @ 20% Set-Aside
(1)	Chadwick Square & Adjacent Lots (Block 80, Lots 4, 5, 6 & 7)	10.6	12	127	25
(2)	Bank of America (Block 70.05, Lot 10)	7.0	12	84	17
(3)	Red Roof Inn / Verizon (Block 65.01, Lot 16 & 17)	11.3	12	136	27
(4)	Freehold Mall/Burlington Coat Factory (Block 50, Lot 25)	24.8	12	298	60
			Total	**644**	**129**

The provision of affordable units within the mixed use developments shall provide a 20 percent set-aside for affordable housing will be utilized for for-sale units while a 15 percent set-aside will be utilized for rental units as applicable.

(2) In addition to the above, the Township will adopt an ordinance requiring a mandatory affordable housing set aside for all new multi-family residential developments of five (5) units or more. The set aside for rental developments will be fifteen percent (15%) and the set aside for for-sale developments will be twenty percent (20%). The provisions of the ordinance will not apply to residential expansions, additions, renovations,

replacements, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more. The form of the ordinance will be finalized prior to final judgment being issued in this matter through collaboration between FSHC, the Special Master and representatives of the Township.

The Township will comply with N.J.A.C. 5:93-4.3(c) 3 and 4 with regard to the inclusion in a Fair Share Plan when the NJDEP or its designated agent approves a proposal to provide water and/or sewer to a site other than those designated for the development of low and moderate income housing in a Housing Element and Fair Share Plan.

Additional Requirements

Very Low-Income Requirement: In 2008, P.L. 2008, c. 46 was signed by the Governor, which included a number of changes to the affordable housing rules. In fact, it amended the Fair Housing Act (hereinafter "FHA") to include a requirement that at least 13% of affordable housing units must be made available to very-low income households. Specifically, the FHA reads: The Council shall coordinate and review the housing elements as filed pursuant to section 11 of P.L.1985, c.222 (C.52:27D-311), and the housing activities under section 20 of P.L.1985, c.222 (C.52:27D-320), at least once every three years, to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304). "Very low income housing" means housing affordable according to the U.S. Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30% or less of the median gross household income for households of the same size within the Housing Region in which the housing is located. Per the settlement agreement, the Township agrees to require 13% of units referenced and noted in this Plan to be very low-income units, with half of the very low-income units being available to families (See Figure 17).

Figure 17
13 PERCENT VERY LOW INCOME CALCULATION – POST 2008 AFFORDABLE UNITS

		Post 2008 Affordable Units					Number of Very Low Income Units @ 13 Percent	Family Units (Y/N)
		Family Owner	Family Rental	Age Restricted	Group Homes	Special Needs		
Constructed								
1	JSM Apartments "The Edge at Freehold" (21 affordable)		21				0	N
2	Parkside at Freehold - "Regency at Freehold"	16					0	N
3	PIRHL			75			0	N
4	NJ Mentor / One Simple Wish (1 home - 5 BR)				5		5	N
5	Ocean, Inc. (10 one bedroom units)				10		0	N
6	AMIB 2011-2015 (2 homes - 8 BR)				8		8	N
7	EIHAB 2012 (3 homes - 12 BR)				12		12	N
8	Dungarvin (1 home - 3 BR)				3		3	N
9	Archway / Woods Services (2 homes - 7 BR)				7		7	N
10	Kershaw Commons - MS Facility (2011) (30 Special Need Apts.)					16	16	N
11	Blake Gardens (1 home 16 BR)				16		16	N
	Subtotal	**16**	**21**	**75**	**61**	**16**	**67**	
Proposed								
1	Land Bank			23			0	Y
2	Edgewood Properties (Macerich) (GDP Concept Plan)		100				13	Y
3	55 Jackson Mills Rd. Site (60 total / 30 affordable)	30					10	Y
4	Siloam Road & Route 537 (100 s.f w / 34 duplex aff. units)	34					4	Y
5	Chesterfield Apartment Expansion (100 units with 30 affordable)		30				4	Y
6	Three Brooks Road (K. Hovnanian) Concept	12					2	Y
	Subtotal	**76**	**130**	**23**	**0**	**0**	**33**	
	Total (Constructed and Proposed)	**92**	**151**	**98**	**61**	**16**	**33**	

		Units Currently Provided To Meet 13% Requirement	Units Proposed To Meet 13% Requirement
Total - Post 2008 Affordable Units =	**418**	**N/A**	**N/A**
Very Low Income - 13 Percent of Total Units =	**54**	**67**	**110**
1/2 of 13% Requirement to be Family Units =	**27**	**0**	**33**

Prepared by: Thomas Planning Associates
June 1, 2021

Rental Bonus Credits: All rental bonus credits claimed in this Plan have been applied in accordance with N.J.A.C. 5:93-5.15(d).

Low/Moderate Income Split: At least fifty percent (50%) of the units addressing the Township RDP will be affordable to very-low income and low-income households, and the remaining will be affordable to moderate-income households.

Rental Requirement: At least twenty-five percent (25%) of the Township RDP will be met through rental units, and at least half (50%) of these units will be available to families.

RDP = 835
25% of 835 or 209 total units must be rental units
50% of 209 or 105 total units must be family units

Total Rental - Compliance

Development	Rental Units
JSM Apartments "The Edge at Freehold"	21
Elton Corner - "Heritage Village"	30
PIRHL- "Wemrock Senior Living"	75
Edgewood Properties (Macerich) (GDP Concept Plan)	100
Chesterfield Apartment Expansion	30
Total Rental	**256**

Family Rental - Compliance

Development	Rental Units
JSM Apartments "The Edge at Freehold"	21
Edgewood Properties (Macerich) (GDP Concept Plan)	100
Chesterfield Apartment Expansion	30
Total Rental	**151**

RDP Family Requirement: At least half (50%) of the units addressing the Township's RDP will be available to families.

RDP = 835
50% of 418 total units must be family units

Family - Compliance

Development	Rental Units
Independence Square	61
Wyndham Place	92
Strickland Farm	51
JSM Apartments "The Edge at Freehold"	21
Parkside at Freehold - "Regency at Freehold"	16
Edgewood Properties (Macerich) (GDP Concept Plan)	100
Chesterfield Apartment Expansion	30
Transit Village - Freehold Mall	30
Siloam Road & Route 537	34
Chesterfield Apartment Expansion	30
Three Brooks Road (K. Hovnanian)	12
Total Family	**477**

Age Restricted Cap: The Township will comply with the COAH Second Round age-restricted cap of twenty-five percent (25%) for its RDP. The Township is not requesting a waiver to exceed the age-restricted cap.

RDP = 835
25% of 835 or 209 maximum can be age-restricted

Age Restriction - Compliance

Development	**Rental Units**
Avalon Manor / "Eagle Rock Apts."	30
PIRHL- "Wemrock Senior Living"	75
Land Bank at Freehold	23
Total Rental	**128**

Surplus Units: The Township and FSHC agree that the Township shall have the right to apply the 24 unit calculated surplus (the difference of 835 RDP and 884 credits = 34 units) to any future changed circumstances, which would result in an increase in the Township's RDP pursuant to the FSHC Agreement – Appendix 1.

Spending Plan: The Township has prepared a Spending Plan. The Township will ask the Court to approve the Spending Plan so that the Township's Affordable Housing Trust Fund monies can be expended.

Affirmative Marketing: The individual developers will be responsible to ensure that proper affirmative marketing of all of the affordable units is properly implemented in accordance with the Freehold Township Affordable Housing regulations

Appendices

Note: Due to size constraints the following documents are provided and are available at the Township Planning Board Office upon request.

Appendix 1 - Township of Freehold and Fair Share Housing Center Settlement Agreement

Appendix 2 - Township of Freehold and Land Bank Freehold, LLC Settlement Agreement

Appendix 3 - Township of Freehold and K. Hovnanian Old GC, LLC Settlement Agreement

Appendix 4 - Township of Freehold and M&M at Main Street, LLC Memorandum of Understanding (MOU)

Appendix 5 - Master's Fairness Report, dated December 6, 2019

Appendix 6 - Fairness Order prepared by the Honorable Linda Grosso-Jones, J.S.C. dated December 31, 2019

Appendix 7 – 2001 COAH Substantive Certification – December 12, 2001

Appendix 8 - Existing Land Use Map

Appendix 9 - Existing Land Use Chart

Appendix 10 - Vacant Land Inventory Map

Appendix 11 - Vacant Land Inventory and Realistic Development Potential (RDP) Chart

Appendix 12 - Affordable Housing Location Map

Appendix 13 - Group Home List

Appendix 14 – Monmouth County Rehabilitation – Completion of Rehabbed Units

Appendix 15 – Developer Commitment Letters

Appendix 16 – Group Home and Existing Affordable Units Documentation

Appendix 17 – Affirmative Marketing Plan (adopted June 30, 2020)

Appendix 18 – Freehold Township Home Improvement Program Manual (Rehab. Manual (adopted June 30, 2020)

Appendix 19 – Affordable Assistance Manual

Appendix 20 – Ordinance O-20-7 (adopted June 30, 2020)

Appendix 21 - Spending Plan (adopted June 30, 2020)

Appendix 22 – Adopting Resolutions:

a. Planning Board Resolution Adopting Housing Plan and Fair Share Plan
b. R-20-6 – Resolution Appointing CGP&H Housing Administrator
c. R-20-87 – Appointing Municipal Housing Liaison
d. R-20-88 – Intent to Fund Spending Program
e. R-20-89 - Spending Plan Resolution
f. R-20-90 – Affirmative Marketing Plan
g. R-20-91 – Affordability Assistance Manual
h. R-20-92 – Home Improvement Program Rehabilitation Manual
i. R-20-152 – Township Committee Resolution Endorsing Housing Plan Element
j. R-20-175 – Resolution Committing to Take Necessary Measures to Ensure Proper Extensions of Various Expiring Affordability Controls

COMMUNITY FACILITIES AND UTILITIES PLAN ELEMENT

Community facilities and utilities are a significant component of the Freehold Township land use pattern and Master Plan due to the fact that the Township hosts a variety of Township, Freehold Borough, Monmouth County, and State of New Jersey facilities. In addition, the Township contains a regional high school facility. The specific facilities and utilities located within the Township are described below. It should be noted that park, recreation, and open space areas and facilities are described in a separate plan element.

PUBLIC FACILITIES

Public facilities comprise major landmarks-within Freehold Township and, in the case of schools, provide focal points for several of the neighborhood areas within the Township. As a result of rapid growth in the 1960's and 1970's, the Township experienced rapid development of community facilities and utilities within a relatively short period of time. The result is that most of the facilities and utility sites which exist today will continue into the future. Expansion rather than new construction will be the rule during the next five to ten year period. In most cases, the present Township facilities have adequate site area for expansion and many facilities were designed for future staged expansion.

As with Township facilities, County facilities located within the Township are relatively new and/or have site areas adequate for future expansion.

FREEHOLD TOWNSHIP FACILITIES

Municipal Plaza - Township facilities are centered at the 21-acre Municipal Plaza complex at the intersection of Schanck Road and Stillwells Corner Road in the west central portion of the Township. The present Municipal Building was constructed in 1974-1975 with the occupancy of only the first floor in September 1975. Final interior construction of the second floor occurred in 1980. The building houses meeting rooms and the administrative offices of the Township including the Administrator, Clerk, Treasurer, Tax Assessor, Tax Collector, Construction Official, Engineer, Recreation Commission, Health Officer, and Office of Planning Board, Board of Adjustment, Shade Tree, Environmental Commission, Architectural Review Committee, Rent Control Board, and other board and agency offices. The Mayor and Township Committee also have offices in the Municipal Building. Freehold Township has modern computer, word processing, and magnetic card entry and security systems.

Adjacent to the Municipal Building is the Public Safety Building which was built in 1967. Since 1975, this building has housed the Police Headquarters and Court Clerk. The Court Room on the second level is also utilized as a public meeting room.

The third structure at Municipal Plaza is the Freehold Township Fire District No. 1 Headquarters Building which houses Freehold Independent Fire Company No. 1. The building was built in 1971 as a result of a donation of 1.38 acres to the newly formed Fire District No. 1 which services the western portion of the Township.

In the fall of 1984 construction was begun on a Justice Center. The Justice Center will house the Police Headquarters, court and multi-purpose room, and office space for judges, the prosecutor, juvenile activities, and related functions.

During the period 1954 - 1967, the Township offices were located in the building now owned and occupied by the East Freehold Fire Company which had been converted from the one room East Freehold School. Prior to 1954, the Township Committee met at the Freehold Library Meeting Room in Freehold Borough while Township records were maintained by Township officials at their homes. The Library Meeting Room arrangement occurred in about 1920 shortly after the Borough was formed. The Andrew Carnegie Foundation had donated the Library to Freehold Township. With formation of the Borough in 1919, an agreement was reached so that the Borough could make use of the Library provided that the Township Committee would have access to and use of the Meeting Room in the basement. This arrangement was maintained until 1954 when the Township created offices and a meeting room at the converted East Freehold School Building.

Public Works Garage - The Public Works Garage was built in 1972 - 1973 following an agreement between the Township Committee and the Township Board of Education on a joint venture project at a 20.55 acre site on Jackson Mills Road south of Elton Adelphia Road. In exchange for Board of Education owned property (15.5 acres), the Township constructed and fenced a bus parking lot and storage area (5.05 acres).

The Public Works Garage houses the Public Works Department and Water Department and provides for storage of bulk material on the site. The Township expects to acquire 18.0 acres adjacent to the present 15.5 acre site for future long-term expansion.

Water System - Freehold Township owns and operates a municipal water system consisting of production, treatment, storage, transmission, and distribution facilities that serve residential, industrial, and commercial consumers in the Township. The Township also sells water to a residential development in Colts Neck. The water system services most of the developed areas of the Township north of the Manasquan River. The system provides service to approximately 85 percent of Township residents and nearly all commercial and industrial development within the Township.

Freehold Township initiated its water system in 1967 with the acquisition of the Freehold Water and Utility Company that provided water service to the central and northeast portions of the Township. In 1972 the Township acquired the Southern Gulf Water Company which served the northeast of the Township. The Township water system has been expanded over the years as the Township has developed.

Freehold Township obtains its water supply from ten wells located in three different well fields known as the Jackson Mills Road, Koenig Lane, and Point Ivy Well Fields. The Township also purchases bulk surface water from the Matchaponix Water Company. A treatment plant at each well field provides pressure filtration for iron and magnesium removal and chemical treatment for pH adjustment, corrosion control, disinfection, and fluoridation. The Matchaponix water is treated and disinfected by the Matchaponix Water Company and fluoridated by Freehold Township at the interconnection point to the Township system. The

Township also has an agreement with the New Jersey American Water Company for future bulk water supply to supplement the Township sources. Freehold Township has emergency interconnections with Freehold Borough, Gordon's Corner Water Company and New Jersey-American Water Company.

The Freehold Township water system treatment plant peak capacity in 1999 was 8.32 MGD (million gallons per day). The water system storage facilities consist of five standpipes with a total capacity of 9.49 million gallons.

The water system distribution system consists of approximately 150 miles of water pipes ranging in size from 6-inches to 16-inches and the existing well fields and storage tank facilities. The existing well fields are presented in the following table:

TABLE 19
FREEHOLD TOWNSHIP WATER SYSTEM — EXISTING WELLS: 1997

Well No.	Location	Depth (feet)	Pump Capacity*	Geologic Formation
3	Point Ivy	200	500	Englishtown
7	Point Ivy	580	880	Raritan (Old Bridge)
12	Point Ivy	210	500	Englishtown
8	Koenig Lane	670	1,000	Raritan (Old Bridge)
13	Koenig Lane	670	1,080	Raritan (Old Bridge)
9	Jackson Mill Road	740	1,000	Raritan (Old Bridge)
10	Jackson Mill Road	740	1,000	Raritan (Old Bridge)
11	Jackson Mill Road	1,002	800	Farrington
14	Jackson Mill Road	993	N/A	Farrington
15	Jackson Mill Road	983	N/A	Farrington

* Gallons Per Minute

Source: Township of Freehold Water System Master Plan — 1997

Water in the Freehold Township system is treated for iron removal, pH adjustment, fluoridation, chlorination, and corrosion control. Water storage is provided by five tanks located at high elevation points within the Township and water pressure is maintained within normal limits of 30-40 lbs./square inch. The Township water system storage tanks are described in the following table:

TABLE 20
FREEHOLD TOWNSHIP WATER SYSTEM — STORAGE TANKS: 1997

Stand Pipe	Location	Total Capacity (Gallons)	Useable Gravity Capacity (Gallons)
Stone Hill Stand Pipe	Stone Hill Road	3,000,000	3,000,000
Asbury Stand Pipe	Asbury Avenue	3,000,000	1,430,000
Southern Gulf Stand Pipe	Colts Neck Road	250,000	92,000
Hospital Stand Pipe	Freehold-Smithburg Road	240,000	118,000
Raceway Mall Stand Pipe	Raceway Mall	3,000,000	1,990,000
	System Total	**9,490,000**	**6,630,000**

Source: Township of Freehold Water System Master Plan — 1997

Freehold Township prepared a Sanitary Sewer Master Plan in October 1998. The Plan was prepared by Killam Associates, consulting engineers for the Freehold Township sewer system. The Sanitary Sewer Master Plan is consistent with the Ocean County and Monmouth County Water Quality Management Plans. The Planning Board adopts by reference the Township of Freehold Sanitary Sewer Master Plan dated October 1998.

The Township of Freehold Water System Master Plan dated November 1997, prepared by Kiliam Associates, Water System Consulting Engineers for Freehold Township, is adopted by reference and made a part of the Freehold Township Master Plan.

Sanitary Sewer System — Freehold Township is divided into three broad geographical areas in terms of waste water disposal: (1) the southern third of the Township which is largely undeveloped and unsewered; (2) the northwestern portion of the Township which is serviced by the Western Monmouth Utilities Authority; and (3) the remainder of the Township which is serviced by the Freehold Township Sewer Department that conveys sewerage flow to the Manasquan River Regional Sewerage Authority.

The southern portion of the Township is rural and largely undeveloped with large lot zoning consisting predominately of Rural Residential zoning with five acres minimum lot size and extensive public parks and wildlife management areas including the Monmouth County Turkey Swamp Park, consisting of over 600 acres, and the New Jersey Department of Environmental Protection Turkey Swamp Wildlife Management Area, consisting of over 1,000 acres. All residences and businesses in the southern portion of the Township are served by on-site disposal (septic) systems. It is economically unfeasible to provide public sanitary sewerage service to this area and the Township plans to maintain this area as a managed on-site disposal (septic) service area in accordance with the Ocean County Water Quality Management Plan which includes the Metedeconk River Drainage Basin.

The northwestern portion of the Township, generally north of County Route 522 and west of the former Central Railroad of New Jersey, is serviced by the Western Monmouth Utilities Authority (WMUA) which includes all of Manalapan Township and Englishtown Borough, and parts of Freehold Township and Marlboro Township and a small portion of Old Bridge Township in Middlesex County. The WMUA owns and operates its own collection, conveyance and treatment facilities with all flow ultimately discharging to the Pine Brook Treatment Plant located on Utility Road in Manalapan Township.

The Freehold Township Municipal Sewer System came into existence in 1967 when the Township acquired two privately owned utilities, the Freehold Sewerage Company and the Wynnewood Sewerage Utility Company. Both utilities had constructed treatment facilities in the early 1960's. Treated wastewater was discharged into tributaries of the Manasquan River. In 1972 the Township acquired the Southern Gulf Sewerage Company which serviced parts of the northeastern section of Freehold Township. The Southern Gulf Sewerage Company conveyed its wastewater to the Borough of Freehold treatment plant located on the eastern border of the Borough. In 1972 the Township also acquired The Levitt Development Sewerage Company which provided service to homes in the vicinity of Medford Boulevard and had a wastewater treatment plant located at the terminus of Medford Boulevard. After 1972 the Freehold Township sewer system expanded as development in the Township increased until 1982 when a sewer moratorium was placed on the Township by the N.J.D.E.P. due to inadequate capacity of the various treatment facilities. In 1984 the sewer moratorium was lifted as a result of the creation of the Manasquan River Regional Sewerage Authority (MRRSA), a regional entity created to serve the wastewater disposal needs of five municipalities including Freehold Borough, Freehold Township, Farmingdale, Howell Township, and Wall Township. Wastewater collected by the five communities is transported by MRRSA to the Ocean County Utility Authority northern wastewater treatment plant in Brick Township in Ocean County. As a result of that arrangement, the Township was able to abandoned three treatment facilities and numerous sewerage pump stations. Since 1984 Freehold Township has not operated any wastewater treatment facilities.

The Freehold Township municipal sewer system consists of over 100 miles of gravity collection sewer lines ranging in size from 6 to 24 inches in diameter. Seven municipally owned pump stations and a number of small privately owned pump stations collect wastewater from topographically remote areas of the Township and discharge into the main gravity system via force mains. The Township also provides sanitary sewer service to a residential development in Colts Neck north of Burlington Road.

Commuter Parking Lot - In 1979, Freehold Township acquired 8.53 acres and built a Commuter Parking Lot on Route 9 and Schibanoff Lane. This facility contains 175 parking spaces and an additional 200 spaces could be paved to meet future demands.

Fire Districts - Freehold Township receives fire protection services from two companies: the East Freehold Fire Company and the Freehold Independence Fire Company No. 1.

The Freehold Independent Fire Company, which has fire station facilities on Stillwells Corners Road at Municipal Plaza and on Siloam Road serves Fire District No. 1, which includes areas of the Township west of U. S. Route 9. The Company was formed in 1962 as a result of devastating forest fires in the southern portions of the Township. The Company built its original firehouse on Siloam Road in 1963 with a meeting room addition in 1972. The present Municipal Plaza building was built in 1972. Fire districts were formed in 1969.

Fire District No. 2, which includes areas east of U. S. Route 9, is protected by the East Freehold Fire Company. The main firehouse was built on Dutch Lane Road in 1967 as a result of a donation by the Township of the former Municipal Building to the Fire Company. Land on Daniels Way was purchased from the State Department of Transportation and an Annex Building was completed in 1976 by Fire District No. 2.

Schools - The Freehold Township School District is a kindergarten through eighth grade system comprised of five elementary (K-6) schools; Applegate, Burlington Road, Laura Donovan, Marshall Erickson (formerly Elton Road) and west Freehold, and two intermediate schools, Clifton T. Barkalow and Eisenhower for grades 7 and 8. Township students continue their education for grades 9 through 12 at the Freehold Township High School, one of five facilities that form the Freehold Regional High School District.

The following table presents data of existing schools in the Freehold Township School District.

TABLE 21
EXISTING SCHOOLS
FREEHOLD TOWNSHIP SCHOOL DISTRICT: 1977 AND 1984

School	Year Built / Expanded	Grades	Enrollment September		Capacity	Site Size (Acres)
			1977	1984*		
Elementary:						
Applegate	1975	K-6	413	373	667	14.3
Burlington Rd.	1960	K-5	529	313	678	14.6
Laura Donovan	1968	K-6	702	392	754	12.8
Marshall Erickson	1972	K-6	546	365	662	30.5
West Freehold	1936/49/51	K-5	589	348	630	8.8
		Total	2,799	1,791	3,391	81.0
Intermediate:						
Barkalow	1965/67	7-8	559	485	655	11.8
Eisenhower	1970	7-8	477	461	674	19.0
		Total	1,036	946	1,329	30.8

*Includes Special Education pupils.

Sources: Educational Facilities Master Plan, Freehold Township School District: 1978.
Updated by Freehold Township Board of Education 1982

Prepared by: Townplan Associates

Most of the school system facilities are considered to be in very good condition. Five of the seven schools were built between 1965 and 1975 in response to the growth in enrollment during that period while others have been renovated and/or expanded.

Although school enrollments have decreased in recent years, the expectation is that Freehold Township will continue to gain new residents, largely through in-migration. Currently, however, there are no plans for the expansion of existing facilities or the construction of new buildings. The following table compares annual June enrollment data for 1970-1984.

TABLE 22
ELEMENTARY AND INTERMEDIATE SCHOOL ENROLLMENTS
FREEHOLD TOWNSHIP: 1970 - 1984*

Year	Elementary K-6	Intermediate 7-8	Special Education	Total Enrollment
1970	2,421	632	97	3,150
1971	2,588	619	120	3,327
1972	2,763	669	118	3,550
1973	2,791	799	130	3,720
1974	2,830	814	125	3,769
1975	2,779	790	114	3,683
1976	2,790	799	120	3,709
1977	2,906	853	131	3,890
1978	2,745	875	123	3,743
1979	2,657	835	80	3,572
1980	2,628	816	84	3,528
1981	2,517	789	110	3,416
1982	2,190	799	121	3,110
1983	1,955	841	130	2,926
1984	1,833	759	145	2,737

Sources: Educational Facilities Master Plan, Freehold Township School District: 1970 - 1978 and Freehold Board of Education: 1979 - 1984

*Based on June enrollments

Prepared by: Townplan Associates

Parochial and Private School Enrollments - In June 1984, parochial and private elementary school enrollments total led 189 in Freehold Township. Most of the students attended St. Rose of Lima School in Freehold, while some attend the Ranney School and other private schools.

MONMOUTH COUNTY FACILITIES

Monmouth County Correctional Institution - Monmouth County Correctional Institution built in the mid-1960's is located on a 21-acre site on Waterworks Road northwest of the Borough. In order to eliminate overcrowded conditions and projected future needs, a planned expansion is to be completed in 1983-1984.

Monmouth County Social Services - The Monmouth County Social Services Building, completed in 1976, is located on Kozloski Road and Burlington Road. This three story building houses the Departments of Employment and Training, Food Stamps, and numerous other social service departments and programs. While there are no current plans for future expansion, the third floor of the building is being renovated. Monmouth County Social Services employs approximately 450 County residents.

Monmouth County Garage - In 1981, the County acquired a building and in 1982 constructed two garages on a seven acre parcel of land at the intersection of Kozloski Road and Center Street. The site provides for the indoor storage of vehicles.

Montgomery Nursing Home - The John Montgomery Nursing Home, located on a 23.0 acre site on Dutch Lane Road in northeast Freehold Township, is a county facility that provides for the health care needs of the area's elderly population. A variety of services are provided including nursing care and rehabilitation. As of 1983, all 119 beds are occupied. Currently under construction is a four story addition and two new accompanying parking areas. Plans include the addition of a day care unit for the elderly as well as the renovation of existing facilities. Improvements are designed to better serve the needs of Monmouth County residents by providing 256 beds and more modern facilities.

Monmouth County Vocational Technical School - In 1981, the County began construction of the Monmouth County Vocational Technical School to fulfill the need for education of handicapped students in a central, well-planned location. The school and its grounds occupy a 37.6 acre tract on Kozloski Road adjacent to the Social Services Building. In addition to administration and teaching personnel, the school will accommodate 187 students for each of the two daily school sessions plus 100 students for evening classes.

Monmouth County Juvenile Detention Center - Built in 1970 on Dutch Lane Road, adjacent to Montgomery Nursing Home, the Monmouth County Juvenile Detention Center is a holding facility for the court system. It provides educational programs for held youths ages 8 - 18.

STATE OF NEW JERSEY FACILITIES

Motor Vehicle Station - The State of New Jersey Department of Motor Vehicles Station is located on Route 9 south of State Highway 33. This facility is located on a 0.7 acre site.

Maintenance Office - The New Jersey Department of Transportation has a maintenance office and facility on a 13.6 acre site on Daniels Way.

FREEHOLD AREA HOSPITAL

Opened in 1971, the Freehold Area Hospital provides general hospital services including a 24-hour emergency room, critical care units, an outpatient clinic, and various other health care services. The Wellness Center is a unique facility that provides health education to service area residents and patients.

In 1982, the hospital contained 250 beds with an accompanying occupancy rate of 95 percent. Hospital administrators anticipate that the number of beds will increase by 100 during the next five year period. Expansion can be accommodated on the 28.4 acre hospital site on Freehold Smithburg Road (C.R. 537) at Iron Bridge Road

OTHER UTILITIES

Solid Waste - Household wastes and commercial and industrial wastes are collected and disposed by private waste disposal companies. Spring and fall clean-up programs are operated by the Township and wastes are disposed at the Monmouth County Reclamation Center, Tinton Falls.

Electricity - Freehold Township is within the service area of the Jersey Central Power and Light Company. A major transmission line extends 4.2 miles through the southern portion of Freehold Township. The right-of-way is 260 feet wide from Howell Township north of Ely Harmony Road to Siloam Road and 520 feet wide from Siloam Road to Freehold Smithburg Road (C.R. 537). A major transmission substation is located on a 47.5 acre site on the Freehold Smithburg Road. Jersey Central Power and Light has been able to provide electrical power for development in Freehold and no problems are foreseen in providing future services as needed.

Gas - Natural gas is distributed by the New Jersey Natural Gas Company with headquarters in Asbury Park. Natural gas hook-ups are being permitted after a brief moratorium in the 1970's.

Telephone - Telephone services are provided by the New Jersey Bell Telephone Company. The Freehold area has modern computerized exchange services.

Cable Television - Cable television service was authorized by the Township Committee in 1980 by franchise to Monmouth Cablevision Associates. In 1981, the firm constructed an office and a 240 foot television receiving tower on a 3.719 acre site on the west side of Route 9 at Luiz Lane north of the Borough and service was initiated in 1981.

CIRCULATION PLAN ELEMENT

The Circulation Plan Element of the Master Plan is comprised of several components, including streets and highways, bus, rail, air and pedestrian facilities. The Municipal Land Use Law, N.J.S.A. 40:55D-28 provides that a Planning Board may prepare, as a component of the Master Plan, "a circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail."

The following sections describe the different modes of transportation within the Master Plan.

STREETS AND HIGHWAYS

The Federal-Aid Highway Act of 1973 required the use of functional highway classification to update and modify the Federal-aid highway systems by July 1, 1976. This legislative requirement is still effective today.

A total of 56.2 miles of streets and highways in Freehold Township are classified in accordance with the U. S. Department of Transportation, Federal Highway Administration, Highway Functional Classification Concepts, Criteria and Procedures (1989) in conjunction with the N.J. Department of Transportation and the Monmouth County Planning Board. Under this classification system, two (2) broad categories of roadways are recognized by the U. S. Department of Transportation for the purposes of allocating Federal funds for highway improvements:

1. Urban Area Roads – The term 'urban area' means an urbanized area or an urban place as designated by the Bureau of the Census having a population of 5,000 or more. Roads in designated urban areas are eligible for Federal funds for various improvements to existing roadways including intersection improvements, channelization and other spot improvements on short segments of roadways. These improvements are intended to enhance capacity and safety on the existing urban street system.

   The majority of Freehold Township is within a designated urban area. The boundary between urban and rural generally runs south of Monmouth County Route (CR) 524 and Georgia Road. To the north of the boundary is the designated urban area while to the south of the boundary is the designated rural area.

2. Rural Area Roads – Located outside the urban area, designated rural area roads include a few roadways in the southern portion of Freehold Township.

   Under these two broad categories, the primary functional classification system for urban and rural road types is:

RURAL AREAS	URBAN AREAS
Interstate	Interstate
Principal Arterial	Freeways or Expressways
Minor Arterial	Principal Arterial
Major Collector	Minor Arterial
Minor Collector	Collector
Local	Local

The Circulation Plan Map identifies the location and extent of streets and roadways in Freehold Township, and designates the primary functional classification system for urban and rural area road types. The Freehold Circulation Plan Map is based upon the following source:

> "2000 Urban Functional Classification – Monmouth County, dated June 2, 2004. Prepared by the New Jersey Department of Transportation Division of Traffic Engineering and Safety Bureau of Transportation Data Development in cooperation with the U.S. Department of Transportation Federal Highway Administration."

The functional classification system as it applies to Freehold Township is defined below, including distinctions between urban and rural area road types. In cases where a roadway extends through the rural-urban line, such as CR 23, it will be described in both categories.

Urban Areas

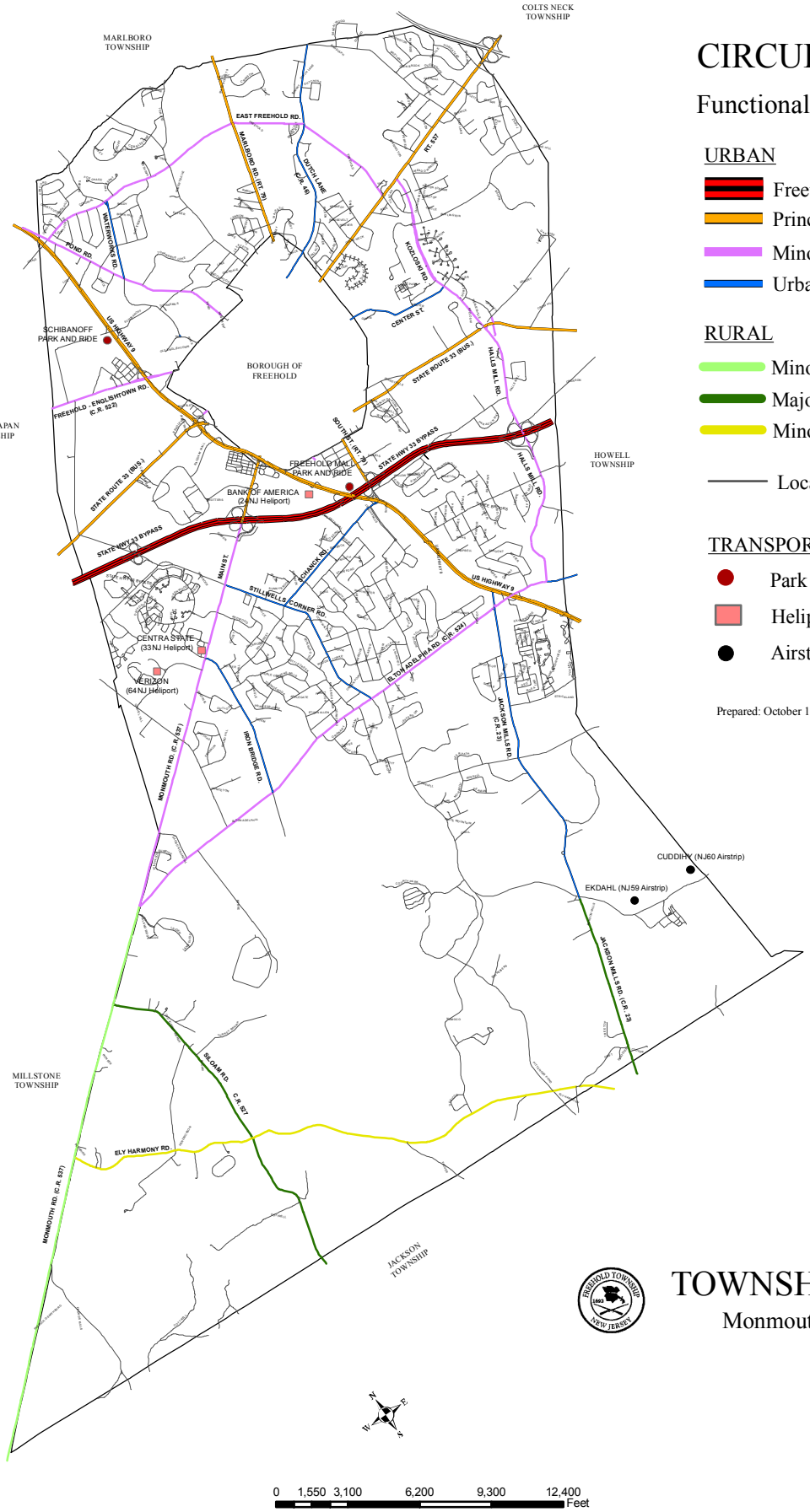
There are 42.81 miles of classified urban area streets and highways in Freehold Township. The urban area streets and highways are further divided into sub-categories as follows:

1. Urban Freeways or Expressways

   Freeways or expressways which are designated exclusively in urban areas, are high-speed, high capacity, limited access highways devoted entirely to the movement of motor vehicles and provide no direct access to abutting properties. They generally traverse large areas, often an entire state, and connect with freeways of adjoining states. Design features include the separation of opposing traffic lanes by a continuous center barrier or median strip and full access control and grade separation at intersections or interchanges which are generally widely spaced. Expressways usually have rights-of-way widths in excess of one hundred fifty (150) feet and are generally designed for a capacity of between 1,000 to 1,500 vehicles per lane per hour.

   There is one freeway located within Freehold Township totaling 4.1 miles; the N.J. Route 33 (Bypass) extending generally east to west from the Howell Township border to the Manalapan Township border.

2. Urban Principal Arterial - The principal arterial system carries the major portion of trips entering and leaving the urban area, as well as the majority of through movements



CIRCULATION PLAN

Functional Roadway Classification

URBAN

- Freeway
- Principal Arterial
- Minor Arterial
- Urban Collector

RURAL

- Minor Arterial
- Major Collector
- Minor Collector
- Local

TRANSPORTATION FACILITIES

- Park And Ride
- Heliport
- Airstrip

Prepared: October 15, 2010

TOWNSHIP OF FREEHOLD

Monmouth County, New Jersey

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desiring to bypass the central city. In addition, significant intra-area travels, such as between central business districts and outlying residential areas, between major inner city communities, or between major suburban centers are served by this system. Frequently the principal arterial system will carry important intra-urban as well as intercity bus routes. Finally, this system in small urban and urbanized areas provides continuity for all rural arterials which intercept the urban boundary.

Because of the nature of the travel served by the principal arterial system, almost all fully and partially controlled access facilities are part of this functional system. However, this system is not restricted to controlled access routes.

The spacing of urban principal arterials is closely related to the trip-end density characteristics of particular portions of the urban areas. The spacing of principal arterials (in larger urban areas) can vary from less than one mile in the highly developed central business areas to five miles or more in the sparsely developed urban fringes.

In Freehold Township, principal arterial highways total 11.1 miles and include the following:

- U. S. Route 9
- N. J. Route 33 (Business)
- N. J. Route 79
- County Route 537 - between N.J. Route 33 and Freehold Borough border and Freehold Borough border to Colts Neck Township border

3. Urban Minor Arterial - The minor arterial street system interconnects with and augments the urban principal arterial system. Minor arterials provide service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. This system also distributes travel to geographic areas smaller than those identified with the higher system.

   The minor arterial street system includes all arterials not classified as a principal and contains facilities that place more emphasis on land access than the higher system, and offer a lower level of traffic mobility. Such facilities may carry local bus routes and provide intra-community continuity, but ideally should not penetrate identifiable neighborhoods. This system includes urban connections to rural collector roads where such connections have not been classified as urban principal arterials.

   Where possible, the desirable right-of-way width for minor arterial highways is one hundred (100) feet.

   Roadways in Freehold Township which are classified as minor arterial highways total 17.47 miles and include the following:

   - Elton Adelphia Road (County Route 524) – between Manalapan Township border and Halls Mill Road
   - Halls Mill Road

- Kozloski Road
- East Freehold Road
- Pond Road
- Freehold Englishtown Road (County Route 522)
- Manalapan Avenue
- Monmouth Road (County Route 537) – between N.J. Route 33 and County Route 524

In addition to the roadways listed above Georgia Road is proposed by the Township of Freehold as an Urban Minor Arterial.

4. Urban Collectors

The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. In the central business district, and in other areas of similar development and traffic density, the collector system may include the street grid which forms a logical entity for traffic circulation.

The desirable minimum right-of-way width for a major collector street is eighty (80) feet. However, existing streets with a right-of-way width of less than eighty (80) feet should be considered major collectors if they presently carry or can be anticipated to carry traffic volumes in excess of 2,500 vehicles per day.

Roadways in Freehold Township which are classified as urban collector roads total 10.14 miles and include the following:

- Dutch Lane (County Route 46)
- Center Street
- Schanck Road
- Stillwells Corner Road
- Iron Bridge Road
- Waterworks Road (between Pond Road and East Freehold Road)
- Adelphia Farmingdale Road (County Route 524) – between Halls Mill Road and Howell Township border
- Jackson Mills Road (County Route 23) – between U.S. Route 9 and Georgia Road

In addition to the roadways listed above, the following roadways are proposed as Urban Collectors by the Township of Freehold:

- Asbury Avenue
- Bar Harbor Road
- Bergerville Road

- Burlington Road
- Double Creek Parkway
- Gully Road
- Randolph Road
- Robertsville Road
- Stone Hill Road
- Stonehurst Boulevard
- Three Brooks Road
- Ticonderoga Boulevard
- Wemrock Road

Rural Areas

In total there are 13.39 miles of classified rural roadways in Freehold Township that include rural minor, rural major collectors and rural minor arterial roadways.

The rural collector routes generally serve travel of intra-county rather than statewide and include routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes. Consequently, moderate speeds may be typical, on the average. In order to define the characteristics of rural collectors, the system is classified according to the following criteria:

1. Rural Minor Collectors - These routes should be spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; provide service to the remaining smaller communities; and link the locally important traffic generators with their rural hinterland.

   In Freehold Township the only classified rural minor collector is Eli Harmony Road which is 4.52 miles extending from Millstone Township at Monmouth Road (C.R.537) east through Turkey Swamp Park to Jackson Mills Road (C.R.23) in Jackson Township.

   Nomoco Road and Pittenger Pond Road are proposed by the Township of Freehold as Rural Minor Collectors.

2. Rural Major Collectors – According to the Federal Highway Classification System, these routes are intended to: (1) Provide service to any county seat not on an arterial route, to the larger towns not directly served by the higher systems, and to other traffic generators of equivalent intracounty importance, such as consolidated schools, shipping points, county parks, important mining and agricultural areas, etc.; (2) link these places with nearby larger towns or cities, or with routes of higher classification; and (3) serve the more important intracounty travel corridors

   In Freehold Township rural major collectors account for 4.28 miles and include:

   - Siloam Road (County Route 527)
   - Jackson Mills Road (County Route 23) – from Georgia Road south to Jackson

Township border

3. Rural Minor Arterial - The rural minor arterial road system is designed to form a rural network having the following characteristics:

   - Link cities and larger towns (and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances) and form an integrated network providing interstate and inter-county service.

   - Be spaced at such intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway.

   - Provide (because of the two characteristics defined immediately above) service to corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to-through movement.

   Monmouth Road (C.R.537) – from Elton Adelphia Road (C.R.524) south to the Jackson Township border is classified as a rural minor arterial road and is 4.59 miles in length.

BUS TRANSPORTATION

Commuter and local bus service in Freehold Township is provided through New Jersey Transit and the Academy Bus Line.

There are two New Jersey Transit bus lines which offer local/regional service and one bus line which offers service to New York Port Authority from Freehold Borough. Selected bus lines and schedules can be accessed on-line at the New Jersey Transit website. www.njtransit.com

Bus Route 135 - This route is a weekday/daily commuter bus line which provides service to New York Port Authority from the Freehold Borough Center. It runs during morning commute hours from Freehold Borough to New York and during afternoon commute hours from New York to Freehold Borough approximately every half hour.

Bus Route 833 - This regional/local bus route runs approximately hourly between the Red Bank Rail Station and the Freehold Raceway Mall. It makes stops at Monmouth County Courthouse, Freehold Borough Center, Colts Neck, Brookdale College and Red Bank.

Bus Route 836 - This regional/local bus route runs between the CentraState Medical Center in Freehold and the Asbury Park Transportation Center. It makes stops at Freehold Raceway Mall, Monmouth County Courthouse, Freehold Borough Center, Walmart Shopping Center, Jersey Shore Outlets and Jersey Shore Medical Center in Neptune Township.

The Academy Bus Line offers daily commuter service to Wall Street on its “Route 9 to Wall

Street" line. This service contains stops along Route 9 between Lakewood and the Wall Street area in New York City. Stops in Freehold include Schibanoff Road, Schibanoff Park and Ride, Freehold Mall, Schanck Road, Three Brooks Road, Adelphia Road and Scenic Drive.

MONMOUTH COUNTY SPECIAL CITIZEN AREA TRANSPORTATION (S.C.A.T.)

Transportation for senior citizens age 60 and older, handicapped persons and those unable to use other transportation modes can utilize the Monmouth County Special Citizen's Area Transportation (S.C.A.T.). This service provides transportation throughout the Monmouth County area and is operated through the Monmouth County Division of Transportation. The service charges a small, nominal fee for taking passengers to medical appointments or to area stores and other locations.

PARK AND RIDE FACILITIES

There are two park and ride facilities located in Freehold Township.

Schibanoff Park and Ride - The Schibanoff Park and Ride is a commuter park and ride facility which became available to users of regional bus service along the U. S. Route 9 corridor in 1979. The Schibanoff Park and Ride Commuter Parking Lot is located on U.S. Route 9 southbound across from Schibanoff Lane. This 8.53 acre facility provides approximately 370 parking spaces. An additional 148 parking spaces are located across Route 9 at the corner of Schibanoff Lane and Route 9 northbound.

Freehold Mall - - The Freehold Mall is located on U.S. Route 9 north of N.J. Route 33.

Nearby park and ride facilities available to Freehold Township residents include:

- Howell Park and Ride facility located on U.S. Route 9 and Strickland Road to the south of the Township
- Manalapan Mall Park and Ride located on U.S. 9 south and Symmes Drive in Manalapan.

AIR TRANSPORTATION

Commercial aviation services are provided regionally in Monmouth County at the Monmouth Executive Airport (formerly known as Allaire Airport and Monmouth County Airport) is a public-use airport located approximately 10 miles west of the center of Freehold Township in Wall Township. The Airport is owned by Wall Herald Corporation and encompasses 850 acres. It contains two asphalt paved runways: 3/21 measuring 3,707 × 50 ft. and 14/32 measuring 7,300 × 80 ft.

The airport had 57,229 aircraft operations for a 12-month period ending December 31, 2005 with an average of 156 operations per day. Eighty three (83) percent were general aviation while 17 percent were air taxi. There were 213 aircraft based at the airport comprised of 84

percent single engine, 9 percent multi-engine, 4 percent jet aircraft and 3 percent helicopters.

Freehold Township contains two (2) registered private airfields and three (3) registered heliports. The details of each of the landing areas are as follows:

NJDOT Airport Code	Location	Owner	Airfield Type	Landing Area Dimensions	Landing Surface
NJ59	355 Georgia Road	John Ekdahl	Airfield	1,300' x 90'	Grass
NJ60	409 Georgia Road	John Cuddihy	Airfield	2,800' x 50'	Grass
24NJ	3670 U.S. 9	Bank of America	Heliport	50'x 50'	Asphalt
33NJ	Route 537 (West Main Street)	CentraState Medical Center	Heliport	75'x 75'	Grass
64NJ	Joda Drive off CR 537	Verizon Corporation	Heliport	75'x 75'	Asphalt

RAIL TRANSPORTATION

There are presently four branch rail lines serving Monmouth County, although only one provides passenger service. This service is provided seven days a week by the New Jersey Department of Transportation in conjunction with the United States Consolidated Rail Corporation (CONRAIL) on the North Jersey Coast Line. Trains operate on the former New York and Long Branch Railroad right-of-way from Bay Head in Ocean County, north through the Monmouth County shore communities to Perth Amboy. There it connects with the Amtrak rail lines to Newark and New York. In 2007, the daily ridership of the North Jersey Coast Line was 17,862 persons. In comparison, the number of daily commuters was 6,890 in 1959 and 9,815 in 1980.

CONRAIL, which is jointly owned by two freight carriers, CSX Transportation and Norfolk Southern, connects rail freight in Monmouth County to the North American railway network, in a shared service territory. CONRAIL operates nearly 471 miles of track in the northern half of New Jersey and operates nearly all the freight service south of Trenton.

Railway freight service in Monmouth County is provided by several branch rail lines. The Freehold Secondary Branch operates between Jamesburg and Farmingdale via Freehold Township and Freehold Borough. The section of right-of-way from Jamesburg to Halls Mill Road in Freehold Township is owned by CONRAIL, with the remaining right-of-way is owned by the New Jersey Department of Transportation. Service between Matawan and Freehold (Freehold Branch) has been discontinued by CONRAIL, but the right-of-way has been acquired by the New Jersey Department of Transportation.

Monmouth-Ocean Middlesex (MOM) Rail Line

The Monmouth-Ocean-Middlesex (MOM) line is a proposed commuter rail route offering those

residents in the three counties access to New Brunswick, Penn Station in Newark and Penn Station in New York. The line was originally proposed by the Ocean County Board of Chosen Freeholders in March 1980. The proposed main MOM rail line route (called the Monmouth Junction Alignment) would run along a 40.1-mile rail corridor and would provide diesel commuter rail service from Monmouth Junction (South Brunswick), where the Jamesburg Branch partially joins the Northeast Corridor (NEC), to Lakehurst.

The proposed Monmouth Junction Alignment would run from Monmouth Junction southeast through Jamesburg, Monroe, Englishtown, Manalapan, Freehold Borough, Freehold Township, Howell and Farmingdale. A new rail connection would be required in Farmingdale. It would proceed southward from Farmingdale to Lakehurst, passing through Howell, Lakewood, Jackson, Toms River Township, and Lakehurst/Manchester. Trains on this line would also operate on the NEC between Monmouth Junction and Newark. Passengers destined for New York would transfer at Newark. Eight new stations and a train storage yard would be constructed.

Two other proposed alignments include the Matawan alignment and the Red Bank alignment. The Matawan alignment would begin at the Aberdeen/Matawan rail station and continue south (along the current Henry Hudson Trail) through Marlboro, Freehold Township, Freehold Borough, Howell, Farmingdale and continue along the same route as the Monmouth Junction alignment to Lakehurst. The proposed Red Bank alignment would begin at the Red Bank train station and continue south through Eatontown, Howell, Farmingdale and along the same route as the Monmouth Junction to Lakehurst.

In mid-February 2008, New Jersey Governor Jon Corzine withdrew the Monmouth Junction alignment from the MOM Plan. He opted to endorse the two remaining alternate alignments (via Red Bank or Matawan-Freehold), the latter of which is currently the Henry Hudson rail trail.

The Township Committee has long supported the main Monmouth Junction alignment running through the Township. The Committee passed Resolution R-08-99 on March 25, 2008 which in part stated that it “reaffirms its support for the Monmouth Junction alternative as the superior route to provide passenger rail service to this region, and continues to oppose the Red Bank and Matawan alternatives that are also being examined in NJ Transit's Draft Environmental Impact Statement.”

SIDEWALKS

The Freehold Township Planning Board requires sidewalks in all commercial and densely populated residential areas in order to maintain pedestrian safety and encourage pedestrian traffic. Where feasible, the Township should continue to require sidewalks along urban principal arterials, urban minor arterials and urban collectors as shown on the Circulation Plan Map.

The Planning Board endorses the concept of barrier free pedestrian ways and implements the barrier free design standards established by the Federal Americans with Disabilities Act of 1990 which was signed into law on July 26, 1990 by President George H. W. Bush. The Township

also complies with the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21) that became operative on June 3, 1997. The Federal and State barrier free design standards have been incorporated into the Township Code in the Land Use chapter which includes regulations for subdivisions and site plans.

BIKEWAYS

Freehold Township supports bikeway development within the Township and recommends that major roadway reconstruction within the Township be designed to provide for Class III bikeways along the shoulders of the roads wherever practicable. In selected areas, signs, crosswalks and depressed curbing may be required to ensure maximum safety and efficiency of bikeways.

The three classes of bikeways are described below:

Class I Bikeways - Referred to as a "bike path," is a separate travel-way for bicyclists. They are typically used to serve corridors not served by streets and highways or where wide rights-of-way exist, permitting such facilities to be constructed away from the influence of parallel streets. They provide opportunities not offered by a road system. The bike paths can either provide a recreational opportunity, or in some instances, can serve as direct high-speed commute routes if cross flow by motor vehicles can be minimized. The most common applications for bike paths are along rivers, water fronts, canals, and utility rights-of-way, within college campuses, or within and between parks. They may also be provided as part of planned developments. The minimum paved width for a two-way bike path should be eight (8) feet. The minimum paved width for a one-way bike path should be five (5) feet. A minimum two (2) foot wide graded area should be provided adjacent to the pavement. It may be necessary to install barrier posts at entrances to bike paths to prevent motor vehicles from entering.

Class II Bikeways - Referred to as "bike lanes," are intended to delineate the right-of-way assigned to bicyclists and motorists, and to provide for more predictable movements of each. Bike lane signs and pavement marking help define the bikeway. A more important reason for bike lanes is to better accommodate bicyclists through corridors where insufficient room exists for safe bicycling on existing streets. This can be accomplished by reducing the number of lanes, prohibiting parking on bike lane streets, or striping. The striped bike lanes should have a minimum pavement width of four (4) feet between the gutter or parking lane and the auto travel lane and are separated from the auto travel lane by a solid white stripe, which becomes dashed approaching intersections where right-turning vehicles must cross into the bike lane.

Class III Bikeways - Referred to as bike routes, are shared facilities that serve either to provide continuity to other bicycle facilities, or designate preferred routes through high demand corridors. Bike routes are normally shared with motor vehicles on the street, or with pedestrians on sidewalks. In either case, bicycle use is secondary. There is no minimum width for Class III bikeways. Width is dependent upon many factors including volume and character of vehicular traffic on roads, typical speeds, vertical and horizontal alignment, sight

distance, and parking conditions. There are no special lane markings and the roadway is identified as a bicycle facility only by “Bike Route" signs placed on vertical posts.

The “Battle of Monmouth Bike Ride” is a published bicycle route by the New Jersey Department of Transportation. The route connects Monmouth Battlefield State Park on the south end with Holmdel County Park on the north end. The bicycle route runs along Dutch Lane Road and Freehold-Englishtown Road within the Township.

Roadway projects should be designed to accommodate shared bikeway use where appropriate and ensure safety for pedestrians, bicyclists and motorists.

Henry Hudson Trail

The Henry Hudson Trail is a mostly paved 10 foot wide 24 mile long trail along a former railroad right-of way. The trail is used by walkers, runners, bicyclists and equestrians. The 12 mile North Section travels east to west, roughly paralleling Route 36 from the Highlands through the Bayshore areas of Middletown, Keansburg, Union Beach, Keyport and Hazlet to Aberdeen.

The 12 mile South Section continues from Aberdeen south through Marlboro, Freehold Township and terminates in Freehold Borough. The South Section has two areas which are currently not completed in Marlboro and Aberdeen, but 10 miles of the section are open for use.

The Freehold portion of the path opened in the summer of 2005 and extends approximately 5 miles from Freehold Borough north along the former railroad line to Big Brook Park in Marlboro Township. The path is just east of and parallel to Route 79. Parking for this portion of the trail is available on Dutch Lane behind the Monmouth County Sheriff’s Office/Care Center.

PROPOSED INTERSECTION AND ROADWAY IMPROVEMENTS

Intersection Improvements

The following intersection improvements have been proposed, and in many cases have been incorporated into development plans, by the Freehold Township Planning Board in conjunction with the Township Committee. The intersection improvements are keyed to the map entitled Proposed Roads and Intersections Improvements: Freehold Township.

1. **N.J. Business Route 33 and Crow Hill Road** - This intersection requires modification in order to properly align the existing Crow Hill Road at or close to a perpendicular angle north of N.J. Route 33, with the alignment of the proposed roadway to service existing development on the north side and a proposed industrial park development south of N.J. Route 33. In conjunction with development of the industrial park and area traffic increases, this intersection would be signalized as traffic warrants.

2. **N.J. Business Route 33 and Proposed Road Connecting to Kozloski Road** – This improvement is designed to upgrade the entrance road to the Iron Mountain (formerly Brockway Glass Company) site. It has been the policy of the Planning Board to provide

for concurrent access from adjacent properties east and west of the Iron Mountain entrance road to utilize a controlled signalized intersection.

3. **Willowbrook Road and Proposed Daniels Way Extension** - This intersection would be developed to interconnect development along Daniels Way with industrial and office development along Willowbrook Road including the Monmouth Executive Center and Willow Park industrial area. The intersection improvement is important to long term traffic flow in an east-west manner to help alleviate traffic congestion at N.J. Route 79 and U.S. Route 9.

4. **U.S. Route 9 and West Main Street (County Route 537)** - This bridge/intersection straddles the boundary between Freehold Borough and Freehold Township and was recommended to be improved by the Western Monmouth County Route 537 Study prepared by Monmouth County in January 2004. This intersection improvement would provide for a smoother flow of traffic to and from County Route 537 and U.S. Route 9 and is expected to include the widening of the Route 537 bridge over U.S. Route 9, signal and travel lane improvements, interchange modifications, pedestrian improvements, including sidewalk gaps and crosswalks, and, where feasible, the pedestrian connectivity along County Route 537.

5. **U.S. Route 9 and Trotters Way Extension** – In the first Phase of the PUD-1 Zone project Trotters Way would be extended from the existing Trotters Way/Route 537 intersection to Route 9, and jug-handle improvements would be constructed at the Trotters Way/Route 537 intersection. In a subsequent phase of the PUD-1 Zone area development, the jug-handle and entrance to the Freehold Mall on U.S. Route 9 would be relocated to the north approximately 150 feet. The relocated jug-handle would be aligned with the Trotters Way Extension through the MACW Freehold, LLC (Bellemead Tract) and Bank of America properties west of Route 9. The signalized intersection would allow for U.S. Route 9 traffic to go to County Route 537 and the Freehold Raceway Mall along the Trotters Way Extension as well as provide a direct route from Freehold Raceway Mall to, from and across Route 9 southbound. Once constructed the Trotters Way extension would be dedicated to Frehold Township and would provide for an alternative traffic route to and from Freehold Borough along County Route 537 when the NJDOT replaces or renovates the County Route 537 bridge and intersection ramps at U.S. Route 9, as well as provide more direct access from Route 537 to the Freehold Mall and interconnected retail development on the East side of Route 9, and enhanced access to Brookdale Community College.

6. **Reserved.**

7. **N.J. Route 33 and Wemrock Road** - This intersection improvement will be required in conjunction with long-term development of the western portion of Freehold Township. The intersection improvement will require modification of the roadway and revised signalization to provide for smooth traffic flow along Wemrock Road across N.J. Route 33.

8. **West Main Street (County Route 537) and Trotters Way Freehold Raceway Mall Entrance** - This intersection was approved in conjunction with approval of the Freehold

Raceway Mall in 1988. A second jug-handle and revised signalization is proposed to expedite turning movements and east-west access across County Route 537 in Phase I of the planned unit development of the Bellemead Tract. This signalized intersection will accommodate traffic movements from the Trotters Way extension through the MCAW Freehold, LLC (Bellemead Tract) into and out of the Freehold Raceway Mall and County Route 537 to and from U.S. Route 9.

9. **Three Brooks Road and Halls Mill Road** - The proposed Halls Mill Road realignment and extension from the proposed Meridian Road extension to U.S. Route 9 would require an intersection improvement at Three Brooks Road. The improvement would be necessary due to the increased traffic volume from U.S. Route 9 along this new extension.

10. **Halls Mill Road Realignment and County Route 524** – The proposed Halls Mill Road realignment and extension would require an intersection improvement at the intersection of County Route 524.

11. **Halls Mill Road and Proposed Roadway** – This intersection improvement is required for the extension of Meridian Road to Halls Mill Road**.**

12. **Reserved**.

13. **Elton Adelphia Road (County Route 524) and Monmouth Road (County Route 537)** This intersection is fully under the jurisdiction of the County; however, there are no plans by the County to upgrade the intersection at this time. The Township has identified this intersection as having the potential for upgrading. It is recommended that the County upgrade this intersection as part of their Route 537 improvements.

14. **Main Street (County Route 537) and Route 33 Bypass.** Widening of the Route 537 Bridge over the Route 33 Bypass is supported by the Township in accordance with the recommendations of the Western Monmouth County Route 537 study prepared by Monmouth County in January 2004.

15. **Nomoco Road and Georgia Road Realignment.** The Nomoco Road and Georgia Road intersection is located south of the Monmouth County Turkey Swamp Park entrance. Nomoco Road, a Freehold Township roadway, should be extended northeasterly to Georgia Road in order to eliminate the existing curve and create a 90 degree angle intersection. Georgia Road is a Monmouth County roadway at this location and is known as County Route 53.

Proposed Roadways

Proposed roadways have been identified on the following map and have been reviewed by the Planning Board in conjunction with development projects and/or long term traffic improvements for the central portion of Freehold Township. These include the following:

A. **Iron Mountain to Kozloski Road** - This roadway would provide for an alternate access from Iron Mountain (formerly Brockway Glass Company) and future development areas

southwest of Kozloski Road and north of N.J. Route 33 to intersect Kozloski Road. This roadway would be built in conjunction with an upgraded roadway at the current Iron Mountain entrance drive and proposed intersection improvement at N.J. Route 33.

B. **Kondrup Way** - Kondrup Way was approved in conjunction with the Independence Square condominium project in 1986. The right-of-way acquisition and construction of a portion Kondrup Way was initiated in 1987. The expansion of Kondrup Way to four lanes and extension to the Daniels Way extension would provide for improved access to and from the Daniels Way development area and as an alternate to the heavily congested N.J. Route 33 - N.J. Route 79 intersection in Freehold Borough.

C. **Daniels Way Extension** - In conjunction with the completion of Kondrup Way, the Daniels Way Extension would provide for the continuation of existing Daniels Way easterly to intersect with Kondrup Way and Willowbrook Road. This would provide for east-west access north of the N.J. Route 33 Bypass.

D. **Reserved**.

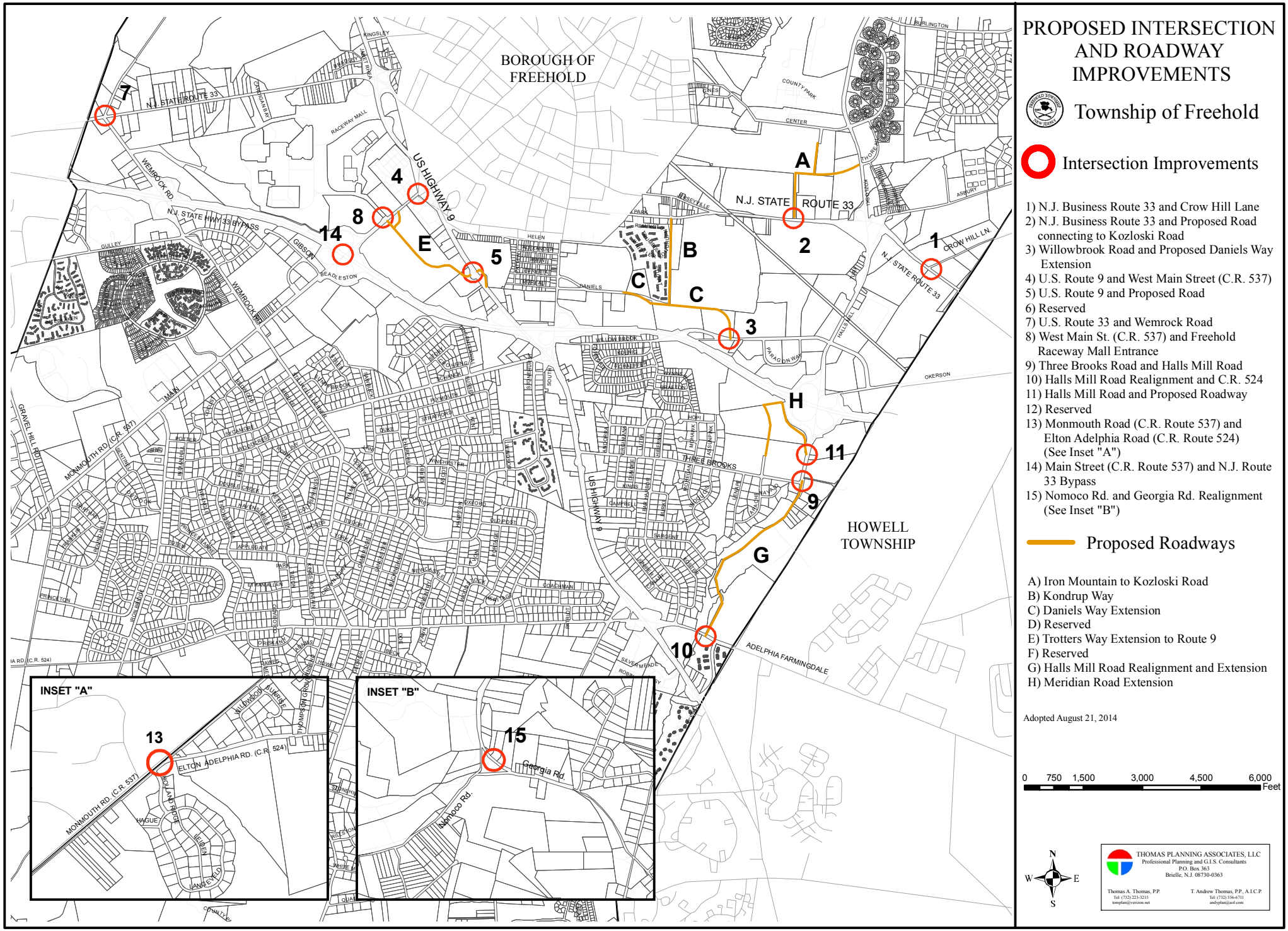
E. **Trotters Way Extension to U.S. Route 9.** – The Trotters Way Extension which will be dedicated to Freehold Township would be developed in conjunction with the development of the Bellemead tract (Block 70.05, Lot 17). In the first phase of the PUD-1 Zone project Trotters Way would be extended from the existing Trotters Way/Route 537 intersection to Route 9, and jug-handle improvements would be constructed at the Trotters Way/Route 537 intersection. In a subsequent phase, the proposed roadway would connect the relocated Route 9 signalized intersection at Freehold Mall with the signalized (and proposed upgraded) intersection at Route 537 and Trotters Way which is the entrance to Freehold Raceway Mall. This roadway would provide for alternate access to and from U.S. Route 9 and Route 537 and direct access between Freehold Raceway Mall and Route 9, as well as improved access from Route 537 to Freehold Mall and interconnected retail development on the east side of U.S. Route 9, and enhanced access to Brookdale Community College.

F. **Reserved.**

G. **Halls Mill Road Realignment and Extension** - The realignment and extension of Halls Mill Road north from County Route 524 near the Howell Township border to connect with Kozloski Road would provide easier access to N.J. Route 33 and development east of Freehold Borough. It would also alleviate traffic at the U.S. Route 9 and Schanck Road intersection and provide an alternative to Three Brooks Road. Improvements by Monmouth County would include realignment and development of four travel lanes as well as other improvements.

H. **Meridian Road Extension** - The Meridian Road extension would extend north from Three Brooks Road, just west of Halls Mill Road, to the Three Brooks Road and N.J. Route 33 extension. It would also provide a link to the future Halls Mill Road extension.

All of the proposed roadways and intersection improvements are deemed to be important aspects of future development of Freehold Township and it is the intent of the Township to reserve the rights-of-way and/or to require new developments to construct portions of and/or to assist financially in the development of the roadways and or intersections on a fair share basis in accordance with the off tract improvement requirements of the Township Code. Detailed concept designs for the proposed intersections and proposed roadways and, where completed, actual engineering designs for the proposed intersection improvements and roadways are on file with the Township Engineer.



PROPOSED INTERSECTION AND ROADWAY IMPROVEMENTS

Township of Freehold

Intersection Improvements

1) N.J. Business Route 33 and Crow Hill Lane
2) N.J. Business Route 33 and Proposed Road connecting to Kozloski Road
3) Willowbrook Road and Proposed Daniels Way Extension
4) U.S. Route 9 and West Main Street (C.R. 537)
5) U.S. Route 9 and Proposed Road
6) Reserved
7) U.S. Route 33 and Wemrock Road
8) West Main St. (C.R. 537) and Freehold Raceway Mall Entrance
9) Three Brooks Road and Halls Mill Road
10) Halls Mill Road Realignment and C.R. 524
11) Halls Mill Road and Proposed Roadway
12) Reserved
13) Monmouth Road (C.R. Route 537) and Elton Adelphia Road (C.R. Route 524) (See Inset "A")
14) Main Street (C.R. Route 537) and N.J. Route 33 Bypass
15) Nomoco Rd. and Georgia Rd. Realignment (See Inset "B")

Proposed Roadways

A) Iron Mountain to Kozloski Road
B) Kondrup Way
C) Daniels Way Extension
D) Reserved
E) Trotters Way Extension to Route 9
F) Reserved
G) Halls Mill Road Realignment and Extension
H) Meridian Road Extension

Adopted August 21, 2014

0 750 1,500 3,000 4,500 6,000 Feet

N W E S

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PARKS, RECREATION, CONSERVATION & OPEN SPACE PLAN ELEMENT

Freehold Township has an extensive amount of park, recreation and open space due to several major Township, County, State, regional and quasi-public recreation facilities within the Township. In 1981, designated public and quasi-public park, recreation, conservation and designated open space areas totaled 3,076.4 acres which represented 13.0 percent of the total Township land area.

The following summary provides a comparison of major public and quasi-public park, recreation and open space lands in the Township:

	Acres
Freehold Township	158.7
Monmouth County	728.8
Lake Topanemus Commission	90.0
State of New Jersey	1,838.6
Girl Scouts of America	244.5
Y.M.C.A.	15.8
TOTAL	3,076.4

Much of the park, recreation and open space in the Township has been acquired or developed in the past decade and future expansion of several facilities is anticipated. In addition to the dedicated park, recreation and open space, there are State, County, Township and Borough owned lands which are vacant or substantially vacant which are not included in this category of land use.

FREEHOLD TOWNSHIP

The Township has a variety of parks and recreation facilities. The major park and recreation facility is Liberty Oak Park located on Georgia Road south of Elton Adelphia Road. This multi-purpose park was officially dedicated in September 1980, in conjunction with the Township's Annual Country Fair. Other parks have been acquired or were dedicated to the Township as part of major subdivisions. Altogether the Township has nine (9) active park and recreation areas totaling 138.1 acres and three (3) undeveloped areas totaling 20.6 acres.

The parks and recreation facilities are operated and maintained by the Parks Department in conjunction with the Parks Commission. The Department has a full-time Director and staff which coordinates a broad range of recreation programs and provides park maintenance.
Existing Township parks and recreation facilities are listed in Table 24.

TABLE 24

FREEHOLD TOWNSHIP PARKS & RECREATION FACILITIES - 1982

Developed Areas	Acres	General Facilities
1. Duchess Court	0.8	Two (2) Tennis Courts
2. Greentree	2.8	Basketball Court
3. Liberty Oak Park	81.0	Picnic, Hiking, Baseball, Softball, Tennis, Football, Handball, Soccer, Basketball, Playground, Community Center
4. Medford Boulevard	1.1	Playfield
5. Sandy Brook	5.3	Tennis, Basketball, Playground
6. Stonehurst	7.3	Handball, Basketball, Tennis
7. Whittier Oaks	25.0	Tennis Court, Basketball
8. Woodcrest	4.3	Soccer
9. Wynnefield	10.5	Basketball, Ballfield, Tennis, Playground
SUB-TOTAL	138.1	
Undeveloped Areas		
1. Clayton Estates	4.7	
2. Orchard Hills	5.1	
3. Woodgate Farms	10.8	
SUB-TOTAL	20.6 [1]	
GRAND TOTAL	158.7 *	

Source: Freehold Township Recreation Commission Joseph Tyberghein, Superintendent

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[1] Freehold Township acquired 92 acres in East Freehold in 1984 adjacent to Baysholm Conservation Area.

MONMOUTH COUNTY

The Monmouth County Parks and Recreation Commission was formed in 1961 and in 1981 had over 4,200 acres of parks, recreation and open space land. The Commission has four (4) major park, recreation and conservation areas within the Township which total 728.8 acres as follows.

TABLE 25

MONMOUTH COUNTY PARKS & RECREATION FACILITIES -1982

Facility	Acres	General Facilities
1. Turkey Swamp Park	506.0	Camping, Hiking, Boating
2. Durand Conservation Area	90.3	Nature Trails
3. Baysholm Conservation Tract	71.5	Nature Trails
4. East Freehold Park & Fair Grounds Grounds	61.0	Fair Grounds, Show
TOTAL	728.8	

Source: Monmouth County Parks & Recreation Commission

LAKE TOPANEMUS PARK COMMISSION

Formed in 1979, the Lake Topanemus Park Commission is an inter-municipal commission of Freehold Township and Freehold Borough. The Commission was formed to jointly administer and develop the Lake Topanemus Park located in Freehold Township and originally owned and operated by the Borough. Lake Topanemus Park consists of 90.0 acres and provides boating, skating and playground activities. The park focuses on Lake Topanemus which is approximately 27 acres in size.

STATE OF NEW JERSEY

The State of New Jersey has three (3) major park and open space areas within the Township. The Monmouth Battlefield State Park, officially opened in June, 1978, preserves the site of the June 28th, 1778 Battle of Monmouth, a major battle of the Revolutionary War between the Colonial Army led by General George Washington and the British Army commanded by Sir Henry Clinton. Mary Ludwig Hays, a wife of one of the Colonial soldiers, became famous in the battle as "Molly Pitcher".

TABLE 26

STATE OF NEW JERSEY PARK & OPEN SPACE FACILITIES - 1982

Facility	Acres	General Facilities
1. Monmouth Battleground Park	186.1(1)	Historic Site & Museum, Picnic Grounds, Hiking
2. Turkey Swamp Fish & Wildlife Management Area	1,569.0	Hiking, Hunting, Nature Study
3. Rutgers Soil & Crops Research Center	83.5	Soil & Crops Research
TOTAL	1,838.6	

(1) Portion in Freehold Township. Total Park area in Freehold and Manalapan Townships was 1,520 acres in 1981.

Sources: New Jersey Department of Environmental Protection and Township Tax Maps.

GIRL SCOUTS OF AMERICA

Camp Nomoco, located on Nomoco Road, is owned and operated by the Greater Monmouth County Council of the Girl Scouts of America. This 244.5 acre facility was formerly a hunting club which was acquired in 1951 by the Council to provide a facility for camping, hiking, nature studies and swimming (in a swimming pool). The Camp serves Girl Scouts in Monmouth and portions of Ocean County.

Y.M.C.A.

The Freehold Young Mens Christian Association maintains two (2) facilities in the Township: An indoor-outdoor recreation facility on a 14.1 acre tract on Waterworks-East Freehold Road between Robertsville and Marlboro Roads and a 10.8 acre outdoor facility off Brookside and Chestnut Streets west of Old Mill Road. The Y.M.C.A. Building was acquired in 1969 from the Woodhaven Swim Club. In 1975 and 1978 additions increased the facilities to provide indoor swimming and racquetball. The Y.M.C.A. facility also has an Olympic size outdoor pool, a gym, adult fitness center, weight training room, a pre-school gym, four (4) outdoor tennis courts and a picnic area. The 10.8 acre outdoor facility has a pool, arts and crafts center, picnic pavilion and a baseball field.

FUTURE PARK, RECREATION, CONSERVATION & OPEN SPACE AREA

A number of existing park, recreation, conservation and open space areas are planned for future expansion while plans for new facilities have been developed. The County Turkey Swamp Park, the State Turkey Swamp Conservation Area and the Monmouth Battlefield State Park have been expanding slowly as vacant lands and funds become available. Major expansion of the two Turkey Swamp facilities is anticipated as part of a watershed protection program.

Township park plans include additions to the Liberty Oak Park developed areas and development of a major park site in the northern portion of the Township of East Freehold Road at Dutch Lane Road. Future acquisition of an additional 70 acres east of Liberty Oak park and acquisition of approximately 45 additional acres on Randolph Road is recommended.

Additional neighborhood parks are recommended in conjunction with approved and planned residential developments. The Raintree Planned Adult Community (Wemrock Farms), for example, has plans for a small golf course plus intra-development recreation facilities. The Planning Board, in conjunction with the Recreation Commission, monitors major developments for recreational components and Township land use and development regulations require that recreation and open space facilities be provided for large scale planned developments.

CONSERVATION PLAN ELEMENT

The New Jersey Municipal Land Use Law provides for the preparation and adoption of municipal master plans in accordance with N.J.S.A. 40:55D-28. One of the optional components is a Conservation Plan Element as follows:

> N.J.S.A. 40:55D-28 b (8)
>
> *A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.*

This chapter of the Master Plan reviews the major categories of natural resources found in Freehold Township including surface water, groundwater, wetlands, wildlife and vegetation. A special section on energy conservation is also provided due to the increasing use of solar and wind energy and amendments to the Municipal Land Use Law in 2010.

The Conservation Plan Element briefly analyzes the importance of the various natural resources, the policies and regulations of the resources and recommendations for their conservation and preservation where appropriate.

SURFACE WATER

Freehold Township is located along a ridgeline which extends diagonally through the Township. As a result, streams in the Township flow southeasterly to the Ocean or westerly to the Manalapan Brook to the South River and on into the Raritan River. Streams that flow westerly include McGellairds Brook, Matchaponix Brook, Tepehemus Brook, Wemrock Brook and one of the tributaries of Manalapan Brook. Streams which flow easterly include the Yellow Brook, Applegates Creek and Burkes Creek which flow into Debois Creek, Passaquangua Brook, Bannen Meadow Brook, a tributary of the Toms River, the North and South Branches of the Metedeconk River and the headwaters of the Manasquan River. These surface water features are mapped as part of the Township GIS program and are shown in the Freehold Township Stormwater Management Plan which is an element of this Master Plan.

The New Jersey Department of Environmental Protection (NJDEP) established Surface Water Quality Standards beginning in 1985 which included a classification system and accompanying development regulations for designated streams within the State. Through the years the NJDEP amended the rules and reclassified streams based upon antidegradation standards, exceptional ecological significance or exceptional water supply significance. In 2002, the NJDEP designated numerous streams, including several in Freehold Township, for development restriction regulations in accordance with N.J.A.C. 7:9B-1 et seq.

The NJDEP Surface Water Quality Standards have a major impact on development along streams classified as Category One streams. Portions of two (2) major river systems, the Metedeconk and Manasquan Rivers, located in the southern portion of the Township are classified as Category One streams including all Metedeconk River tributaries and a portion of the tributaries of the Manasquan River. In addition, the McGellairds Brook (including Lake Topanemus), the Wemrock Brook and the Matchaponix Brook are classified as Category One streams. The NJDEP defines Category One streams and lakes as follows:

> *Category One or C1 waters are designated for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9B-1.5(d), for protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).*

The presence of these high quality waterways in the Township requires additional measures to protect the streams and rivers from erosion and runoff and potential sedimentation which can be caused by improper development and deforestation, especially on steep slopes. It is important these streams and rivers be protected from non-point source pollution such as runoff from paved parking lots, roadways, and construction sites. Increases in development can result in the potential for excessive siltation and increases in chemical lawn maintenance practices which can add to nonpoint source pollution through runoff during storms.

Under authorization by N.J.A.C. 7:9B et seq., the Township has established a Stormwater Management section in its Code (§190-80) which provides special protection for all waters designated Category One including perennial or intermittent streams that drain into or upstream of the Category One waters. The protection area includes a 300 foot buffer corridor on both sides of the mapped Category One waterway.

In addition, the Township has established land use regulations for the protection of Lake Topanemus through the LTW - Lake Topanemus Watershed zoning district. This zoning district includes land use and development controls to maintain low density residential development and environmental controls within the watershed area in order to prevent pollution from surface drainage and to protect subsurface water resources.

The Township should regulate al new development to limit point and non-point source pollutant loading into surface waters, particularly headwater streams, in order to minimize surface and subsurface water pollution. Resident educational programs also encourage the use of environmentally friendly lawn maintenance practices.

Stormwater regulations consistent with NJDEP and Monmouth County regulatory guidelines and requirements were adopted by Ordinance No. O-05-30 on September 9, 2005. These regulations are designed to reduce non-point discharges and to provide for ground water recharge.

GROUNDWATER

Groundwater provides approximately 80 percent of the municipal water supply in the Township. The water is supplied from ten groundwater wells within the Township. Surface water accounts for the remaining 20 percent of the water supply and is purchased from the United Water Matchaponix from the Matchaponix Brook Reservoir in Manalapan.

The ten Township ground water supply wells are located in three well fields. Wells 9, 10, 11, 14 and 15 are located at the Jackson Mill Road Well Field; Wells 8 and 13 are located at the Koenig Lane Well Field; and Wells 3, 7 and 12 are located at the Point Ivy Well Field. The Township maintains four treatment facilities; two treatment facilities are located at the Jackson Mill Road Well Field, and one treatment facility is located at each of the other two well fields.

In 2008 the daily average water treated at the four Township water treatment facilities was approximately 3.2 million gallons. The total treatment capacity of the four treatment plants is approximately 10 million gallons per day (MGD); however, the actual supply from the wells is limited by a NJDEP Water Allocation Permit. The Township has five water storage tanks with a combined capacity of 9.5 million gallons. The Township also has four emergency connections with Freehold Borough, two emergency interconnections with Gordons Corner Water Company in Marlboro and one emergency interconnection with New Jersey American Water Company in Manalapan Township.

Recharge areas, such as the permeable soils that overlay upland areas of the Township, and sites where the water table is high should be protected to ensure that rain and surface water can infiltrate back into the ground to replenish drinking water supplies. Over-development of these sensitive areas reduces the amount of pervious surfaces and results in greater stormwater runoff.

Another threat to ground water occurs when the amount of household pollutants discharged into septic systems exceeds the ability of septic system to treat these pollutants. Maintaining and caring for individual septic systems and minimizing the use of hazardous household chemicals will help prevent contamination of the aquifer.

Because the Freehold Township groundwater supply is limited due to underlying geologic formations, it is essential that the Township protect groundwater from degradation and overuse. This can be achieved by requiring that all land developments meet the recharge requirements in the NJDEP Phase II Stormwater Management Rules which have been adopted by reference by the Township and contained in the Township Code.

Freehold Township enforces a year-round water use restriction policy. This policy is mandated by State regulations and requires a water conservation program for Township customers. Water for lawn purposes and at-home car washing is permitted for odd numbered homes on odd numbered days and even numbered homes on even numbered days per Chapter 351 (§351-8, Water Service) of the Township Code. The Township adopted water service regulations beginning in September 1967 with adoption of Chapter XV of the Revised General Ordinances. Those regulations were last amended in 2002 by Ordinance No. O-02-46 and are now part of Chapter 351 of the current Township Code.

Through review of all development application, Freehold Township requires that Federal and State Best Management Practices for stormwater management be employed, especially those designs and practices that require infiltration of stormwater runoff to recharge area aquifers. The Township could also consider a well head protection ordinance to safeguard the public groundwater quality.

FRESHWATER WETLANDS

Freshwater wetlands serve many important functions. They provide flood storage and stream flow attenuation during wet periods and sustain stream flow by releasing stored water during dry periods. They also filter out pollutants in stormwater runoff, thus protecting both surface and ground water quality, while providing habitat for important species of plants and animals.

The general location of New Jersey's major freshwater wetlands is found on the county soil surveys and the NJDEP aerial GIS wetlands maps. More exact locations and delineation of wetlands is dependent on a specific site investigation based on vegetative, soil, and hydrologic features.

Freshwater wetlands are regulated at the State and Federal level. The New Jersey Freshwater Wetlands Protection Act adopted in 1987 categorizes wetlands into three groups: exceptional value, intermediate value and ordinary value.

- Exceptional resource value wetlands are those that discharge into designated FW-1 (fresh water) or FW-2 (TP) (Freshwater-trout production) waters and their tributaries; waters that have been classified and identified as habitats for threatened or endangered species; or those waters which are documented habitats for threatened or endangered species which remain suitable for breeding, resting, or feeding by these species during the normal period these species would use the habitat.

- Ordinary resource value wetlands are those that are not exceptional resource value and are isolated wetlands which are more than 50 percent surrounded by development and less than 5,000 square feet in area; drainage ditches; and retention and detention facilities.

- Intermediate resource value wetlands are those that are neither exceptional nor ordinary.

Exceptional and intermediate value wetlands must have a buffer, or transition area, within which any disturbance is regulated by the New Jersey Department of Environmental Protection (NJDEP). The transition area for exceptional wetlands is 150 feet while the transition area for intermediate value wetlands is 50 feet. These regulations are imposed on a site-specific basis based on surveyed wetland delineations that are reviewed and approved by the NJDEP.

The Land Use Plan and Stormwater Management Plan Elements contain maps of the freshwater wetland areas in the Township. Approximately 30 percent of the Township is covered by freshwater wetlands and nearly 75 percent of the wetlands within the Township are located in the southern half of the Township.

Freehold Township has acquired and plans to continue obtaining conservation easements on freshwater wetlands and transition areas as applicable when land is subdivided or site plans are approved. All conservation easement boundaries on newly approved subdivisions and site plans are recorded on the deed and applicable plan map or maps and delineated with permanent markers. A system for monitoring conservation easements should be established to assure maximum protection of these sensitive areas.

FLOOD HAZARD AREAS (FLOOD PLAINS)

Flood plains are generally flat areas of land bordering streams, which are periodically inundated by floodwaters. Periodic rainstorms of severe intensity will cause the entire flood plain area to experience a flood condition. Flood hazard and flood plain boundaries have been delineated and mapped by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program. Flood Hazard Area Maps delineate the 100-year and 500-year flood boundaries and can be reviewed on the FEMA website.

Flood plains consist of a floodway and a flood hazard area. A "floodway" is a narrow zone of high flood intensity, where the water flows fastest and deepest. A "flood hazard area", which is subject to slower flows and shallow inundation, delineates the extent of floodwaters that could be expected to occur within a 100 year timeframe. FEMA uses the theoretical extent of a flood event during a 100 year period to determine eligibility for Federal Flood Insurance.

Flood plains are areas of substantial ecological value. The sediments deposited in the flood plain by slow-moving floodwaters increase the fertility of the land. Where flood plains are undeveloped, the natural shrub and lowland forest vegetation provide excellent habitat for wildlife. Proximity to water heightens the value of flood plains to wildlife and overhanging vegetation offers shade and refuge for stream organisms and helps maintain natural stream temperatures. Vegetated floodplains can also act to filter out non-point source pollutants before they enter streams, thus providing a natural mechanism for water quality benefits. Flood plains are excellent locations for water-related recreation sites, as well as for nature study. Since standing floodwaters are steadily absorbed by flood plain soils, groundwater supplies are maintained and flood peaks downstream are reduced.

Although flood plains are attractive sites for development due to their flat terrain and proximity to water, structures or paved surfaces within the flood plain prevent absorption and obstruct flood flows, thereby eliminating valuable groundwater recharge sites and increasing flood peaks. Structural controls designed to channel or retain floodwaters, such as levees and dams, may cause greater damage than would have occurred without them.

Proper flood plain planning reduces damages associated with their development and ensures the perpetuation of the important ecological functions of flood plains. Uses that are not significantly harmed by periodic flooding, such as agriculture, recreation, and nature study, should be encouraged. If some building must occur, structures should be flood-proofed.

The Township controls development activities within flood hazard areas through Chapter 166, Flood Damage Protection and Water Courses, of the Revised General Ordinances including permitted land uses and building regulations. Flood protection regulations were first adopted by the Township in 1983 by Ordinance No. O-83-14 (Ch. XXIII of the Revised General Ordinances), as amended through Ordinance No. O-87-11. These regulations are now incorporated in Chapter 166 of the Township Code.

VEGETATION AND WILDLIFE

Woodlands play an important part in the Township's overall environmental quality and help to define and enhance the rural character of the community. Woodlands also mitigate stormwater runoff and contribute to the quality and quantity of water that recharges the aquifers. The extensive wooded areas of the Township contribute to maintaining good air quality. Freehold Township, Monmouth County and the State of New Jersey have acquired several thousand acres of park, recreation, open space, farmland preservation, conservation, and wildlife management areas. These preservation programs will assure that the protection of stream and forest corridors will maintain strong, diverse wildlife communities within the Township.

In addition to acquisition programs, the Township has adopted several land development ordinances with regard to protection of vegetation (with particular emphasis on tree preservation) including:

1. Shade Tree Commission Freehold Township established a Shade Tree Commission on December 12, 1962. Chapter 400 of the Township Code of the Township of Freehold contains the rules and regulations for the planting, control, protection and improvement of shade trees within public streets and public places in the Township and provides penalties for violations.

2. Heritage Trees Tree Preservation regulations were adopted in 1987 by Ordinance No. O-87-10. These regulations are designed to preserve and protect trees including provisions for the preservation of heritage/historic trees. The Township appoints a Township Forester to monitor trees within Township owned properties, along Township streets and to identify and provide recommendations to Township boards and agencies and Township residents and landowners on proper tree cutting, removal and replanting

3. Scenic Roadway Corridors Freehold Township adopted a Scenic Roadway Corridor Overlay Zone in 2002 which establishes standards and conditions for development along designated roadways within the Township including buffer, setback and use standards. The purpose of the scenic roadway corridor regulations is to promote Township-wide aesthetic efforts to maintain the rural/suburban character of the Township, protect environmentally sensitive lands, and preserve open space and to strengthen existing street tree and natural vegetation preservation efforts.

Several other provisions for tree maintenance and preservation are located throughout the land use and development regulations of the Township and other sections of the Township Code.

Wildlife management practices should continue to be employed to control the deer population which threatens the health of Township residents and woodlands. Canada goose control measures should also be considered as their waste threatens water quality in Township streams.

RIPARIAN ZONES

The New Jersey Department of Environmental Protection amended the state-wide Water Quality Management Program (N.J.A.C. 7:15 et seq.) on July 7, 2008 to establish "riparian zones" along surface waters in order to protect and enhance water quality within the State. Riparian zones were defined as "the land and vegetation within and directly adjacent to all surface water bodies including, but not limited to lakes, ponds, reservoirs, perennial and intermittent streams, up to and including their point of origin, such as seeps and springs, as shown on the New Jersey Department of Environmental Protection's GIS hydrography coverages."

Riparian zones are delineated by N.J.A.C. 7-15 as follows:

1. The riparian zone shall be 300 feet wide along both sides of any designated Category One water (C1 water), and all upstream tributaries situated within the same HUC 14 watershed. (HUC 14 refers to a Hydrologic Unit Code (HUC) established by the United States Geologic Service (USGS) to designate types of watersheds. HUC-14 watersheds are less than 42 square miles in area and are components of HUC-11 (Subregional) and HUC-8 (Regional) Watersheds.)

2. The riparian zone shall be 150 feet wide along both sides of the following waters not designated as C1 waters:

   (a) Any segment of a water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal, which is critically dependent on the surface water body for survival, and all upstream waters (including tributaries) within one linear mile as measured along the length of the regulated water; and

   (b) Any segment of a water flowing through an area that contains acid producing soils.

3. For all other surface water bodies, a riparian zone of 50 feet wide shall be maintained along both sides of the water.

The N.J.D.E.P established a State-wide G.I.S. mapping program which delineates the three categories of riparian zones. The N.J.D.E.P. mapped riparian zones are shown on the Land Use Map in Section 10, Land Use Plan.

Section 7:15-5.25(g) 3 of the State Water Quality Management Program required municipalities to adopt an ordinance that prevents new disturbance and regulate existing development or activities within the delineated riparian zones. Freehold Township adopted an amendment to Chapter 190, Land Use, creating Section 190-162, Riparian Zones, in conformance with the N.J.D.E.P. Water Quality Management Program requirements.

PRESERVED FARMLAND

New Jersey initiated a program for protecting prime farmland with the adoption of the *Farmland Assessment Act* of 1964 (PL 1964, Ch. 48) which provided for reduced property taxes on agricultural properties filing for Farmland Assessment. Subsequently, in July 1976, legislation approved a pilot program to purchase "development rights" from agricultural properties which prevented the development of the affected properties from any development other than agricultural uses. This program led to adoption of the *Right to Farm Act* (Ch. 31, PL 1983) and the *Agriculture Retention and Development Act* (Ch. 32, PL 1983). Under the Agricultural Retention and Development Act, landowners who want to continue farming their land can sell their development easements. When landowners sell development easements, they still own their land but sell the rights to develop it for anything other than agriculture. Those deed restrictions remain in force for any future owners. The Farmland Preservation Program is administered by the State Agriculture Development Committee (SADC), which coordinates with County Agriculture Development Boards, municipal governments, nonprofit organizations and landowners in the development of plans that best meet the needs of individual landowners.

Freehold Township adopted a "Right to Farm" law in 1981 by Ordinance O-81-4. Property owners began to participate in the Farmland Preservation Program in September 2005. Through July 2010, 240.5 acres of agricultural land were preserved in the Township. The "Preserved Farmland" is included on the Master Plan Land Use Map. The specific preserved tracts are listed below.

FREEHOLD TOWNSHIP
PRESERVED FARMLAND

No.	Block	Lot(s)	Acreage	Location	Owner	Acquisition Type (1)	Purchase Date
1	44	9	13.6	Asbury Avenue	Archibold, E.	PIG	9/26/05
2	96	47	21.3	Georgia Road	Cuddihy, J., Jr.	PIG	5/18/07
3	87.01	9, 9.01	36.5	Elton Adelphia / Gravel Hill Roads	Virag, P. & I.	County EP	6/28/07
4	89	9,10,11	139.1	Monmouth / Elton Adelphia Roads	Clayton Limited Family Partnership	County EP	10/3/08
TOTAL ACREAGE			**240.5**				

(1) Acquisition Types:
County EP – County owned easement with SADC cost share grant
PIG – Easement purchased through Planning Incentive Grant

Source: New Jersey State Agriculture Development Committee – Farmland Preservation Program (June, 2010)
Prepared by: Thomas Planning Associates

ENERGY CONSERVATION

The Township recognizes the need to promote increased energy conservation and efficiency. Energy conservation can provide for long term economic benefits for Township residents and businesses through reduced utility bills thereby aiding in the national effort to foster energy independence and reducing the dependency on fossil based fuels.

There are many ways to improve energy conservation within the Township including new technologies for solar and wind energy as well as implementing other site plan techniques. Technologies that were once considered promising for future use are becoming today's solutions. Utilizing renewable sources of energy including solar and wind are becoming common for residents and business owners.

The New Jersey Municipal Land Use Law (MLUL) recognizes the benefits of energy conservation and contains several sections in the Law which either references or requires energy conservation for New Jersey municipalities. In particular, the following sections of the Municipal Land Use Law apply to energy conservation:

1. Section N.J.S.A. 40:55D-28 of the Municipal Land Use Law provides for a conservation plan element which includes "the preservation, conservation and utilization of natural resources, including, to the extent appropriate, energy."

2. Section N.J.S.A. 40:55D-41e of the MLUL requires an ordinance requiring site plan review and approval including standards and requirements relating to and including - conservation of energy and use of renewable energy sources.

3. Section N.J.S.A. 40:55D-66.11 approved March 31, 2009 requires both wind and solar facilities to be permitted in industrial zones as follows:

   "A renewable energy facility on a parcel of land comprising 20 or more contiguous acres that are owned by the same person or entity shall be a permitted use within every industrial district of a municipality."

4. Section N.J.S.A. 40:55D-66.12 approved on January 16, 2010 includes guidelines for "small wind energy systems" as follows:

   "Ordinances adopted by municipalities to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations. An application for development or appeal involving a small wind energy system shall comply with the appropriate notice and hearing provisions otherwise required for the application or appeal pursuant to the "Municipal Land Use Law," (N.J.S.A. 40:55D-1 et seq.)."

Energy conservation planning can be accomplished in residential, commercial and industrial areas through a variety of techniques. Listed below are recommendations for site design

standards and solar and small wind energy system standards which would help to promote energy conservation within the Township:

1. Overall site design and street and structural orientation helps maximize solar energy utilization and adaption of solar collection units.

2. Clustering of housing units can minimize or eliminate sewage pump stations and provide energy conserving use of paving and utilities as opposed to traditional subdivision development layouts.

3. Encourage infill development in areas which have existing infrastructure while discouraging scattered development in rural areas.

4. Landscape and planting design techniques to achieve optimum solar usage.

5. Site design review to encourage maximum utilization of low energy, high intensity street and parking lot lighting.

6. Sidewalk construction can reduce busing needs in certain areas of the Township achieving a long-term energy savings.

7. Establish Small Wind Energy Systems in industrial and research/office zones on sites of 20 acres or larger subject to setback, height, noise and design standards.

8. Establish ordinance standards to permit rooftop and ground-mounted solar collectors to provide power for the principal use of the property as follows:

    a. Rooftop and building-mounted solar collectors should be permitted in all zoning districts in the Township, subject to additional requirements for design, setbacks, and permit requirements.

    b. Ground-mounted arrays and freestanding solar collectors should be permitted as accessory structures in all zoning districts of the Township only if roof mounting is impractical, and subject to established requirements.

STORMWATER MANAGEMENT PLAN ELEMENT

Chapter 13

***See Separate Document**

Prepared by: T&M Associates

Dated: April 2, 2025

Adopted by Planning Board: December 4, 2025

Freehold Township Stormwater Management Plan

Adopted:

Prepared:
April 2, 2025

Prepared for:
Planning Board of the Township of Freehold

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The original of this document has been signed and sealed in accordance with Law.

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Introduction

This Municipal Stormwater Management Plan (MSWMP) documents the strategy for Freehold Township ("the Township") to address stormwater-related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25 Municipal Stormwater Regulations. This plan contains all the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses green infrastructure, groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, which is defined as projects that disturb one or more acres of land or increase regulated motor vehicle surface or impervious coverage by 0.25 acres. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provides base flow in receiving water bodies. The plan describes long-term operation and maintenance measures for existing and future stormwater facilities.

A "build-out" analysis based on existing zoning and land available for development has been included in this plan. The plan also addresses the review and update of existing ordinances, the Township Master Plan, and other planning documents to allow for project designs that include green infrastructure requirements. The final component of this plan is a mitigation strategy for when a variance or exemption of the design and performance standards is sought. As part of the mitigation section of the stormwater plan, specific stormwater management measures are identified to lessen the impact of existing development.

Goals

The goals of this MSWMP are to:

- Reduce flood damage, including damage to life and property.
- Minimize, to the greatest extent practical, any increase in stormwater runoff from any new development.
- Minimize soil erosion associated with any development or construction project.
- Ensure the adequacy of existing and proposed culverts and bridges and other in-stream structures.
- Maintain groundwater recharge.
- Prevent, to the greatest extent feasible, an increase in nonpoint pollution.
- Maintain the integrity of stream channels for their biological functions as well as for drainage.
- Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state; to protect public health; to safeguard fish and aquatic life and scenic and ecological values; and to

enhance the domestic, municipal, recreational, industrial, and other uses of water; and
- Protect public safety through the proper design and operation of stormwater management systems, including stormwater basins.

Some of the Township's Master Plan objectives, principals, assumptions, policies, and standards also apply to the goals of the Stormwater Management Plan. Among these are:

- To encourage municipal actions that will guide the long-range appropriate use and development of lands within Freehold Township in a manner that will promote the public health, safety, morals, and general welfare of present and future residents.
- To secure safety from fire, flood, panic, and other natural and man-made disasters.
- To promote the establishment of appropriate population densities in locations that will contribute to the well-being of persons, neighborhoods, and preservation of the environment.
- To encourage the preservation and restoration of historic buildings and sites within the Township to maintain the heritage of Freehold Township for the enjoyment of future generations.
- To encourage coordination of the numerous public and private regulations and activities that influence land development intending to produce efficient uses of land with appropriate development types and scales.
- Protection of natural and environmental resources including floodplains, wetlands, marsh and aquifer recharge areas, and areas suitable for public and quasi-public recreational activities.
- To protect and enhance the environmental quality of the Township.
- To consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy usage and encourage development densities consistent with existing patterns of development.

To achieve these goals, this plan outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to mitigate the impacts of proposed development. Preventative and corrective maintenance strategies are included in the plan to ensure the long-term effectiveness of stormwater management facilities. The plan also outlines safety standards for stormwater infrastructure to be implemented, protecting public safety.

The following is a list of actions the Township of Freehold has taken or will take to achieve the goals listed above:

The Township has adopted Floodplain Management Regulations to regulate development within the floodplain.

The Township requires the installation of stormwater management Best Management Practices (BMPs) for development within the town, in accordance with the most recent New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Regulations, specifically regarding green infrastructure, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality.

The Township requires the preparation of Operation and Maintenance Manuals for BPMs within the town. It enforces the maintenance of private Best Management Practices (BMPs) through the Township Engineer's Office to help ensure their proper function.

The Township requires applicants to obtain Soil Erosion and Sediment Control and New Jersey Pollutant Discharge Elimination System (NJPDES) Stormwater General Permits to minimize soil erosion and manage stormwater discharge to surface waters.

The Township continuously reviews its existing infrastructure and ensures the replacement of existing culverts and stormwater conveyance systems with pipes of equivalent size.

The Township has adopted ordinances regulating litter, waste, and pet waste to limit non-point sources of pollution.

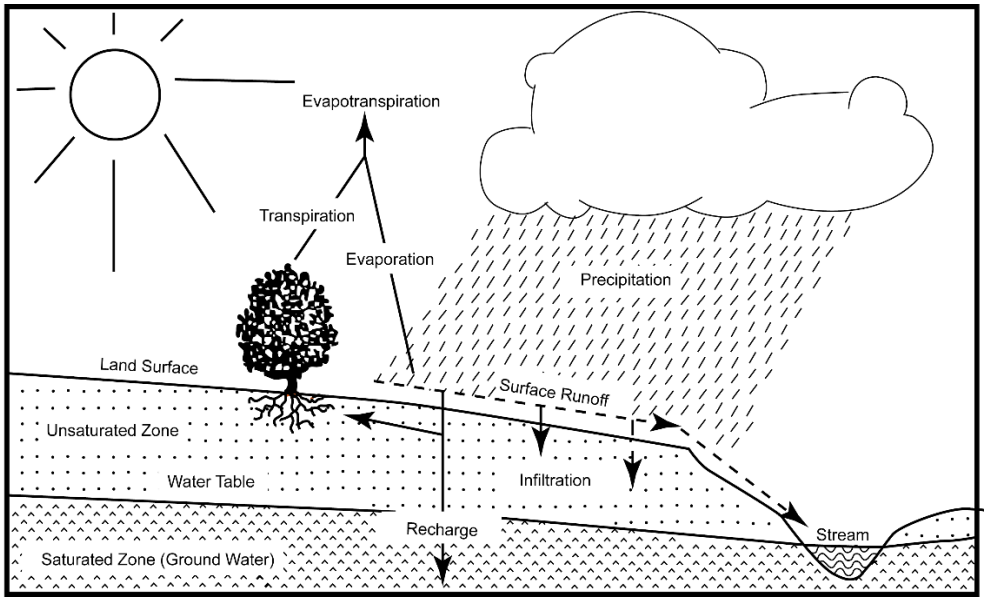
The Township has adopted Tree Removal Replacement and Privately Owned Salt Storage Ordinances to mitigate stormwater runoff issues and prevent salt and soil de-icing materials from being exposed to stormwater.

Stormwater Discussion

Land development can dramatically alter the hydrologic cycle (See Figure 1) of a site and, ultimately, an entire watershed. Before development, native vegetation can either directly intercept precipitation or draw that portion that has infiltrated into the ground and return it to the atmosphere through evapotranspiration.

Development can remove this beneficial vegetation and replace it with lawn or impervious cover, reducing the site's evapotranspiration and infiltration rates. Clearing and grading a site can remove depressions that store rainfall. Construction activities can also compact the soil, reducing its infiltration ability and leading to increased volumes and rates of stormwater runoff from the site. Impervious areas, connected by gutters, channels, and storm sewers, can transport runoff more quickly than natural areas. This shortening of transport or travel time accelerates the rainfall-runoff response of the drainage area, causing flow in downstream waterways to peak faster and higher than in natural conditions. These increases can create new and exacerbate existing downstream flooding and erosion problems, as well as increase the quantity of sediment in the channel. Filtration of runoff and removal of pollutants by surface and channel vegetation are eliminated when storm sewers discharge runoff directly into a stream. Increases in impervious areas can also decrease opportunities for infiltration, which, in turn, reduces stream base flow and groundwater recharge. Reduced base flows and increased peak flows result in more significant fluctuations between typical and storm flow rates, which can lead to increased channel erosion. Reduced base flows can also negatively impact the hydrology of adjacent wetlands and the health of biological communities that depend on base flows. Finally, erosion and sedimentation can destroy habitats that some species cannot adapt to.

Figure 1: Groundwater Recharge in the Hydrological Cycle



Source: New Jersey Geological Survey Report GSR-32.

In addition to increases in runoff peaks, volumes, and loss of groundwater recharge, land development often results in the accumulation of pollutants on the land surface that runoff can mobilize and transport to streams. New impervious surfaces and cleared areas created by development can accumulate a variety of contaminants from the atmosphere, fertilizers, animal wastes, and leakage and wear from vehicles. Pollutants can include metals, suspended solids, hydrocarbons, pathogens, and nutrients.

In addition to increased pollutant loading, land development can adversely affect water quality and stream biota in more subtle ways. For example, stormwater that falls on impervious surfaces or is stored in detention or retention basins can become heated, raising the temperature of the downstream waterway and adversely affecting cold-water fish species, such as trout. Development can remove trees along stream banks that typically provide shading, stabilization, and leaf litter that falls into streams and becomes food for the aquatic community.

Background

Freehold Township encompasses an approximately 39-square-mile area in central Monmouth County, New Jersey. The Township experienced significant development between 1980 and 2000. While there has been growth between 2000 and 2020, the growth rate has slowed between 2010 and 2020, resulting in a slight population decline. The population of the Township increased from 19,202 in 1980 to 24,710 in 1990, and to 31,537 in 2000. While the population in 2010 increased to 36,184, the population had reduced to 35,369 by 2020. Over the years, the population

increase has led to new developments and changes in the landscape, resulting in increased stormwater runoff volumes and pollutant loads to the municipality's waterways since the last stormwater management plan. Figure 2 illustrates the waterways in the Township. Figure 3 depicts the municipal boundary on the USGS quadrangle maps.

Freehold Township has always taken a proactive approach to land development. In 1953, it created the Freehold Township Planning Board and adopted its first Zoning Ordinance and Land Subdivision Regulations under the New Municipal Land Use Act of 1953. In 1964, the Township prepared its first Master Plan, which was subsequently adopted in October of that year. In 1965, the Township adopted a significant new zoning ordinance, creating one acre zoning in areas where zoning previously allowed small lots. Many of the more significant small lot developments still existing in the Township had already been constructed before this change. In 1966, the Township adopted regulations requiring the technical review of all site plans and subdivisions. In 1980, the Township passed an ordinance requiring developers to provide drainage calculations that demonstrate no impact on downstream properties. The Township adopted its most recent Master Plan amendment on July 15, 2021.

Promulgated by the Municipal Land Use Law Amendment of February 1981, the Township began preparing a Stormwater Management Plan as an addition to its Master Plan. Utilizing grants and guidelines developed by the NJDEP, ordinances requiring major development to provide onsite detention basins to mitigate soil erosion and subsurface drainage designed to encourage ground water recharge, where feasible, were developed and implemented by the Township in 1981 and most recently updated in March 2005 with revisions through August 2006.

Since then, several updates were added to the Stormwater Ordinances, paralleling changes in NJDEP regulations. In 1974, the Township Environmental Commission prepared a Natural Resources Inventory. The inventory presents data on natural resources, including topography, geology, hydrology, vegetation, soils, air quality, and aesthetic areas. In addition, the inventory provides a series of maps that delineate topography, floodplains, geology, soils, slopes, septic suitability, foundation limitations, vegetation, historic and aesthetic sites, and the average depth of the water table. In 1980, the Township adopted a groundwater protection ordinance to protect the groundwater recharge areas within the Township. According to this ordinance, land development is restricted in identified recharge areas and areas where the depth to seasonal high groundwater is less than five feet. This ordinance has discouraged development in several areas of the Township where the ground water table is near the surface and the potential for water quality degradation is severe. The most recent updates to the stormwater management ordinances were first amended in September 2005 and revised through June 2024 based on the recommendations of the most recent Stormwater Management Plans

and updates to the Best Management Practices from the New Jersey Department of Environmental Protection through June 2024.

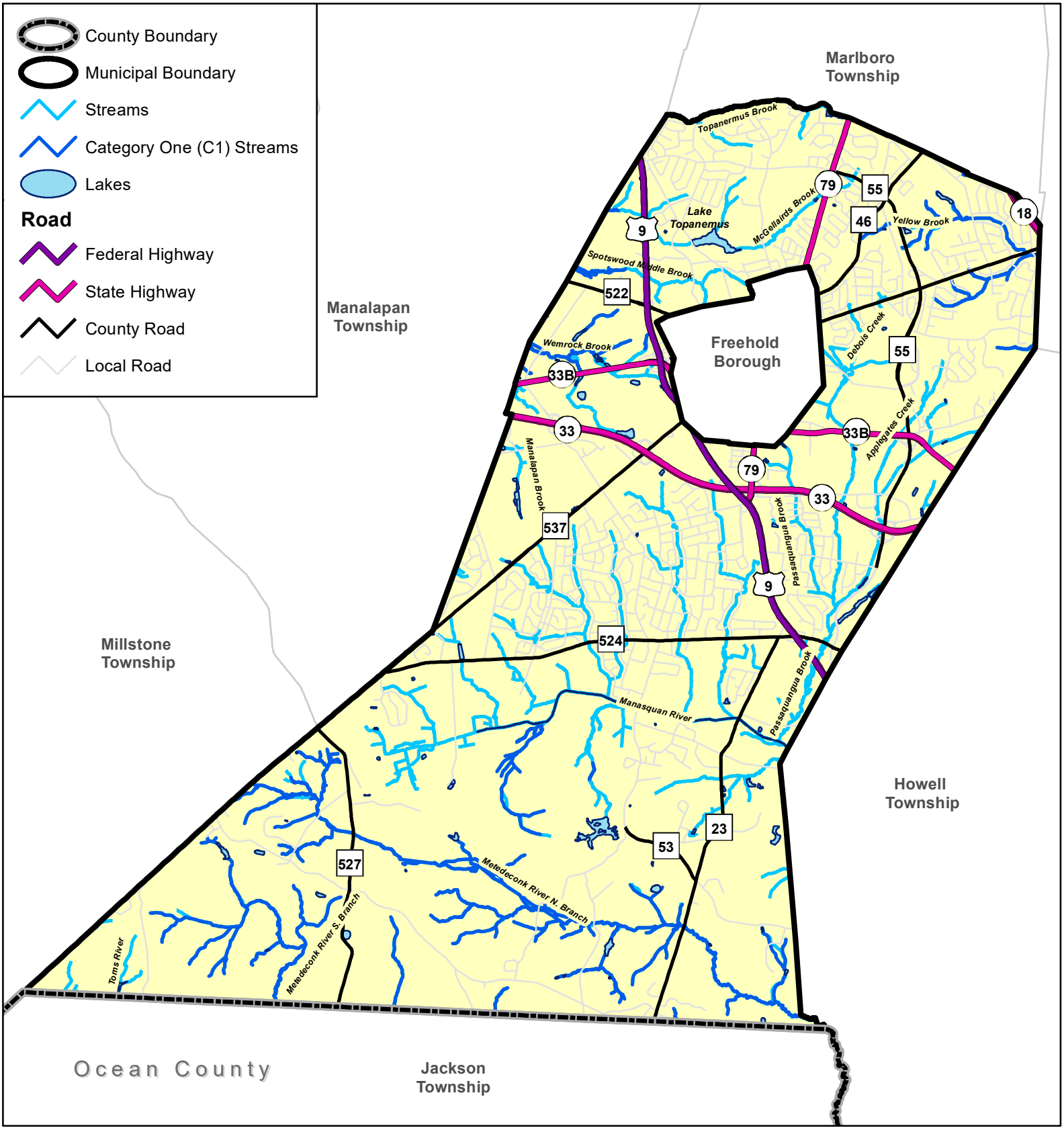


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Figure 2
Waterways
Freehold Township
Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 2 - Streams.pdf"

NOTE: 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.

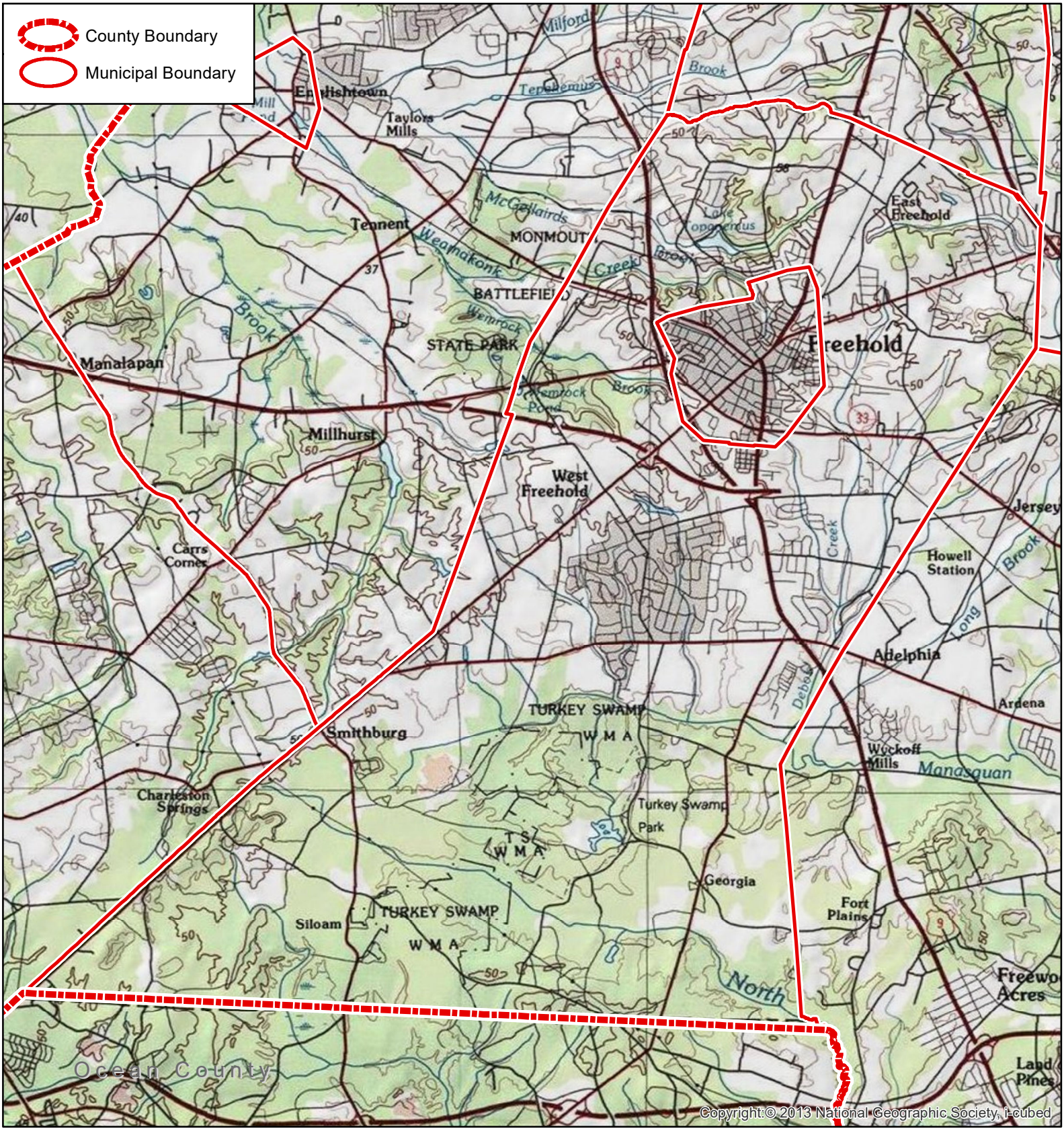

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Figure 3
USGS Topography
Freehold Township
Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP, USGS
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 3 - USGS Topography.pdf"

NOTE: 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.

Effective stormwater and water management is particularly important in Freehold Township, especially when concerning the need for maintenance of water quality and supply for the Township and surrounding region. The Township is unique in that seven major river basins have their headwaters within its boundaries. A central aquifer recharge area, serving a substantial portion of Monmouth County and parts of Ocean County, is in the southern portion of the Township. Additionally, several streams leaving the Township serve as surface drinking water supplies.

The Township is bisected by a ridge that runs southerly along New Jersey Route 79, through the Borough of Freehold, then southwest along Monmouth County Route 537. This ridge divides two major river basins: the Raritan River Basin, which flows off to the west, and the Atlantic Ocean-Barnegat Bay Drainage Basin. (See Figure 2)

Starting in the extreme southwesterly corner, the Toms River originates from a small tributary area that drains into Jackson Township, Ocean County. Its HUC-14 reference number is 02040301060010, and it lies in the Barnegat Bay Watershed.

Moving clockwise, the Manalapan Brook has a small Tributary area west of Monmouth County Route 537 and south of the New Jersey Route 33 Bypass. It continues into Manalapan Township, Monmouth County. Its HUC-14 reference number is 020300105140010, and it lies in the Raritan River Watershed.

The Matachaponix Brook has several tributaries in the Township north of the New Jersey Route 33 bypass and west of New Jersey Route 79, which include the Wemrock Brook, McGelliard's Brook, Spotswood Middle Brook/Weamaconk Creek, and the Topanemus Brook, all of which drain from the Northwestern corner of the Township into Manalapan Township. The Wemrock Brook and the Spotswood Middle Brook/Weamaconk Creek's HUC-14 reference number is 02030105150010. The McGelliard's Brook and the Topanemus Brook's HUC-14 reference number is 02030105150020. The Wemrock Brook and part of the Spotswood Middle Brook/Weamaconk Creek are classified as C-1 Streams within the boundaries of Monmouth Battlefield State Park. The Matachaponix Brook and its tributaries ultimately drain into the Raritan River.

Then, continuing clockwise to the northeast corner of the Township is the Yellow Brook, which is classified as a C-1 Stream. It is a tributary to the Swimming River and the Swimming River Reservoir, which is a drinking water supply located in Colts Neck and Holmdel Townships. The Yellow Brook's HUC-14 reference number is 02030104070040, and it drains to the Swimming River, which eventually discharges to the Atlantic Ocean.

Continuing east of the New Jersey Route 79 and Monmouth County Route 537 corridor to the easterly boundary of the Township is the Manasquan River. The

Manasquan River feeds a reservoir located in Howell Township, which serves as a drinking water supply. The Manasquan River is classified as C-1 water within the Turkey Swamp Park portions. It has several tributaries, including Cattail Brook, Cricket Creek, Bannen Meadow Brook, and Passaquangua Brook, which has several of its sub-tributaries, including Applegate's Creek, Burkes Creek, and Dubois Creek. The Passaquanqua Brook, the Cattail Brook, Cricket Creek, Bannen Meadow Brook, and their associated tributaries have a HUC-14 reference number of 0203010410020. The remainder of the Manasquan River drainage basin, west of Georgia Road, has a HUC-14 reference number of 02030104100010.

Continuing clockwise, are the North and South branches of the Metedeconk River, which flow to the southeast from Monmouth County Route 537 into Jackson Township, Ocean County. The North Branch of the Metedeconk has a HUC-14 reference number of 020400301020010 and the South Branch of the Metedeconk River has HUC-14 reference numbers of 02040301030010, 02040301030020, and 02040301020020. Both the North and South Branches of the Metedeconk River are classified C-1 for their entire length in Freehold Township since they feed drinking water supplies in Brick Township, Ocean County (See figure 4). For the latest C-1 Stream designations, go to https://dep.nj.gov/wms/bears/surface-water-quality-standards-swqs/.

The NJDEP has established an Ambient Biomonitoring Network (AMNET) to document the health of the state's waterways. There are over 800 AMNET sites throughout the State of New Jersey. These sites are sampled for benthic macroinvertebrates by NJDEP on a five-year cycle. Streams are classified as non-impaired, moderately impaired, or severely impaired based on the AMNET data. The data is used to generate a New Jersey Impairment Score (NJIS) based on several biometrics related to benthic macroinvertebrate community dynamics.

The waterways that flow out of the Township to their associated major rivers have been monitored by the NJDEP and are ranked based on AMNET data. In addition to the AMNET data, the NJDEP and other regulatory agencies collect water quality chemical data on the state's streams. These data show that the in-stream total phosphorus concentrations and fecal coliform concentrations of Lake Topanemus, the Manasquan Tributaries, the Passaquangua Brook and McGelliards Brook, the North and South branches of the Metedeconk River, the Toms River, the Wemrock Brook, and the Yellow Brook frequently exceed the state's criteria. This means that these rivers are impaired waterways, and the NJDEP is required to develop a Total Maximum Daily Load (TMDL) for these pollutants for each waterway. Additionally, the Passaquangua Brook and McGelliards Brook have been rated as severely impaired.

For more information, please refer to the following:
https://nj.gov/dep/tmdl/1317.html

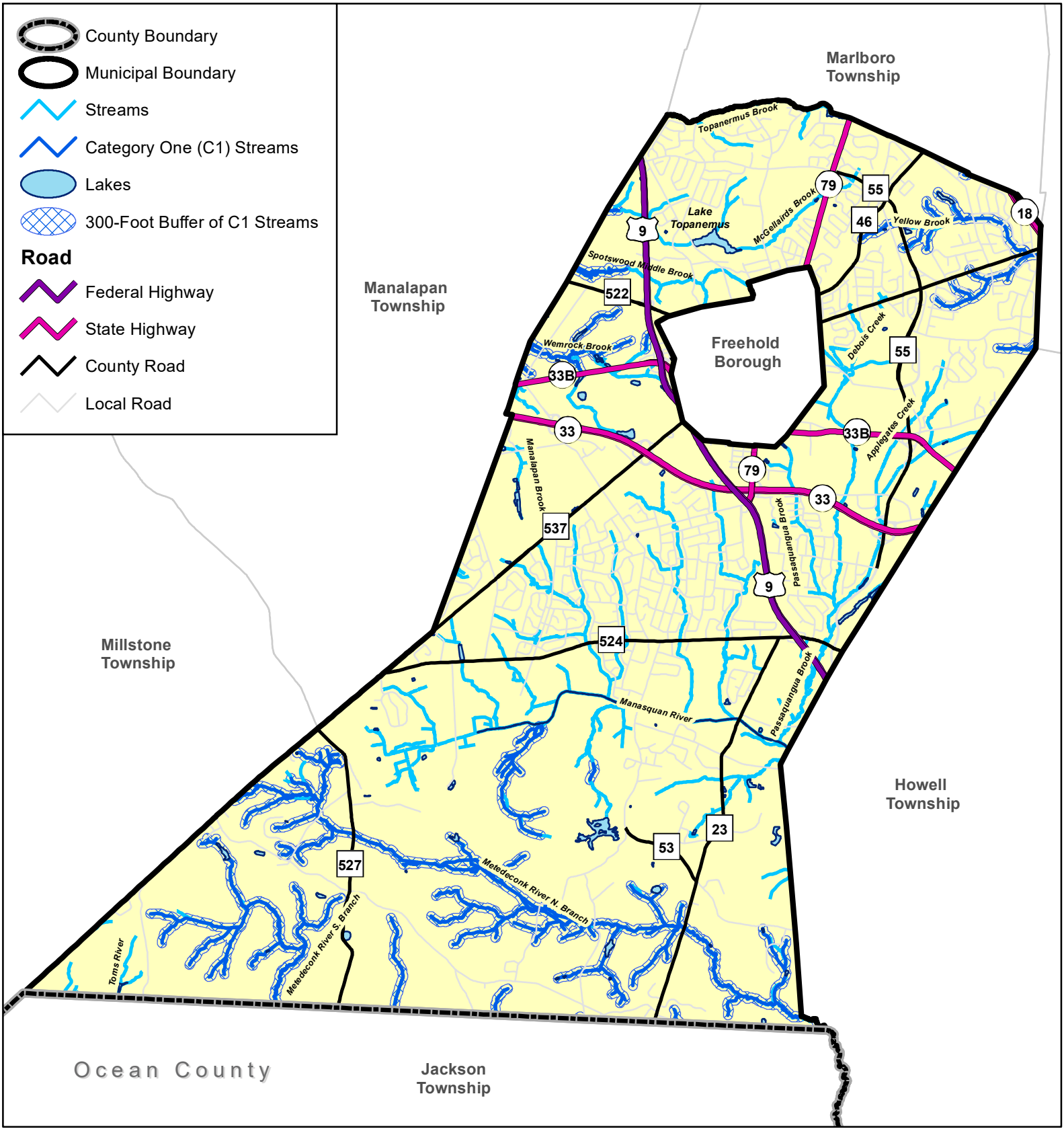

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Figure 4
Category One (C1) Streams
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Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 4 - Category One Streams.pdf"

NOTE: 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.

The New Jersey Integrated Water Quality Monitoring and Assessment Report (305(b) and 303(d)) (Integrated List) is required by the federal Clean Water Act to be prepared biennially. It is a valuable source of information on water quality. This combined report presents the extent to which New Jersey waters are attaining water quality standards and identifies impaired waters. Sub=List 5 of the Integrated List comprises the list of waters impaired or threatened by pollutants for which one or more Total Maximum Daily Loads (TMDLs) are required.

The integrated list is available from the NJDEP website at: https://dep.nj.gov/wms/bears/water-quality-assessment/integrated-report/.

Specific data on biological monitoring (AMNET data) is available from the NJDEP website at: https://dep.nj.gov/wms/bfbm/ambient-macroinvertebrate-network-amnet/.

Additional data can be found on the United States Geological Survey (USGS) site at www.water.usgs.gov.

A TMDL is the amount of a pollutant that a water body can accept without causing an exceedance of water quality standards or interfering with the ability to use a water body for one or more of its designated uses. The allowable load is allocated to various sources of the pollutant, such as stormwater and wastewater discharges, which require an NJPDES permit to discharge, and non-point sources, which include stormwater runoff from agricultural and residential areas, along with a margin of safety. Provisions may also be made for future sources in the form of reserve capacity. An implementation plan is developed to identify how the various sources will be reduced to the designated allocations. Implementation strategies may include the improvement of stormwater treatment plants, adoption of ordinances, reforestation of stream corridors, retrofitting stormwater systems, and other BMPs. Specific TMDLs will be implemented for each watershed within the Township as they become available from the NJDEP.

As impervious surface cover has increased in the Township, the peak flow and volumes of stream flows have also increased. The increased amount of water has resulted in stream bank erosion, which resulted in unstable areas at roadway/bridge crossings, and degraded stream habitats. The high imperviousness of the Township has significantly decreased groundwater recharge, decreasing stream base flows during dry weather periods. Lower base flows can have a negative impact on in-stream habitat during the summer months. Low base flows also have a negative impact on the downstream portions of the Metedeconk and Manasquan watersheds since these water supplies feed drinking water reservoirs. Groundwater recharge occurs throughout the Township, with the more permeable soils spread throughout the southern sections. Groundwater recharge rates tend to decrease as one moves northward, corresponding with the clayey soil types

encountered. Low-impact stormwater management techniques will be applied throughout the Township, with certain techniques tailored for certain areas based on soil types. A map of groundwater recharge areas is shown in Figure 5.

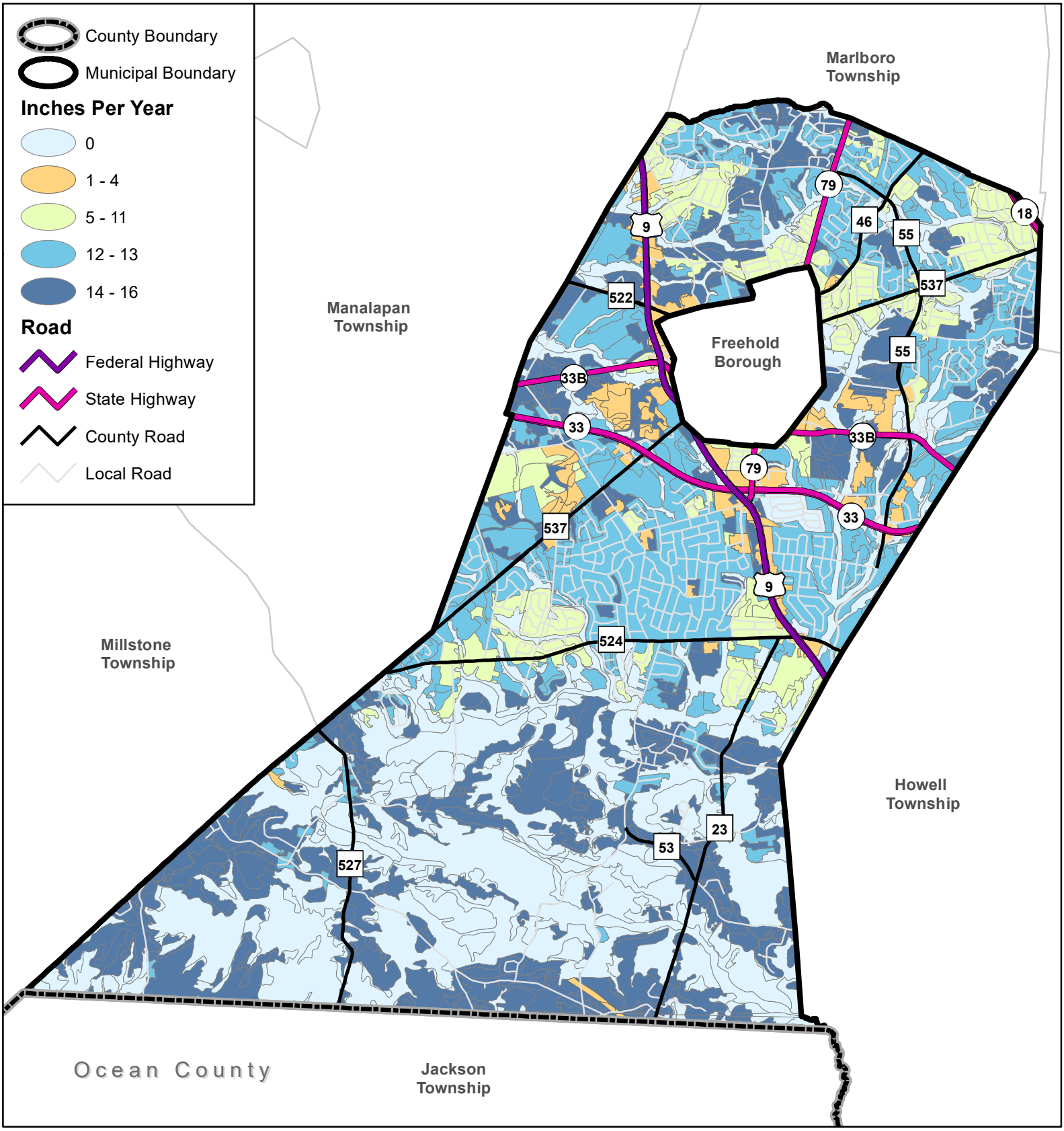

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Figure 5
Ground Water Recharge
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Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 5 - Ground Water Recharge.pdf"

NOTE: 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.

The Township has three potable water treatment plants and associated supply wells: Jackson Mills Road Water Treatment Plant, which utilizes wells 9, 10, 11, 14, and 15; Koenig Lane Water Treatment Plant, which utilizes wells 8 and 13; and Point Ivy Water Treatment Plant, which utilizes wells 3, 12, and 7. Due to its sensitivity, additional information on water treatment and well capacity is restricted.

Based on prior conversations with New Jersey Geological Survey staff, it was determined that the Township's wells are all located within confined aquifers and, therefore, do not require any wellhead protection zones beyond a 50-foot radius safety zone. Well locations are shown in Figure 6.

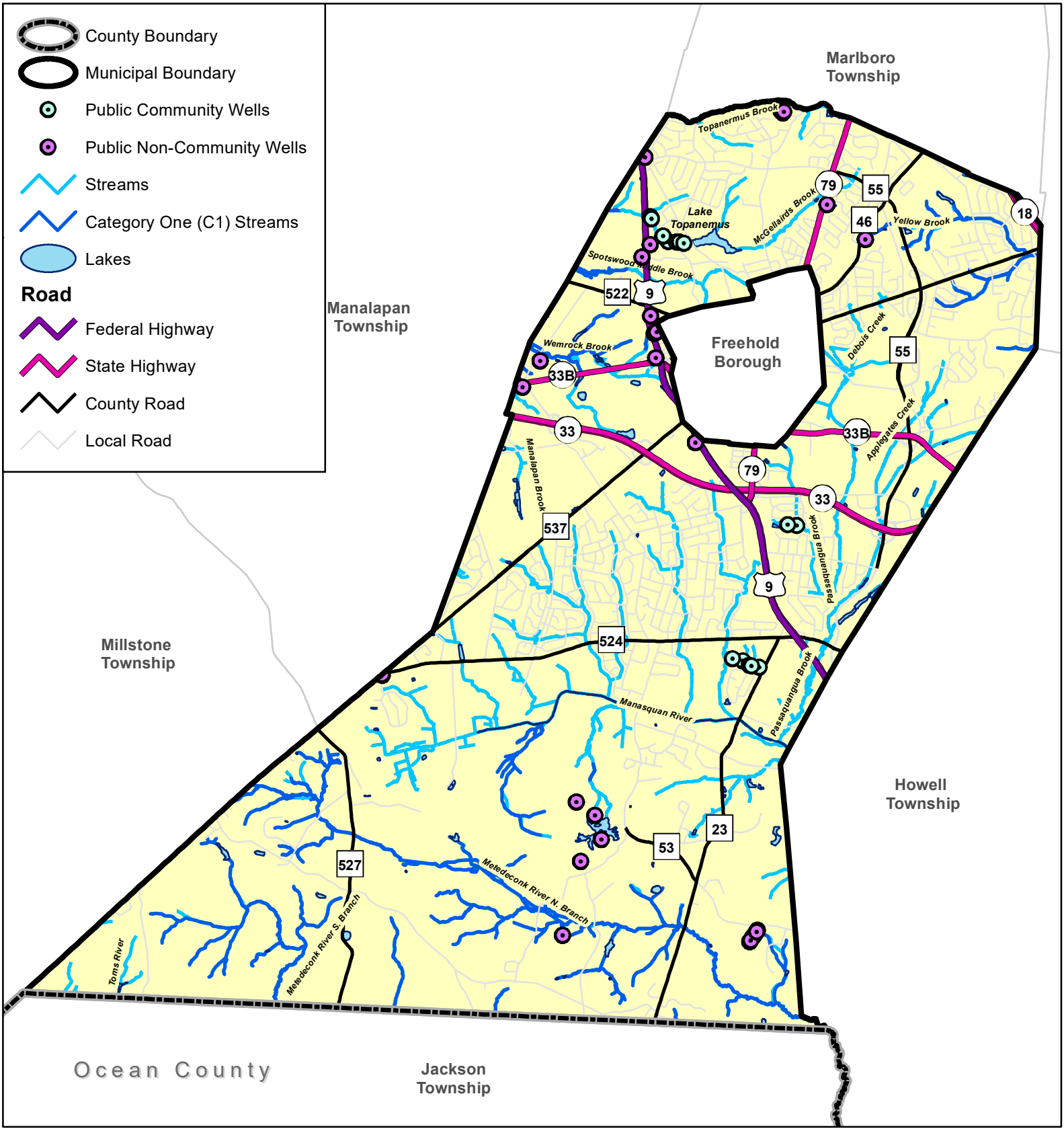

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Figure 6
Well Locations
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Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 6 - Well Locations.pdf"

NOTE: 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.

Design and Performance Standards

To minimize the adverse impacts of stormwater runoff on water quality, water quantity, and loss of groundwater recharge in receiving water bodies, the Township has adopted the most recent design and performance standards for stormwater management measures as required by N.J.A.C. 7:8-5. The design and performance standards include requirements for maintenance of stormwater management measures in conformance with N.J.A.C. 7:8-5.8, entitled "Maintenance Requirements," and requirements for safety standards in conformance with N.J.A.C. 7:8-6, entitled "Safety Standards for Stormwater Management Basins."

Township personnel or their consultants will observe projects during construction to ensure that the stormwater management measures are constructed in accordance with any approval and will function as designed.

Plan Consistency

The Township has also responded to the Brick Township Municipal Utilities Authority (BTMUA) request to be notified whenever a land use application in the Metedeconk River watershed is submitted to the Planning Board by passing resolution No. R-04-189, entitled "Resolution Supporting Metedeconk River Watershed Planning Efforts."

The Township is not located within a formal Regional Stormwater Management Planning Area, as outlined in N.J.A.C. 7:8-3. However, the Township will participate in the ongoing planning effort as these watershed associations develop a formal planning committee.

Only three TMDLs have been developed for lakes within the Township. Therefore, this plan does not need to be consistent with any regional stormwater management plans (RSWMPs) and currently only needs to address the three TMDLs for Lake Topanemus. As RSWMPs and TMDLs are developed in the future, this Municipal Stormwater Management Plan will be updated to be consistent.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21, the 2001 State Development and Redevelopment Plan, and the 2016 Monmouth County Master Plan.

With regard to the Residential Site Improvement Standards (RSIS), it is noted that the Township requires all residential development applications to comply with the most recent RSIS, which mandate that all residential development adhere to Phase II Stormwater regulations. The municipality will utilize the most current update of the RSIS in the stormwater management review of residential areas. This Municipal

Stormwater Management Plan will be updated to be consistent with any future updates to the RSIS.

This Municipal Stormwater Management Plan was developed in accordance with the 2001 State Development and Redevelopment Plan's[1] generalized guidelines. These include:

- Encourage development, redevelopment, and economic growth in locations well situated concerning present or anticipated public services or facilities and discourage development where it may impair or destroy natural resources or environmental qualities.
- Reduce sprawl.
- Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. (N.J.S.A. 52:18A-196, et seq.).

This Municipal Stormwater Management Plan was developed in accordance with the 2016 Monmouth County Master Plan and follows its guidelines.

- Ensure high water quality through the implementation of Best Management Practices (BMPs) (Page 1-5).
- Promote consideration of overarching issues, such as sea level rise, saltwater intrusion, and the impacts of development on aquifer recharge and stormwater management, in decision-making related to water supply and wastewater (Page 1-5).
- Where feasible, incorporate the preservation of natural systems, such as wetlands and stormwater management, into development and redevelopment projects (Page 3-31).

In addition to the above, it is noted that the Township's Stormwater Management Ordinance requires all new development, and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. Township inspectors will observe on-site soil erosion and sediment control measures during construction and report any inconsistencies to the local Soil Conservation District.

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[1] As of March 2025, the State of New Jersey was in the process of preparing an updated State Development and Redevelopment Plan. However, the updated State Development and Redevelopment Plan was not anticipated to be adopted until early 2026, and the 2001 State Development and Redevelopment Plan remained current. Thus, this Municipal Stormwater Management Plan considers the 2001 State Development and Redevelopment Plan.

Stormwater Management Strategies

The Township has updated Ordinance Section 190-80 to incorporate the NJDEP's BMPs for green infrastructure as required by N.J.A.C. 7:8-5.3, entitled "Green Infrastructure Standards."

Land Use / Build-out Analysis

A detailed land use analysis for the Township was conducted. Figure 7 illustrates the existing land use/land cover in the Township based on 2020 GIS information from NJDEP. Figure 8 illustrates the Hydrologic Unit Codes (HUC-14s) within the Township. The Township zoning map is shown in Figure 9. Figure 10 illustrates the Wetlands and Water Uses within the Township. Figure 11 identifies Public and quasi-public lands throughout Freehold Township. The build-out calculations for impervious cover are shown in Table 1. Table 2 presents the pollutant loading coefficients by land cover. Table 3 presents the pollutant loads at full build-out.

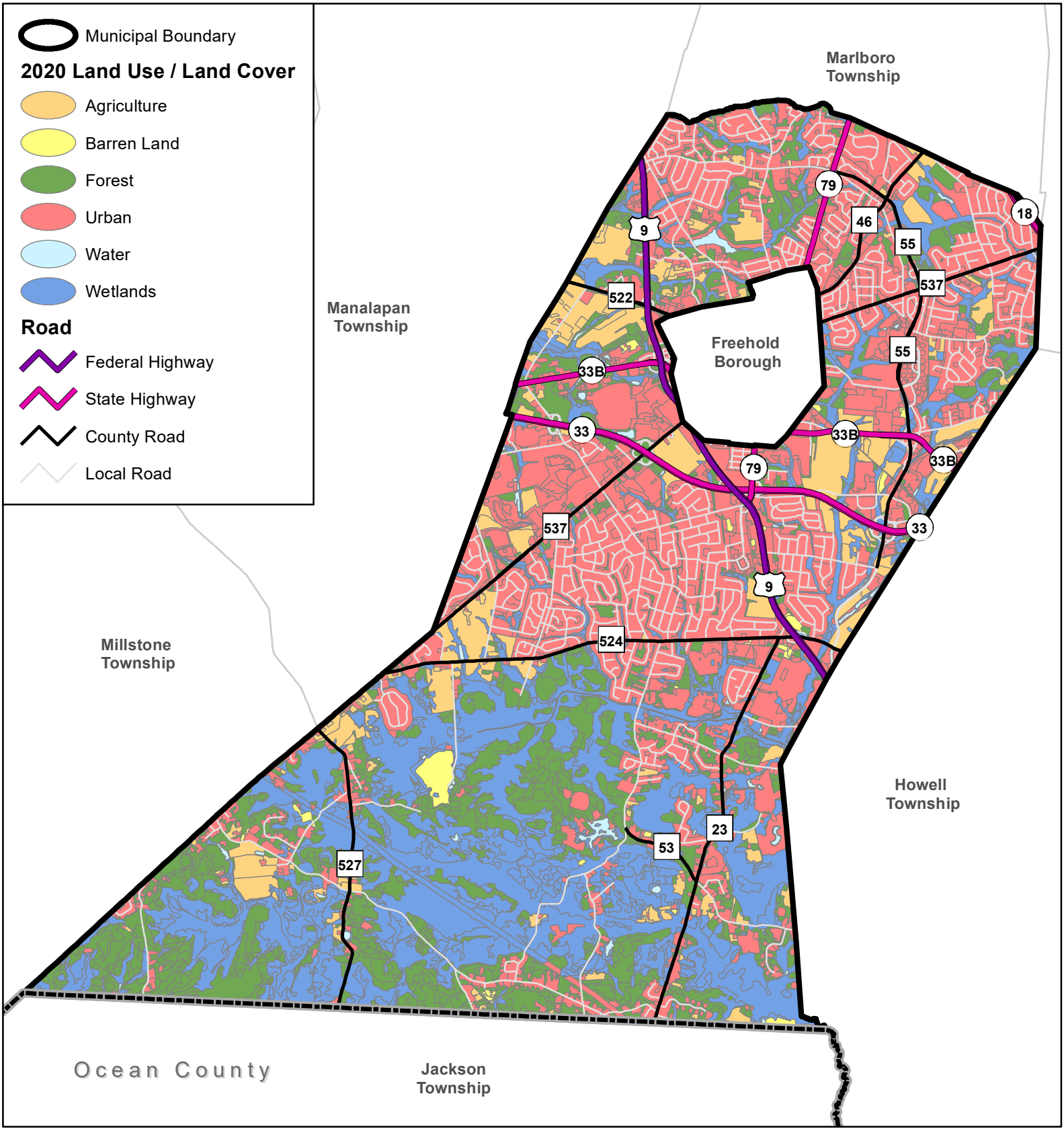

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Figure 7
2020 Land Use / Land Cover
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Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 7 - Land Use Land Cover.pdf"

NOTE: 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.

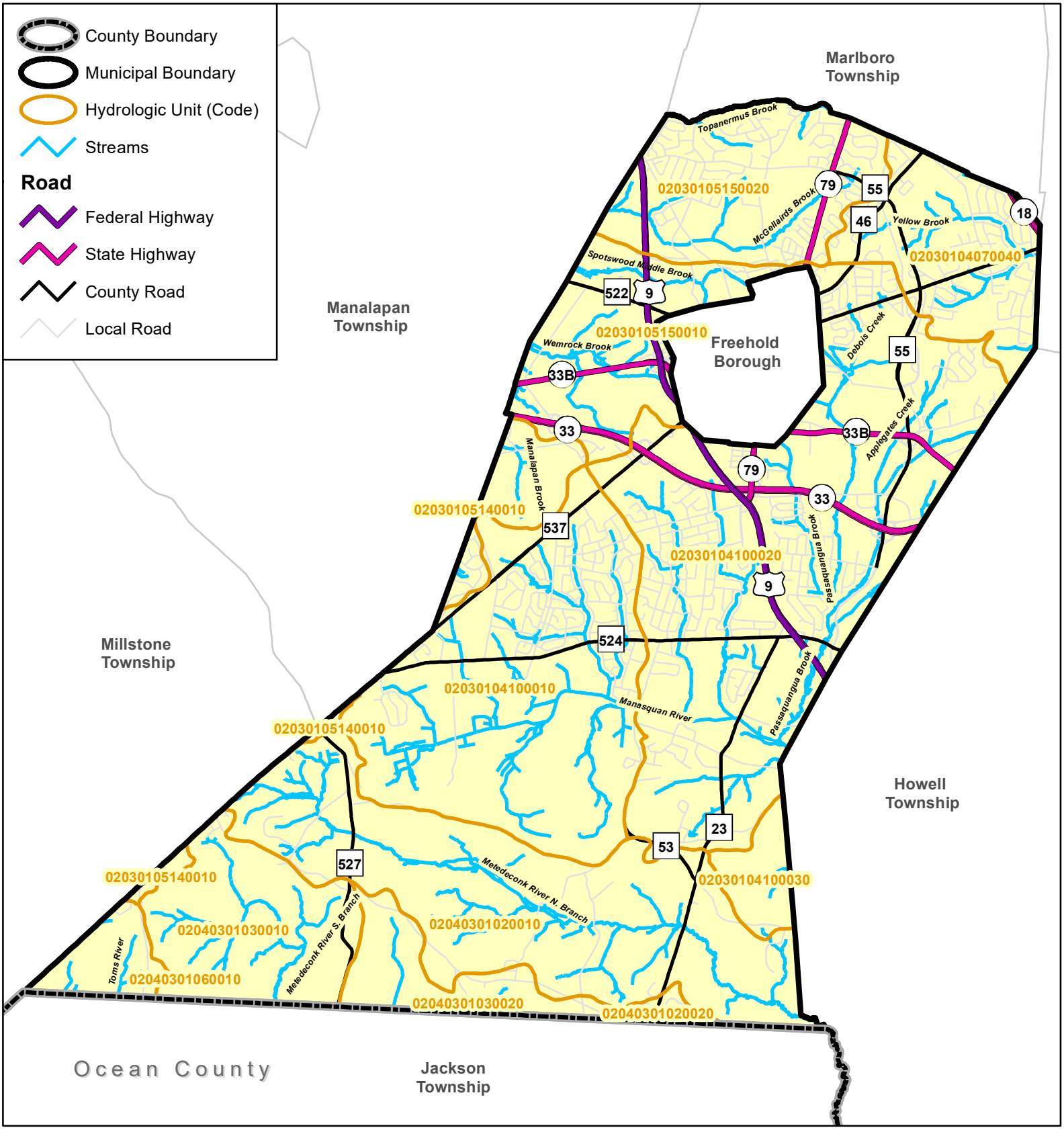

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Figure 8
(HUC-14) Hydrologic Unit (Codes)
Freehold Township
Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 8 - HUC14.pdf"

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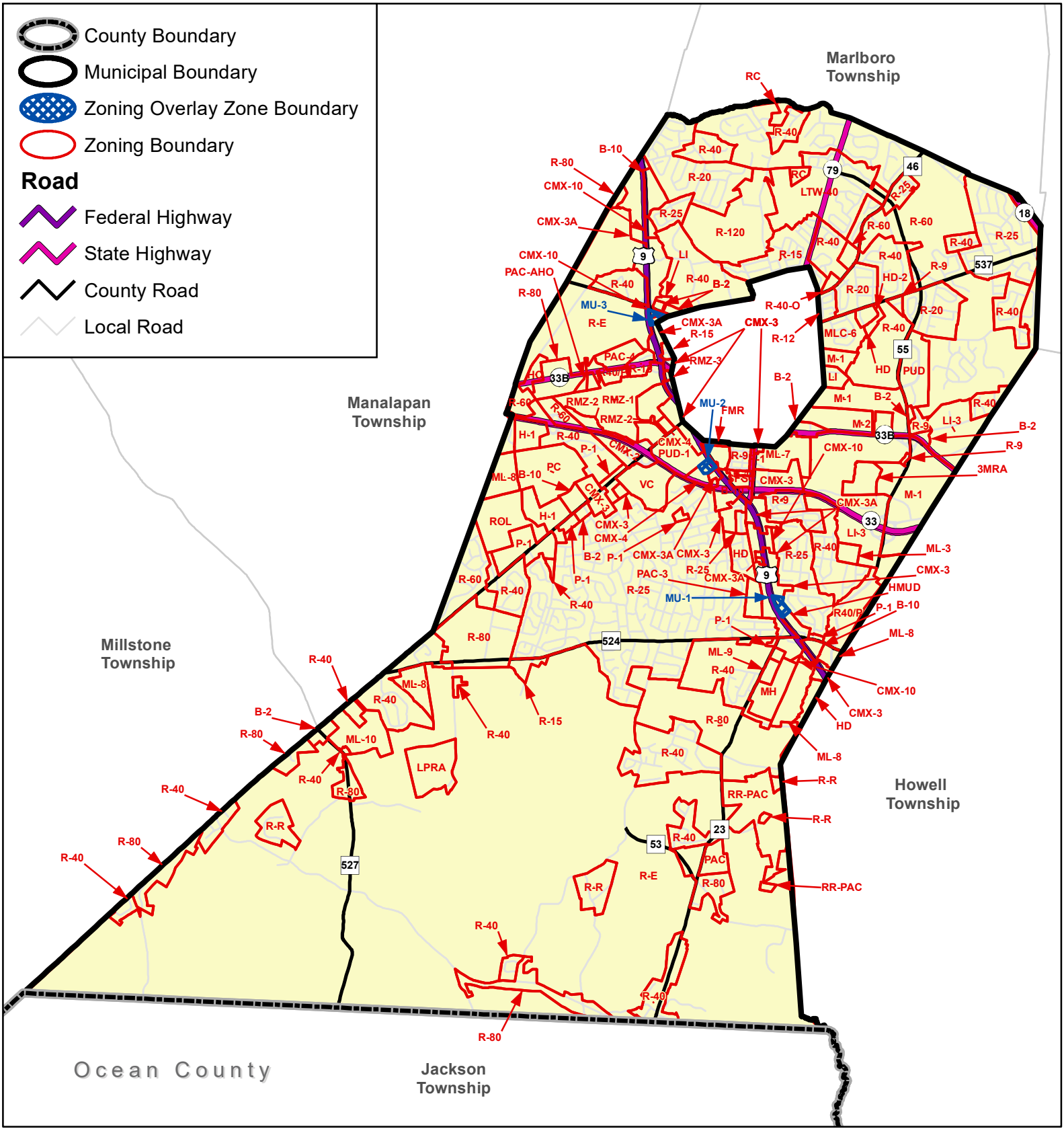

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Figure 9
Existing Zoning
Freehold Township
Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP, Township of Freehold
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 9 - Zoning.pdf"

NOTE: 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.

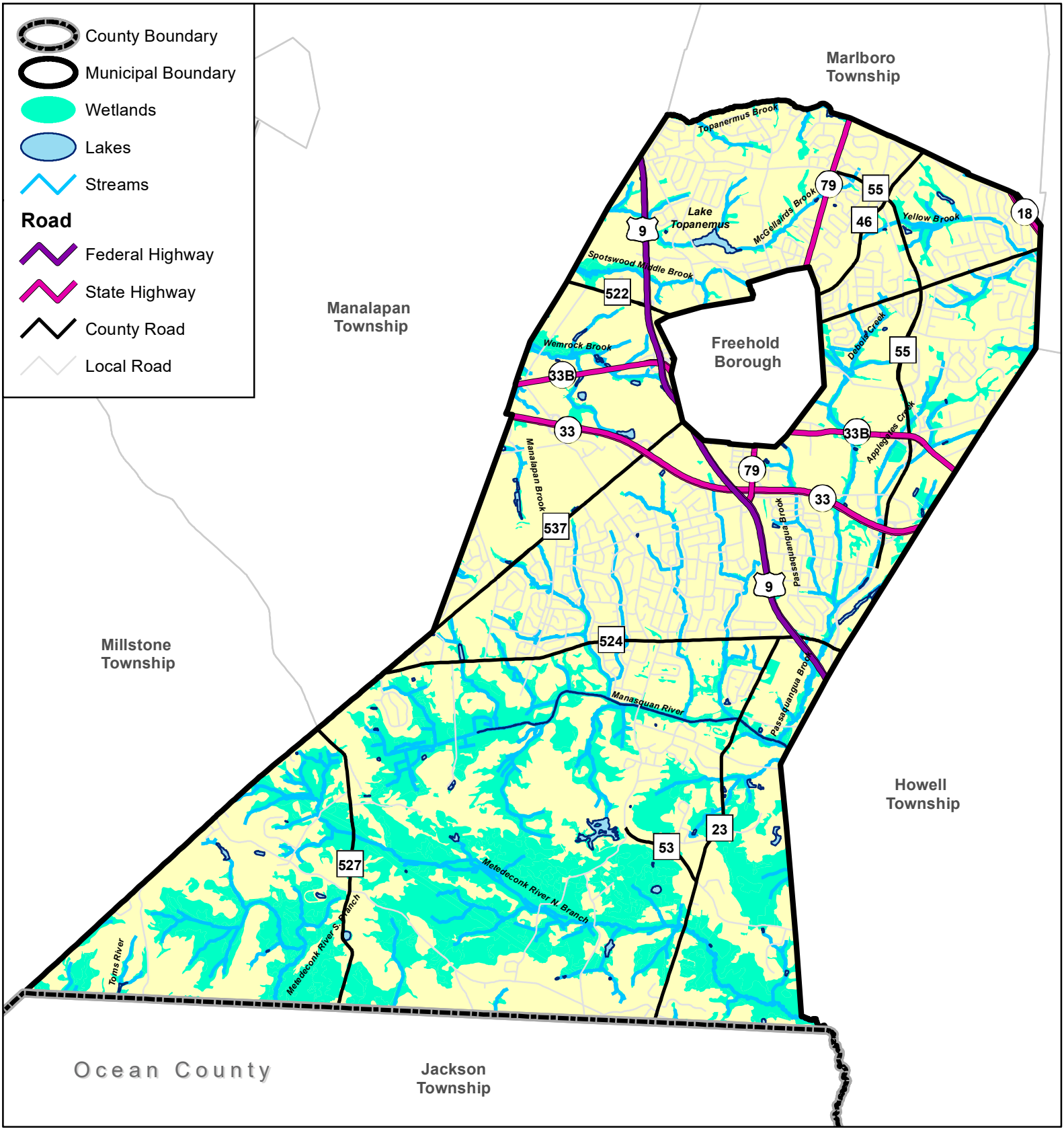

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Figure 10
Wetlands and Water Land Uses
Freehold Township
Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 10 - Wetlands and Water.pdf"

NOTE: 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.

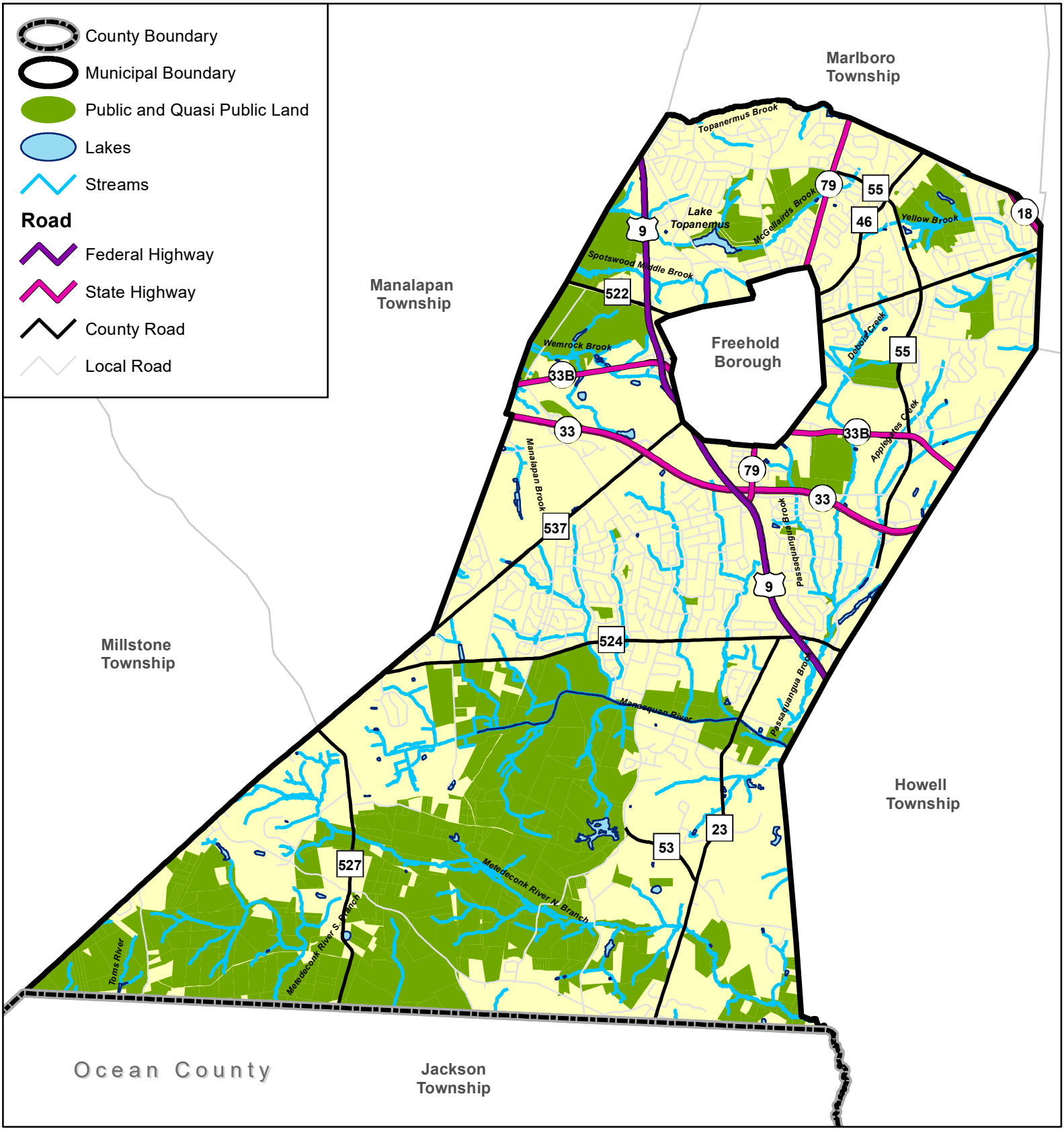

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Figure 11
Public and Quasi Public Land
Freehold Township
Monmouth County, N.J.

Prepared by: AMK, 1/23/2025
Source: NJDEP
File Path:"G:\Projects\FRTW\02145\Calculations & Reports\GIS \Exports\Figure 11 - Public Quasi Public Land.pdf"

NOTE: 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.

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
02030104070040							
LTW-40	25.99	34.53%	8.97	0.00	0.00	30%	0.00
R-20	119.58	31.61%	37.80	3.14	0.00	30%	0.00
R-25	368.74	26.36%	97.19	17.88	0.00	30%	0.00
R-40	266.69	21.77%	58.05	10.30	0.24	25%	0.06
R-60	829.29	10.98%	91.08	167.38	23.58	16%	3.77
Total	1,610.30	18.20%	293.10	198.70	23.82		3.83
02030104100010							
B-10	23.18	71.70%	16.62	0.88	0.00	60%	0.00
B-2	10.25	31.19%	3.20	0.00	4.23	65%	2.75
CMX-3	45.30	59.05%	26.75	0.00	0.00	65%	0.00
H-1	25.58	53.25%	13.62	0.12	0.07	65%	0.04
LPRA	122.07	1.22%	1.49	54.49	0.02	0%	0.00
ML-10	87.23	0.61%	0.54	46.38	29.10	65%	18.91
ML-8	58.88	7.11%	4.19	36.26	0.00	40%	0.00
P-1	104.21	26.50%	27.61	8.68	41.55	50%	20.77
PC	12.88	49.94%	6.43	0.00	0.00	30%	0.00
R-15	26.11	14.09%	3.68	4.81	13.88	35%	4.86
R-25	914.85	28.50%	260.76	43.69	0.41	30%	0.12
R-40	376.50	21.41%	80.60	57.97	12.12	25%	0.10
R-60	47.25	19.13%	9.04	0.00	16.81	18%	2.18
R-80	258.85	6.04%	15.63	49.60	4.86	15%	0.73
R-E	2,171.59	1.52%	33.00	1,024.22	24.64	5%	1.23
R-R	0.10	70.23%	0.07	0.01	0.00	8%	0.00
ROL	62.24	15.19%	9.45	0.44	0.22	50%	0.11

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
Total	4,347.06	11.79%	512.67	1,327.56	147.91		51.82
02030104100020							
3MRA	53.63	38.70%	20.76	9.41	0.00	27%	0.00
B-10	71.37	67.50%	48.17	1.58	2.39	60%	1.44
B-2	37.79	63.65%	24.06	4.50	0.00	65%	0.00
CMX-10	46.66	54.42%	25.40	0.00	0.01	60%	0.01
CMX-2	38.11	41.65%	15.87	0.00	0.00	60%	0.00
CMX-3	248.80	40.52%	100.82	18.90	6.10	65%	3.97
CMX-3A	47.97	58.73%	28.17	4.51	3.46	65%	2.25
CMX-4	33.19	42.64%	14.15	0.76	0.08	60%	0.05
FMR	24.89	83.01%	20.66	0.00	0.00	65%	0.00
HD	96.27	41.14%	39.60	10.16	0.01	50%	0.01
HD-2	18.94	45.40%	8.60	0.27	0.00	50%	0.00
HMUD	47.66	18.24%	8.69	3.31	25.94	50%	12.97
LI	25.62	26.79%	6.86	3.32	11.10	65%	7.22
LI-3	590.89	18.25%	107.85	118.25	117.83	65%	76.59
M-1	469.97	34.53%	162.26	78.70	58.58	65%	38.08
M-2	110.18	24.43%	26.92	20.85	6.60	65%	4.29
MH	82.33	44.40%	36.55	3.91	0.23	25%	0.06
ML-3	23.81	5.28%	1.26	8.76	22.06	65%	14.34
ML-7	92.78	36.34%	33.72	8.65	0.00	40%	0.00
ML-8	99.84	38.83%	38.77	25.97	0.00	40%	0.00
ML-9	18.23	2.02%	0.37	13.49	3.05	50%	1.52
MLC-6	80.29	36.37%	29.20	17.35	0.00	40%	0.00
P-1	52.62	54.65%	28.76	0.97	0.00	50%	0.00
PAC	8.86	6.65%	0.59	3.93	0.02	40%	0.01

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
PAC-3	33.64	0.00%	0.00	0.16	31.28	40%	12.51
PUD	111.24	37.28%	41.47	5.11	0.00	75%	0.00
PUD-1	86.52	7.31%	6.33	0.81	75.36	65%	48.98
R-12	28.58	42.48%	12.14	0.00	0.00	35%	0.00
R-15	19.27	28.48%	5.49	0.00	0.00	35%	0.00
R-20	127.97	30.77%	39.38	0.00	0.00	30%	0.00
R-25	1,227.79	27.66%	339.65	41.64	0.14	30%	0.04
R-40	1,042.76	22.49%	234.48	145.38	38.63	25%	9.66
R-40-O	10.69	53.66%	5.73	0.00	0.00	65%	0.00
R-60	249.22	16.49%	41.10	40.68	2.84	18%	0.51
R-80	469.68	10.29%	48.35	167.68	10.53	15%	1.58
R-9	166.92	38.15%	63.68	4.40	0.23	35%	0.08
R-E	365.24	5.52%	20.18	209.42	42.33	5%	2.12
R-R	9.42	7.65%	0.72	0.00	8.14	8%	0.65
R40/P	109.91	7.23%	7.95	36.12	0.00	60%	0.00
RMZ-1	10.39	46.15%	4.80	1.30	0.00	65%	0.00
RMZ-2	37.69	68.18%	25.69	0.00	0.00	65%	0.00
RR-PAC	127.86	22.27%	28.48	62.16	0.17	40%	0.07
SFSC	17.08	90.58%	15.47	0.00	0.00	60%	0.00
VC	101.47	44.04%	44.68	12.04	0.00	60%	0.00
Total	6,774.01	26.78%	1,813.83	1,084.48	467.13		238.99
02030104100030							
PAC	20.61	1.14%	0.23	3.79	0.00	40%	0.00
R-80	13.82	6.37%	0.88	1.87	0.00	15%	0.00
R-E	265.77	1.24%	3.30	183.55	22.21	5%	1.11
R-R	3.50	8.39%	0.29	1.25	0.00	8%	0.00

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
RR-PAC	94.90	24.80%	23.54	42.29	0.06	40%	0.02
Total	398.59	7.09%	28.25	232.74	22.27		1.13
02030105140010							
B-10	2.98	71.28%	2.12	0.00	0.00	60%	0.00
B-2	14.00	22.18%	3.11	0.32	8.64	65%	5.61
H-1	88.12	44.40%	39.12	4.31	0.00	65%	0.00
ML-10	6.01	7.14%	0.43	0.00	5.95	65%	3.87
ML-8	65.68	43.27%	28.42	2.00	0.00	40%	0.00
P-1	1.54	0.00%	0.00	0.00	1.01	50%	0.50
PC	162.24	49.26%	79.91	7.36	0.00	30%	0.00
R-40	52.27	22.95%	12.00	5.10	0.34	25%	0.09
R-60	108.76	21.87%	23.79	6.13	0.00	18%	0.00
R-80	41.16	7.48%	3.08	0.00	10.34	15%	1.55
R-E	16.52	2.61%	0.43	0.00	0.00	5%	0.00
ROL	77.10	15.60%	12.03	10.61	0.12	50%	0.06
Total	636.37	32.12%	204.43	35.84	26.39		11.68
02030105150010							
B-2	12.71	62.40%	7.93	0.38	0.00	65%	0.00
CMX-10	3.59	56.88%	2.04	0.00	0.00	60%	0.00
CMX-2	29.70	32.35%	9.61	0.47	12.78	60%	7.67
CMX-3	41.61	35.86%	14.92	0.00	0.01	65%	0.01
CMX-3A	93.88	53.76%	50.46	8.39	15.56	65%	10.11
CMX-4	4.53	62.95%	2.85	0.00	0.00	60%	0.00
H-1	12.75	29.49%	3.76	0.06	0.00	65%	0.00
HC	25.22	26.80%	6.76	0.29	2.84	15%	0.43

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
LI	5.40	37.17%	2.01	0.69	0.00	65%	0.00
PAC-4	46.83	2.60%	1.22	7.26	39.69	65%	25.80
PAC-AHO	6.81	4.14%	0.28	0.00	6.58	40%	2.63
PUD-1	0.04	80.31%	0.04	0.00	0.01	65%	0.00
R-120	0.74	0.00%	0.00	0.00	0.00	15%	0.00
R-15	79.76	27.40%	21.85	1.15	0.66	30%	0.20
R-40	348.73	17.75%	61.91	27.97	52.52	25%	13.13
R-60	71.69	7.15%	5.12	7.02	20.42	18%	3.68
R-80	87.49	10.88%	9.52	4.20	5.60	15%	0.84
R-E	518.64	3.12%	16.18	122.82	0.11	5%	0.01
R40/P	32.58	11.36%	3.70	5.43	0.02	60%	0.01
RMZ-1	200.89	53.81%	108.09	35.50	0.72	65%	0.47
RMZ-2	65.14	45.02%	29.32	6.13	0.00	65%	0.00
RMZ-3	3.93	89.86%	3.53	0.00	0.00	65%	0.00
Total	1,692.67	21.33%	361.11	227.75	157.50		64.97
02030105150020							
B-10	40.73	69.93%	28.49	4.58	0.00	60%	0.00
CMX-10	10.89	41.02%	4.47	2.60	0.00	60%	0.00
CMX-3A	99.55	56.46%	56.21	14.60	1.18	65%	0.76
LTW-40	341.75	21.20%	72.46	28.94	0.00	30%	0.00
R-120	311.22	9.89%	30.77	39.21	5.82	15%	0.87
R-15	114.53	28.44%	32.58	9.12	0.00	35%	0.00
R-20	301.67	29.60%	89.31	14.75	0.00	30%	0.00
R-25	51.35	27.65%	14.20	2.59	0.00	30%	0.00
R-40	238.75	17.78%	42.46	18.36	16.29	25%	4.07
R-60	450.90	17.90%	80.70	49.07	28.59	18%	5.15

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
R-80	8.59	0.00%	0.00	0.72	0.00	15%	0.00
R-E	63.52	1.73%	1.10	4.73	0.00	5%	0.00
RC	32.76	31.18%	10.21	3.27	0.00	40%	0.00
Total	2,066.21	22.41%	462.95	192.52	51.87		10.85
02040301020010							
B-2	7.69	4.85%	0.37	0.00	6.23	65%	4.05
ML-10	23.26	1.77%	0.41	0.00	13.84	65%	9.00
PAC	13.55	11.75%	1.59	0.31	0.00	40%	0.00
R-40	90.60	16.95%	15.36	14.25	5.17	25%	1.29
R-80	177.69	14.96%	26.58	13.18	16.49	15%	2.47
R-E	3,750.48	2.46%	92.17	2,463.69	180.72	5%	9.04
R-R	151.97	8.02%	12.18	53.08	1.21	8%	0.10
Total	4,215.24	3.53%	148.67	2,544.51	223.66		25.94
02040301020020							
R-40	42.89	18.19%	7.80	2.06	1.59	25%	0.40
R-E	69.30	7.23%	5.01	5.40	0.05	5%	0.00
Total	112.19	11.42%	12.81	7.46	1.63		0.40
02040301030010							
R-40	36.43	17.67%	6.44	1.09	0.14	25%	0.04
R-80	22.58	7.90%	1.78	1.53	4.56	15%	0.68
R-E	1,638.48	1.30%	21.28	829.39	193.67	5%	9.68
Total	1,697.48	1.74%	29.50	832.01	198.37		10.40
02040301030020							

Table 1 - Build-Out Calculations for HUC14s

HUC 14 & Zone	Total Area (Acres)	Existing Impervious (Percentage)	Existing Impervious (Acres)	Wetlands Water Area (Acres)	Developable Area (Acres)	Allowable Impervious (Percent)	Build-Out Impervious (Acres)
R-40	10.98	19.72%	2.17	0.00	0.00	25%	0.00
R-80	89.21	16.42%	14.65	0.11	8.24	15%	1.24
R-E	680.75	1.46%	9.96	240.40	90.37	5%	4.52
Total	780.94	3.43%	26.77	240.51	98.61		5.75
02040301060010							
R-40	19.16	19.21%	3.68	2.26	0.16	25%	0.04
R-80	0.44	2.38%	0.01	0.00	0.00	15%	0.00
R-E	408.59	1.52%	6.21	115.73	16.56	5%	0.83
Total	428.19	2.31%	9.90	117.99	16.72		0.87

Table 2 - Pollutant Loads by Land Cover

Land Cover	TP load lbs/acre/yr	TN load lbs/acre/yr	TSS load lbs/acre/yr
High Medium Density Residential	1.4	15	140
Low Density, Rural Residential	0.6	5	100
Commercial	2.1	22	200
Industrial	1.5	16	200
Urban	1	10	120
Agriculture	1.3	10	300
Forest, Water, Wetlands	0.1	3	40
Barrenland/Transitional Area	0.5	5	60

Source: NJDEP Stormwater Best Management Practices Manual, Chapter 3, Table 3.1 Pollutant Loads by Land Cover

Table 3 - Nonpoint Source Loads at Buildout

HUC 14 & Zone	Total Area (Acres)	TP (lbs/acre/yr)	TP (lbs/yr)	TN (lbs/acre/yr)	TN (lbs/yr)	TSS (lbs/acre/yr)	TSS (lbs/yr)
02030104070040							
LTW-40	25.99	0.6	15.60	5	129.96	100	2,599.26
R-20	119.58	1.4	167.42	15	1,793.74	140	16,741.55
R-25	368.74	1.4	516.24	15	5,531.13	140	51,623.91
R-40	266.69	0.6	160.02	5	1,333.47	100	26,669.34
R-60	829.29	0.6	497.57	5	4,146.46	100	82,929.14
Total	1,610.30		1,356.84		12,934.76		180,563.20
02030104100010							
B-10	23.18	2.1	48.67	22	509.85	200	4,635.04
B-2	10.25	2.1	21.52	22	225.44	200	2,049.47
CMX-3	45.30	2.1	95.12	22	996.50	200	9,059.09
H-1	25.58	2.1	53.71	22	562.70	200	5,115.49
LPRA	122.07	0.1	12.21	3	366.22	40	4,882.87
ML-10	87.23	1.4	122.12	15	1,308.47	140	12,212.40
ML-8	58.88	1.4	82.43	15	883.22	140	8,243.41
P-1	104.21	2.1	218.84	22	2,292.66	200	20,842.32
PC	12.88	1.4	18.04	15	193.25	140	1,803.68
R-15	26.11	1.4	36.56	15	391.68	140	3,655.71
R-25	914.85	1.4	1,280.80	15	13,722.81	140	128,079.59
R-40	376.50	0.6	225.90	5	1,882.48	100	37,649.63
R-60	47.25	0.6	28.35	5	236.23	100	4,724.67
R-80	258.85	0.6	155.31	50	12,839.24	100	25,885.43
R-E	2,171.59	0.1	217.16	3	6,514.77	40	86,863.56
R-R	0.10	0.6	0.06	5	0.48	100	9.62
ROL	62.24	1.5	93.36	16	995.80	200	12,447.47
Total	4,347.06		2,710.15		43,921.81		368,159.45

Table 3 - Nonpoint Source Loads at Buildout

HUC 14 & Zone	Total Area (Acres)	TP (lbs/acre/yr)	TP (lbs/yr)	TN (lbs/acre/yr)	TN (lbs/yr)	TSS (lbs/acre/yr)	TSS (lbs/yr)
02030104100020							
3MRA	53.63	1.5	80.44	16	858.01	200	10,725.18
B-10	71.37	2.1	149.87	22	1,570.06	200	14,273.28
B-2	37.79	2.1	79.36	22	831.43	200	7,558.47
CMX-10	46.66	2.1	97.99	22	1,026.54	200	9,332.21
CMX-2	38.11	2.1	80.02	22	838.35	200	7,621.36
CMX-3	248.80	2.1	522.49	22	5,473.69	200	49,760.82
CMX-3A	47.97	2.1	100.73	22	1,055.30	200	9,593.61
CMX-4	33.19	2.1	69.69	22	730.09	200	6,637.15
FMR	24.89	2.1	52.26	22	547.54	200	4,977.61
HD	96.27	1.4	134.78	15	1,444.06	140	13,477.89
HD-2	18.94	1.4	26.52	15	284.17	140	2,652.24
HMUD	47.66	2.1	100.08	22	1,048.46	200	9,531.43
LI	25.62	1.5	38.43	16	409.92	200	5,124.02
LI-3	590.89	1.5	886.33	16	9,454.18	200	118,177.30
M-1	469.97	1.5	704.95	16	7,519.44	200	93,993.04
M-2	110.18	1.5	165.27	16	1,762.83	200	22,035.42
MH	82.33	1.4	115.26	15	1,234.95	140	11,526.17
ML-3	23.81	1.4	33.34	15	357.19	140	3,333.81
ML-7	92.78	1.4	129.90	15	1,391.77	140	12,989.84
ML-8	99.84	1.4	139.77	15	1,497.54	140	13,977.01
ML-9	18.23	1.4	25.52	15	273.45	140	2,552.20
MLC-6	80.29	1.4	112.40	15	1,204.30	140	11,240.18
P-1	52.62	2.1	110.51	22	1,157.73	200	10,524.78
PAC	8.86	1.4	12.40	15	132.88	140	1,240.19
PAC-3	33.64	1.4	47.10	15	504.64	140	4,709.95
PUD	111.24	1.4	155.73	15	1,668.55	140	15,573.15
PUD-1	86.52	1.4	121.13	15	1,297.84	140	12,113.13
R-12	28.58	1.4	40.02	15	428.74	140	4,001.57

Table 3 - Nonpoint Source Loads at Buildout

HUC 14 & Zone	Total Area (Acres)	TP (lbs/acre/yr)	TP (lbs/yr)	TN (lbs/acre/yr)	TN (lbs/yr)	TSS (lbs/acre/yr)	TSS (lbs/yr)
R-15	19.27	1.4	26.98	15	289.12	140	2,698.45
R-20	127.97	1.4	179.16	15	1,919.52	140	17,915.51
R-25	1,227.79	1.4	1,718.90	15	18,416.84	140	171,890.46
R-40	1,042.76	0.6	625.66	5	5,213.81	100	104,276.10
R-40-O	10.69	0.6	6.41	5	53.43	100	1,068.52
R-60	249.22	0.6	149.53	5	1,246.08	100	24,921.60
R-80	469.68	0.6	281.81	5	2,348.38	100	46,967.59
R-9	166.92	0.6	100.15	5	834.59	100	16,691.82
R-E	365.24	0.1	36.52	3	1,095.73	40	14,609.71
R-R	9.42	0.6	5.65	5	47.12	100	942.46
R40/P	109.91	0.6	65.94	5	549.53	100	10,990.59
RMZ-1	10.39	2.1	21.83	22	228.65	200	2,078.66
RMZ-2	37.69	2.1	79.14	22	829.08	200	7,537.07
RR-PAC	127.86	1.4	179.00	15	1,917.87	140	17,900.12
SFSC	17.08	2.1	35.86	22	375.66	200	3,415.11
VC	101.47	2.1	213.09	22	2,232.32	200	20,293.82
Total	6,774.01		8,057.93		83,601.37		953,450.61
02030104100030							
PAC	20.61	1.4	28.85	15	309.08	140	2,884.75
R-80	13.82	0.6	8.29	5	69.08	100	1,381.50
R-E	265.77	0.1	26.58	3	797.31	40	10,630.78
R-R	3.50	0.6	2.10	5	17.48	100	349.51
RR-PAC	94.90	1.4	132.86	15	1,423.51	140	13,286.06
Total	398.59		198.67		2,616.45		28,532.61
02030105140010							
B-10	2.98	2.1	6.25	22	65.51	200	595.55
B-2	14.00	2.1	29.41	22	308.07	200	2,800.63

Table 3 - Nonpoint Source Loads at Buildout

HUC 14 & Zone	Total Area (Acres)	TP (lbs/acre/yr)	TP (lbs/yr)	TN (lbs/acre/yr)	TN (lbs/yr)	TSS (lbs/acre/yr)	TSS (lbs/yr)
H-1	88.12	2.1	185.04	22	1,938.56	200	17,623.25
ML-10	6.01	1.4	8.41	15	90.08	140	840.79
ML-8	65.68	1.4	91.96	15	985.23	140	9,195.52
P-1	1.54	2.1	3.24	22	33.91	200	308.31
PC	162.24	1.4	227.14	15	2,433.66	140	22,714.17
R-40	52.27	0.6	31.36	5	261.33	100	5,226.58
R-60	108.76	0.6	65.26	5	543.81	100	10,876.21
R-80	41.16	0.6	24.69	5	205.78	100	4,115.59
R-E	16.52	0.1	1.65	3	49.56	40	660.84
ROL	77.10	1.5	115.64	16	1,233.54	200	15,419.23
Total	636.37		790.05		8,149.05		90,376.68
02030105150010							
B-2	12.71	2.1	26.68	22	279.55	200	2,541.37
CMX-10	3.59	2.1	7.54	22	79.01	200	718.28
CMX-2	29.70	2.1	62.36	22	653.32	200	5,939.29
CMX-3	41.61	2.1	87.38	22	915.45	200	8,322.30
CMX-3A	93.88	2.1	197.14	22	2,065.30	200	18,775.50
CMX-4	4.53	2.1	9.51	22	99.60	200	905.41
H-1	12.75	2.1	26.77	22	280.46	200	2,549.63
HC	25.22	2.1	52.97	22	554.95	200	5,044.99
LI	5.40	1.5	8.10	16	86.40	200	1,079.96
PAC-4	46.83	1.4	65.57	15	702.50	140	6,556.67
PAC-AHO	6.81	1.4	9.53	15	102.08	140	952.77
PUD-1	0.04	2.1	0.09	22	0.97	200	8.83
R-120	0.74	0.6	0.44	5	3.69	100	73.87
R-15	79.76	1.4	111.67	15	1,196.41	140	11,166.53
R-40	348.73	0.6	209.24	5	1,743.65	100	34,872.93
R-60	71.69	0.6	43.01	5	358.45	100	7,169.05

Table 3 - Nonpoint Source Loads at Buildout

HUC 14 & Zone	Total Area (Acres)	TP (lbs/acre/yr)	TP (lbs/yr)	TN (lbs/acre/yr)	TN (lbs/yr)	TSS (lbs/acre/yr)	TSS (lbs/yr)
R-80	87.49	0.6	52.50	5	437.47	100	8,749.39
R-E	518.64	0.1	51.86	3	1,555.93	40	20,745.77
R40/P	32.58	0.6	19.55	5	162.90	100	3,258.09
RMZ-1	200.89	2.1	421.88	22	4,419.67	200	40,178.80
RMZ-2	65.14	2.1	136.79	22	1,433.03	200	13,027.55
RMZ-3	3.93	2.1	8.25	22	86.48	200	786.17
Total	1,692.67		1,608.84		17,217.28		193,423.14
02030105150020							
B-10	40.73	2.1	85.54	22	896.10	200	8,146.40
CMX-10	10.89	2.1	22.87	22	239.59	200	2,178.09
CMX-3A	99.55	2.1	209.06	22	2,190.19	200	19,910.84
LTW-40	341.75	0.6	205.05	5	1,708.73	100	34,174.69
R-120	311.22	0.6	186.73	5	1,556.11	100	31,122.26
R-15	114.53	1.4	160.34	15	1,717.93	140	16,033.98
R-20	301.67	1.4	422.34	15	4,525.07	140	42,233.98
R-25	51.35	1.4	71.89	15	770.26	140	7,189.12
R-40	238.75	0.6	143.25	5	1,193.75	100	23,874.97
R-60	450.90	0.6	270.54	5	2,254.50	100	45,089.93
R-80	8.59	0.6	5.15	5	42.95	100	859.09
R-E	63.52	0.1	6.35	3	190.55	40	2,540.60
RC	32.76	0.1	3.28	3	107.03	40	1,310.43
Total	2,066.21		1,792.40		17,392.77		234,664.39
02040301020010							
B-2	7.69	2.1	16.16	22	169.26	200	1,538.72
ML-10	23.26	1.4	32.56	15	348.86	140	3,256.02
PAC	13.55	2.1	28.45	22	298.08	200	2,709.86
R-40	90.60	0.6	54.36	5	452.98	100	9,059.52

Table 3 - Nonpoint Source Loads at Buildout

HUC 14 & Zone	Total Area (Acres)	TP (lbs/acre/yr)	TP (lbs/yr)	TN (lbs/acre/yr)	TN (lbs/yr)	TSS (lbs/acre/yr)	TSS (lbs/yr)
R-80	177.69	0.6	106.62	5	888.47	100	17,769.42
R-E	3,750.48	0.1	375.05	3	11,251.44	40	150,019.16
R-R	151.97	0.6	91.18	5	759.86	100	15,197.29
Total	4,215.24		704.38		14,168.95		199,549.99
02040301020020							
R-40	42.89	0.6	25.73	5	214.44	100	4,288.73
R-E	69.30	0.1	6.93	3	207.90	40	2,772.03
Total	112.19		32.66		422.34		7,060.76
02040301030010							
R-40	36.43	0.6	21.86	5	182.13	100	3,642.55
R-80	22.58	0.6	13.55	5	112.88	100	2,257.55
R-E	1,638.48	0.1	163.85	3	4,915.44	40	65,539.16
Total	1,697.48		199.25		5,210.44		71,439.26
02040301030020							
R-40	10.98	0.6	6.59	5	54.91	100	1,098.14
R-80	89.21	0.6	53.53	5	446.05	100	8,920.99
R-E	680.75	0.1	68.07	3	2,042.25	40	27,229.95
Total	780.94		128.19		2,543.20		37,249.08
02040301060010							
R-40	19.16	0.6	11.50	5	95.79	100	1,915.86
R-80	0.44	0.6	0.26	5	2.20	100	44.10
R-E	408.59	0.1	40.86	3	1,225.77	40	16,343.61
Total	428.19		52.62		1,323.77		18,303.57

Mitigation Plans

Purpose

The Stormwater Management rules establish design and performance standards for managing stormwater, addressing green infrastructure, stormwater quality, stormwater quantity, and groundwater recharge. These standards must be met on the proposed development site and, to the maximum extent practicable, must meet the green infrastructure requirements per N.J.A.C. 7:8-5.3. The Township of Freehold recognizes that not all situations are equal, and times will arise when the design of these performance standards may be impossible to meet on the site of a proposed project because of site constraints. Therefore, this mitigation plan is being provided for proposed development that is granted a variance or exemption from the stormwater management design and performance standards. This plan will identify the measures necessary to offset the deficit created with respect to the design and performance standard that would result from granting a waiver from strict compliance with the green infrastructure, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements as per N.J.A.C 7:8-5.3 through 5.6. The plan will also ensure that the mitigation is completed in the same HUC-14 and for the same performance standard for which the variance or exemption was granted.

Mitigation Project Criteria

The mitigation project must be implemented in the same HUC-14 as the area of the proposed development. The project must comply with the green infrastructure standards as outlined in N.J.A.C. 7:8-5.3 and provide additional groundwater recharge benefits or protection from stormwater runoff quality and quantity on previously developed properties that do not currently meet the design and performance standards outlined in the Municipal Stormwater Management Plan. The developer must ensure the long-term maintenance of the project, including the maintenance requirements outlined in Chapter 8 of the New Jersey Department of Environmental Protection (NJDEP) Stormwater Best Management Practices (BMP) Manual. To select an appropriate project in response to the waiver and/or exemption request, an assessment of the impact that will result from the requested deviation from full compliance with the standard within the drainage area affected by the proposed project is necessary.

The applicant can select one or more of the items below to compensate for the deficit in performance standards resulting from the proposed project.

1. Upgrading existing stormwater infrastructure, including culverts, in-stream structures, conveyance pipes, inlets and manholes, as well as projects identified for replacement by Monmouth County.
2. Installation of water quality enhancing devices.

3. Stream bank stabilization.
4. De-snagging and desilting of stream bank corridors and waterways.
5. Vegetative enhancement.
6. Capital improvements to reduce nuisance flooding at the following locations:
    a. Double Creek Parkway near intersection with Wrangle Lane;
    b. Woodcrest Drive near the intersection with Indian Hill Road;
    c. Georgia Road near the intersection with Nomoco Road;
    d. Glendar Drive near intersection with Robertsville Road;
    e. Waterworks Road near the intersection with Old Englishtown Road;
    f. Strickland Road near the intersection with Jackson Mills Road;
    g. Stonehurst Boulevard near intersection with Derby Drive; and
    h. Bar Harbor Court outfall near Campbell Court cul-de-sac.
7. Fund studies throughout the Township to identify problem areas.

The Township will allow a developer to provide funding or partial funding for an environmental enhancement project identified in the Municipal Stormwater Management Plan, or towards the development of either a mitigation project or a Regional Stormwater Management Plan. The funding must be equal to or greater than the cost of implementing the mitigation outlined above, including costs associated with purchasing the property or easement for mitigation and the costs associated with the long-term maintenance requirements of the mitigation measure. The project shall be constructed prior to or concurrently with the development.

The following is required for each waiver or exemption from the standards granted by the Township.

Impact of Noncompliance

Provide a table quantifying what would be required for the project to achieve the standards, the extent to which this value will be achieved on-site, and the extent to which the value must be mitigated off-site.

Narrative and Supporting Information Regarding the Need for the Waiver

The waiver cannot be due to a condition created by the applicant. If the applicant can comply with the Stormwater Management rules by reducing the scope of the project, the applicant has created the condition, and a waiver cannot be issued. Demonstrate that the applicant does not create the need for the waiver.

Provide a discussion and supporting documentation of the site conditions peculiar to the subject property that prevent the construction of a stormwater management facility that would achieve full compliance with the design and performance standards. Site conditions may include soil type, the presence of karst geology,

acidic soils, a high groundwater table, and other unique conditions that could create an unsafe design or harm public health, welfare, and safety.

Demonstration that by granting the requested waiver/exemption, it would not result in an adverse impact that would not be compensated for by off-site mitigation.

Sensitive Receptor

Identify the sensitive receptor related to the performance standard from which a waiver is sought. Demonstrate that the mitigation site contributes to the same sensitive receptor.

Design of the Mitigation Project

Provide the design details of the mitigation project. This includes, but is not limited to, drawings, calculations, and other information needed to evaluate the mitigation project.

Responsible Party

List the party or parties responsible for the construction and maintenance of the mitigation project. Documentation must be provided to demonstrate that the responsible party is aware of, has the authority to, and accepts responsibility for the construction and maintenance. Under no circumstances shall the responsible party be an individual single-family homeowner. Selecting a project location under municipal authority eliminates the need to obtain permission from a third party for the construction and future maintenance of the project.

Maintenance

Include a maintenance plan that addresses the maintenance criteria at N.J.A.C. 7:8-5.8. Additionally, if the maintenance responsibility is being transferred to the municipality or another entity, the entity responsible for the maintenance costs must be identified. The municipality may provide the option for the applicant to convey the mitigation project to the municipality if the applicant provides for the cost of maintenance in perpetuity.

Permits

Obtain all necessary local, State, or other applicable permits for the mitigation measure or project. Permits must be obtained before the municipal approval of the project for which mitigation is being provided.

Construction

Demonstrate that the mitigation project's construction coincides with the proposed project's construction. A certificate of occupancy or final approval by the municipality for the project requiring mitigation cannot be issued until the mitigation project or measure receives final approval. Any mitigation projects proposed by the township to offset the stormwater impacts of that municipality's projects must be completed within six months of the completion of the municipal project to remain in compliance with their NJPDES General Permit.

RECYCLING PLAN ELEMENT

The New Jersey Solid Waste Management Act became effective on July 29, 1977. In 1987 the Legislature adopted New Jersey Statewide Mandatory Source Separation Recycling Act. This Act was amended by the New Jersey Recycling Enhancement Act (P.L. 2007, chapter 311 effective January 13, 2008). It required that municipal master plans include a Recycling Plan Element to incorporate State recycling goals for solid waste. Moreover, it required that municipal development regulations controlling site plan and subdivision approval include provisions which will ensure conformity with a Municipal Recycling Ordinance.

The Monmouth County District Solid Waste Management Plan, first adopted in 1979, was amended in March 2009 to incorporate the amended State regulations and serves as an inventory, appraisal and policy document for guiding waste management activities within the County.

The Freehold Township recycling program predates the Mandatory Recycling Act of 1987. Prior to adoption of the Act, the Township promoted a voluntary program established through the Freehold Township Public Works Department in conjunction with the Freehold Township Boy Scout Troop. The Township has conducted an on-going mandatory recycling plan since October 1, 1987 per State regulations.

This element of the Master Plan describes the existing recycling activities of the Township and is designed to assure that future development is designed to accommodate the recycling of solid waste. The Township Recycling Plan Element complies with both the amended State regulations as well as the Monmouth County District Solid Waste Management Plan.

Recycling Regulations

Title 13:1E-99.16 of The New Jersey Statutes requires each municipality to establish a municipal recycling program in accordance with the following requirements:

1. Designate one or more persons as the "municipal recycling coordinator" by January 13, 2012. Municipal Recycling Coordinator means a person who shall have completed the requirements of a course of instruction in various aspects of recycling program management, as determined and administered by the Department of Environmental Protection.

2. Provide for a collection system for the recycling of the recyclable materials designated in the district recycling plan.

3. Develop and adopt a Recycling Ordinance, including appropriate regulations in Development Regulations.

4. Prepare a "Recycling Plan Element" as part of its Master Plan.

5. Provide information on recycling requirements to its local residents, businesses and institutions at least once every six months

6. Submit a recycling tonnage report to the New Jersey Office of Recycling on or before July 1 of each year in accordance with the rules and regulations adopted by the Department of Environmental Protection.

Section 40:55D-28(12) of the Municipal Land Use Law provides for inclusion of a Recycling Plan as an optional element of a municipal Master Plan. The Municipal Land Use Law states the following:

> *"A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, dispositions and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet of more of land."*

Township Recycling Program

Freehold Township has maintained a long standing recycling program. It began as a voluntary program in 1982 with the recycling of newspapers and included a drop-off center at the Municipal Complex.

In 1986 the Township adopted Ordinance 86-44 (adopted 11/24/86) which created the position of Recycling Coordinator. On October 1, 1987 the Township required that all occupants of single-family and multi-family residential properties separate glass bottles and jars, leaves, aluminum cans and newspapers for recycling. On April 1, 1988 the recycling program was further expanded to include all occupants of non-residential properties to separate glass, aluminum, corrugated cardboard, white high-grade paper, and leaves. On October 1, 1988 construction, demolition and land clearing debris as well as tin and bi-metal cans were added to the list of items to be recycled from both residential and business properties.

The requirements of the Township's Mandatory Recycling Program are provided in Chapter 253, Recycling, of the Revised General Ordinances of the Township. Chapter 190, Land Use, Article XII, General Zoning Provisions, §190-122 contain regulations of the storage of recyclable materials in order to assure that all future development is designed to accommodate the recycling of solid waste. The mandatory recycling program and the zoning requirements are available on the Township website at: http://www.twp.freehold.nj.us.

The current Township recycling program is consistent with the list of mandated recyclables as specified in the Monmouth County District Solid Waste Management Plan and includes either

curbside pickup by the Township Department of Public Works or drop-off access at the Township Recycling Center for the following materials:

- **Bottles and Cans** – including aluminum cans, tin and bi-metal cans, glass bottles and jars, and plastic "pourable containers". All containers are to be completely empty.

- **Newspapers** - Newspapers and any inserts that come with the paper. Newspaper used for pet waste or household projects is not acceptable.

- **Corrugated Cardboard –** Includes waffle sections between layers. Food contaminated cardboard including pizza boxes or waxed cardboard is not acceptable. Boxes should be folded down to no larger than "30" x "30" x "6".

- **Mixed Paper** – Includes letterhead, colored and white paper, junk mail, soft cover books, chipboard (cereal boxes), hardcover books if the hardcover and binder are removed. Food wrappers, paper cups or plates or any other product used for food or personal hygiene is not acceptable.

- **Car Batteries and Motor Oil**

- **Rechargeable & Button Batteries –** Most common household batteries (AAA, AA, C, D, 9 Volt) can be disposed in regular trash. However, rechargeable batteries and button batteries can be brought to the recycling center.

- **Bulk Recyclables –** Including tree parts, stumps, limbs larger than three (3) inches in diameter, concrete and asphalt, and scrap metals

- **Leaves**

The Township publicizes its recycling program and notifies residents, businesses, and institutions of its requirements. The details of the recycling program including acceptable items, unacceptable items and pick-up times and sector locations are published on the Township website located at http://www.twp.freehold.nj.us/departments/Recycling and are also in the written rules and regulations as adopted by Resolution of the Township Committee.

Details of the program are also aired on the cable access Freehold Township Channel 77 Bulletin Board.

Residents also have the option of bringing the mandatory recyclables listed above as well as many other recyclable items to the Township's Recycling Drop-Off Center.

Recycling Drop-Off Center

Residents are able to drop-off recyclables at the designated Freehold Township Recycling Drop-Off Center located at the Department of Public Works Yard at 66 Jackson Mills Road during designated hours. In addition to the mandated recyclables list the following additional recyclables are accepted:

Vegetative Waste	Brush and Leaves
Batteries	Automotive, Household
Other	Tires, Motor Oil, Electronics (limited to 6 times per year), clothing, bulky waste items

Small Businesses and Institutions

Small businesses and institutions that generate less than two 30 gallon containers per week of recyclable paper, bottles and cans may have the option of using the recycling drop-off center provided they meet the North American Industry Classification System (NAICS) size standards of a small business and also register with the Township for access to the drop-off center.

Recycling Coordinator

The position of Municipal Recycling Coordinator is authorized pursuant to Chapter 253, Recycling, §253-3 of the Revised Township Ordinances. The Recycling Coordinator has the authority to promulgate rules and regulations for the separation, sorting, transportation and marketing of recyclable materials. Such rules are subject to approval by the Township Committee. Additional responsibilities of the Municipal Recycling Coordinator include keeping records of the amount and type of recycling generated in the Township and filing required recycling reports to both the NJDEP and the County.

Violations

The Township enforces its recycling program through the joint efforts of the Recycling Coordinator, Police Department and the Road Department. Violators are subject to warnings, fines and court actions pursuant to Chapter 1, Article II, General Penalty, of the Revised Township Ordinances. Specific provisions for violations pertaining to solid waste disposal, pursuant to N.J.S.A. 40:49-5, are contained in Article II §1-4, Penalty for Solid Waste Violations.

Residents are encouraged to report dumping and other violations.

Additional Recycling Information

Further information about solid waste management and the recycling process in Monmouth

County, including access to the Monmouth County Solid Waste District Master Plan and a list of additional recycling sites in Monmouth County is located on the Monmouth County Planning Board website.

New Residential and Non-Residential Storage of Recyclable Materials

Chapter 190, Land Use, Article XII, General Zoning Provisions, §190-22, Storage of Recyclable Materials, of the Revised Township Ordinances provides regulations for the storage of recyclable materials for designated residential and non-residential developments. All new residential developments of 50 or more single family units and 25 or more multifamily units are required to provide storage of recyclable materials. Additionally, all new multifamily residential developments are required to provide for indoor or outdoor recycling areas.

Non-residential developments containing a floor area of 1,000 square feet or more are required to provide the Planning Board with estimates of the amount of recyclable materials. Within the non-residential site, the applicant is required to provide a centralized storage area to accommodate a one-week's supply of recyclable materials

Recommendations

Monmouth County does not require municipalities to use a specific recyclables preparation or collection method, as long as all mandated recyclables are source separated from solid waste and directed to an appropriate market outlet. Generally, municipalities collect all recyclable bottles and cans in one “co-mingled” container. Recently it has also become common to collect the many different types of recyclable paper products including newspapers, magazines and clean mixed paper in one “co-mingled paper” container. An even newer recycling process provides for “single-stream recycling” which includes the collection of all recyclables, including bottle, cans, newspapers, magazines and clean mixed paper in one co-mingled container. It is recommended the Township explore the option of single-stream recycling as a way to improve recycling performance, increase the amount of recyclables, potential long-term cost savings and the overall convenience and benefits for Township residents and small businesses.

RELATIONSHIP OF FREEHOLD TOWNSHIP MASTER PLAN TO STATE, REGIONAL & AREA PLANS

The Freehold Township Master Plan and land use districts have been compared with the New Jersey State Development Guide Plan, the Tri-State Regional Development Guide Plan, the Monmouth County Development Plan and the land use districts of adjacent municipalities. In general, the Freehold Township Master Plan is consistent with the State, Regional and County Development Guides and with the bulk of the adjacent municipal land use districts. Differences do occur along the 30.6 mile perimeter with small segments of Freehold Borough and Howell Township and portions of Jackson, Millstone and Marlboro Townships do contain differences in land use categories. It should be noted, however, that with few exceptions, differences in land use designations are in rural undeveloped areas which have not experienced any significant development pressures to date.

NEW JERSEY STATE DEVELOPMENT GUIDE PLAN

In 1980 the New Jersey Department of Community Affairs updated the 1977 State Development Guide Plan to provide a framework for discussion of State policy directions regarding future growth throughout New Jersey. The Plan includes a survey of existing conditions and emerging growth trends; an identification and analysis of major natural resource characteristics and current development patterns; and a statement of major goals which attempted to achieve a balance between conservation and development

Under the State Development Guide Plan, four generalized land uses have been identified throughout the State: Growth Areas; Limited Growth Areas; Agricultural Lands; and Open Space. In addition, the Plan incorporates the goals and objectives of the New Jersey Coastal Zone Management Program and the Pinelands Comprehensive Management Plan (neither of which directly pertain to the Township).

The portion of central Monmouth County which includes Freehold Township has been designated into three districts: Growth Areas, Limited Growth Areas and Agricultural Areas. The northern portion of Freehold Township, which contains the bulk of the Township's development, is a Growth Area under the State Plan which encourages development at a variety of densities. The southern portion of the Township, which is largely rural and contains major open space areas such as the Turkey Swamp County Park and State Fish and Wildlife Area, is designated a Limited Growth Area which provides for future development at low densities. Finally, a relatively small segment of the Township along the Millstone Township border is designated as an Agricultural Area which provides for low density development consistent with agricultural land use goals and objectives.

TRI-STATE REGIONAL DEVELOPMENT GUIDE PLAN

In 1977 the Tri-State Regional Planning Commission published the Regional Development Guide: 1977-2000. The Land Use Element of this Plan promotes rational land use development by encouraging the redevelopment of existing urban centers, protection of critical natural resources, and coordination of residential and employment centers to conserve energy and promote social equity.

Under the 1977 Regional Development Guide the Tri-State Regional Planning Commission has classified the Borough of Freehold as a "Small Urban Center" which is defined as an area with a defined central business district with adjacent residential, cultural and industrial land uses. Freehold Township, which entirely surrounds the Borough, is consistent with the Regional Development Guide by recommending that future growth in the Township be developed at low and moderate densities in the southern and northern portions, respectively. The Tri-State Regional Planning Commission was reorganized as the New York Metropolitan Transportation Council in July. 1982.

MONMOUTH COUNTY DEVELOPMENT PLAN

A General Development Plan of Monmouth County was prepared by the Monmouth County Planning Board in 1969 and was updated by the Monmouth County Growth Management Guide adopted on October 19, 1983. The land uses identified in the Growth Management Guide are consistent with the Land Use Element of the Freehold Township Master Plan. The County Growth Management Guide designates Freehold Borough and the adjoining Township areas as "Urban Center" while a "Suburban Settlement" belt is designated from Manalapan through Freehold to Howell Township along the Route 9 corridor. The Guide also designates "Office Research/Light Industrial Areas" for the Bell Laboratories and New Jersey Bell Telephone sites. An "Industrial Area" has been designated for the Township M-1 and M-2 Industrial areas east of the Borough while the southern and northwestern areas are designated for "Agricultural Conservation". Major State and County owned conservation, park and open space areas are designated as "Existing Protection Areas" while the proposed Turkey Swamp Fish and Wildlife Management Area expansion area is designated as a "Proposed Protection Area".

ADJACENT MUNICIPAL LAND USE DISTRICTS

Bordering the 30.6 mile perimeter of Freehold Township are six (6) municipalities, each with its own respective land use districts and controls. Freehold Township is bordered by Marlboro and Colts Neck Township on the north, Howell Township on the east, Jackson Township (Ocean County) on the south, and Millstone and Manalapan Townships on the west. In addition, the Township completely surrounds the Borough of Freehold resulting in 5.5 miles of common boundary between the two municipalities.

Colts Neck Township borders Freehold Township for approximately 1.2 miles, all of which is zoned for low density (1 unit per 2.5 acres) residential use. This is consistent with the abutting zone districts in Freehold Township which allow residential uses at densities of 1 and 1.7 units per acre respectively in the R-40 and R-25 zone districts.

Howell Township extends 7.3 miles along the eastern boundary of Freehold Township and contains a mix of residential, industrial and commercial uses along its common boundary with Freehold. In general, the land use controls established by Freehold and Howell Townships are very compatible, especially along a 3.3 mile segment south of and including U. S. Route 9. In this area, the B-1, R-40 and R-R Zones of the Township are closely aligned with the H-C Highway Commercial, R-4 Residential (4 units per acre) and ARE-2,3 Agricultural Rural Estate Zones of Howell Township, respectively. The only notable difference in the zone districts occur along the .6 mile segment south of Asbury Avenue in which the M-1 Zone of Freehold Township is bordered by an Agricultural Rural Estate Zone in Howell Township.

Jackson Township in Ocean County borders Freehold Township along the 7.6 mile southern boundary of the Township. As previously noted, most lands in the southern portion of the Township are zoned R-R (Rural Residential) with areas along either side of historic roads (Siloam Road, Ely Harmony Road, Jackson Mill Road) being zoned for R-40 residential.

In Jackson Township the lands along the Freehold Township boundary are zoned R-40 residential (1 unit per acre) and industrial uses. The major difference between the two municipalities' zone districts occurs along a 3.0 mile segment between Ely Harmony Road and the South Branch of the Metedeconk River. In this area, the R-R and R-40 districts of Freehold Township are bordered by an M-1 Industrial district in Jackson. This area of Jackson has been zoned for industry due to the close proximity of Interstate I-95, which traverses the northern portion of Jackson Township between Millstone and Howell Townships. To date no industrial development has occurred in the border area

Millstone Township borders Freehold Township for 3.7 miles along the Freehold-Smithburg Road (County Route 537) in the southwestern corner of the Township. In general, Millstone is a rural municipality although approximately fifty percent (50%) of the land bordering Freehold Township is zoned for Highway Commercial (H-C) along C.R. 537. There is a 1.8 mile segment of low density residential zone (1 unit per 2 acres) along either side of Point Island Spring Road. The corresponding land in Freehold Township is zoned for rural residential use.

Manalapan Township extends 6.8 miles along the western boundary of Freehold Township, and contains a mix of residential and commercial uses. In general, the zone districts established by Freehold and Manalapan Townships are compatible along the entire length of the common boundary.

Marlboro Township extends 4.0 miles along the northern boundary of Freehold Township, with local land use controls providing for residential and commercial/industrial/ research uses. In

RESOLUTIONS

RESOLUTION

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-28, grants authority to municipal planning boards to adopt Master Plans based upon planning studies and analyses and following public hearings; and,

WHEREAS, the Freehold Township Planning Board initiated a Master Plan Program in 1980 and adopted a reexamination report in August 1982; and,

WHEREAS, the Freehold Township Planning Board retained Thomas A. Thomas, P.P., A.I.C.P. of Townplan Associates to provide professional planning assistance to the Board in the preparation of planning studies and updating of the Freehold Township Master Plan; and,

WHEREAS, planning studies were made of history, population, existing land use, housing, transportation, natural resources, park and recreation facilities, and other characteristics of Freehold Township and its environs; and,

WHEREAS, the Freehold Township Planning Board conducted public hearings on the Master Plan on September 28, 1983, and October 4, 1984 through February 7, 1985 at which time a revised final Master Plan map and text were prepared incorporating recommended changes resulting from previous public hearings, additional research by the Planning Consultant and recommendations by Planning Board Members; and,

WHEREAS, the Planning Board readvertised the public hearing and renoticed adjacent municipalities and Monmouth and Ocean Counties in accordance with N.J.S.A. 40:55D-13; and,

WHEREAS, no substantial changes were made to the Master Plan presented at the public hearing held on this date; and,

WHEREAS, the Planning Board duly considered the comments of the public at the various public hearings and written comments submitted to the Board;

NOW, THEREFORE, BE IT RESOLVED that in accordance with N.J.S.A. 40:55D-28 the Freehold Township Planning Board hereby adopts the Master Plan map dated February 28, 1985; Master Plan text dated February 7, 1985 with Errata dated March 20, 1985; and minor changes discussed and approved at the public hearing on March 20, 1985 and,

BE IT FURTHER RESOLVED that a copy of the adopted Master Plan text and map and a copy of this resolution be forwarded within thirty days to the Monmouth County Planning Board in accordance with N.J.S.A. 40:55D-13 and to the Freehold Township Mayor and Committee, Clerk, Administrator, Engineer, Environmental Commission, Board of Adjustment, Planner, and other boards and agencies and offices which may be affected by or may utilize the Master Plan and that copies of the Master Plan text and map be made available to the public in accordance with Township procedures.

I certify that this is a true copy of a resolution adopted by the Freehold Township Planning Board at an open public hearing held on March 20, 1985.

Herbert Madsen
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

R E S O L U T I O N

Mrs. Abernethy offered the following Resolution and moved its adoption which was seconded by Mr. Polon:

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-28, grants authority to municipal planning boards to adopt and amend Master Plans based upon planning studies and analyses and following a public hearing; and

WHEREAS, the Freehold Township Planning Board adopted a Master Plan on March 20, 1985; and

WHEREAS, the Freehold Township Planning Board retained Thomas A. Thomas, P.P., A.I.C.P. of Townplan Associates to provide professional planning assistance to the Board in the preparation of planning studies and updating of the Freehold Township Master Plan; and

WHEREAS, planning studies were made of existing land use, housing and natural resources of Freehold Township and its environs; and

WHEREAS, the Planning Board advertised a public hearing and noticed adjacent municipalities and Monmouth and Ocean Counties in accordance with N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board duly considered the comments of the public at the public hearing; and

WHEREAS, the Planning Board has reviewed and approved the updating and amendment to the Land Use and Housing Elements of the Master Plan which are dated April 14, 1986, and the Master Plan map dated April 14, 1986, and has determined that the proposed amendment and updating will serve to advance the purposes of the Master Plan as set forth in N.J. Rev. Stat. 40:55D-28.

NOW, THEREFORE, BE IT RESOLVED that in accordancewith N.J.S.A 40:55D-28, the Freehold Township Planning Board hereby adopts amended Land Use and Housing Elements of the Master Plan text dated April 14, 1986 and the Master Plan Map dated April 14, 1986 as discussed at the public hearing thereon held on May 1, 1986.

BE IT FURTHER RESOLVED that a copy of the adopted Master Plan Text and Map and a copy of this Resolution be forwarded within thirty days to the Monmouth County Planning Board, in accordance with N.J.S.A. 40:55D-13, and to the Freehold Township Mayor and Committee, Clerk, Administrator, Engineer, Environmental Commission, Board of Adjustment, Planner, and other Township boards and agencies and offices which may be affected by or may utilize the Master Plan and further, that copies of the amended Master Plan text and map be made available to the public in accordance with Township procedures.

BE IT FURTHER RESOLVED that a copy of this 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: Mrs. Abernethy, Mrs. Kenyon, Messrs. Madsen, Polon, Allen, Segal, Mayor Avallone and Mr. Kirwan
NO: None

ABSENT: None

ABSTAINED: None

DISQUALIFIED: None
Note: Mr. Volk was out of the room on roll call
DATED: May 1, 1986

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 May 1, 1986.

Herbert Madsen

HERBERT MADSEN, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION

ADOPTING

MASTER PLAN HOUSING PLAN ELEMENT

Mr. Polon offered the following Resolution and moved its adoption which was seconded by Mrs. Queeney.

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-28, grants authority to municipal planning boards to adopt and amend Master Plans based upon planning studies and analyses following a public hearing; and

WHEREAS, the Municipal Land Use Law was amended by the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., to require that municipalities amend their Master Plan by August 1, 1988 to include a Housing Plan Element; and,

WHEREAS, Freehold Township has chosen to participate in the New Jersey Council on Affordable Housing Fair Share Housing Program in accordance with the New Jersey Fair Housing Act (N.J.S.A. 52-27D-301 et seq.); and,

WHEREAS, the Freehold Township Planning Board adopted a Master Plan on March 20, 1985 which was amended on December 17, 1986 and May 7, 1987 to include a Housing Plan Element and Fair Share Housing Plan, and amendments thereto, prepared in accordance with the New Jersey Council on Affordable Housing rules and regulations; and,

WHEREAS, the New Jersey Council on Affordable Housing has required revisions to the Housing Plan Element and Fair Share Housing Plan of Freehold Township in accordance with revised Council rules and regulations and in accordance with a mediation program on the Housing Plan Element and Fair Share Housing Plan adopted on May 7, 1987; and,

WHEREAS, the Freehold Township Planning Board and Township Committee retained Thomas A. Thomas, P.P., A.I.C.P. of Townplan Associates, to provide professional planning assistance to the Board and to the Township Committee in the preparation of planning studies and the updating of the Freehold Township Housing Plan Element and Fair Share Housing Plan; and,

WHEREAS, planning studies were made of existing land uses, fair share housing needs, and demographic and economic characteristics of Freehold Township and its housing region in accordance with N.J.S.A. 40:55D-1 et seq. and N.J.A.C. 5:92 et seq., Substantive Rules of the New Jersey Council on Affordable Housing as amended through June 1988; and,

WHEREAS, the Planning Board placed a public hearing notice in official newspapers of the Township and noticed the Monmouth County Planning Board, adjacent municipalities in Monmouth and Ocean Counties, and interested parties in accordance with N.J.S.A. 40:55D-13 and N.J.A.C. 5:92; and,

WHEREAS, the Freehold Township Planning Board duly considered the comments of the public at the public hearing; and,

WHEREAS, the Planning Board reviewed and approved modifications to the amended Final Housing Plan Element and Fair Share Housing Plan prepared by Townplan Associates dated June 23, 1988 as follows: Page 23, Paragraph 1, Line 16. A new sentence was added to read as follows: "The Township will bond for the Regional Contribution Agreement costs in the event that sufficient funds are not provided by contributions to the Housing Trust Fund".

WHEREAS, the Planning Board reviewed the revision noted above and finds that this revision is in conformance with the requirements of the New Jersey Council on Affordable Housing and does not change the substantive contents of the Housing Plan Element and Fair Share Housing Plan in terms of the number or location of conventional and/or proposed Mount Laurel low and moderate income housing units;

BE IT NOW, THEREFORE, RESOLVED that the amended Final Housing Plan Element and Fair Share Housing Plan with the revision noted above is hereby adopted in accordance with the Municipal Land Use Law and the New Jersey Council on Affordable Housing Substantive Rules and that the calculation of the pre-credited fair share need for low and moderate income housing for Freehold Township totals 937 units in accordance with the methodology established in a report prepared by the New Jersey Council on Affordable Housing dated May 21, 1986 and entitled "Municipal Present, Prospective and Pre-Credited Need"; and,

BE IT FURTHER RESOLVED, that in the event that the Council on Affordable Housing, the New Jersey State Legislature or a court of competent jurisdiction shall reduce, modify or eliminate the fair share housing need as determined in the Housing Plan Element of the Township, provide credit for previous efforts in developing low and moderate income housing in the Township, or provide for adjustments to the overall fair share housing need number, the Freehold Township Planning Board reserves its rights to revise, amend or modify the Housing Plan Element and Fair Share Housing Plan to conform with a reduced fair share housing need; and,

BE IT FURTHER RESOLVED, that copies of the adopted Housing Plan Element of the Freehold Township Master Plan and a certified copy of this Resolution be forwarded within thirty (30) days to the Monmouth County Planning Board in accordance with N.J.S.A. 40:55D-13, to the Freehold Township Mayor and Committee, Township Clerk, Township Administrator, Township Engineer, Township Board of Adjustment, and other Township boards, agencies and offices which may be affected by or may utilize the Master Plan, and to interested parties involved in the mediation process, and that copies of the Housing Plan Element and Fair Share Housing Plan be made available to the public in accordance with the Municipal Land Use Law and Township procedures,

BE IT FURTHER RESOLVED, that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Township Clerk of the Township of Freehold and to the New Jersey Council on Affordable Housing.

ROLE CALL:

YES: Mrs. Abernethy, Mrs. Queeney and Messrs. Kershaw, Madsen, Polon, Volk, Williams and Kirwan

NO: NONE

ABSENT: Mr. Horenkamp
ABSTAINED: Mayor Segal
DISQUALIFIED: NONE

DATED: JULY 7, 1988

CERTIFICATION

I hereby certify that the foregoing is a true copy which was passed by the Freehold Township Planning Board at its regular meeting held on July 7, 1988.

Herbert Madsen

HERBERT MADSEN, SECRETARY
FREEHOLD TOWNSHIP PLANNING BOARD

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION

ADOPTING

MASTER PLAN RECYCLING PLAN ELEMENT

Mayor Segal offered the following Resolution and moved its adoption which was seconded by Mr. Kershaw:

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. and the Solid Waste Management Act as amended in 1987 requiring mandatory State-wide Source Separation and Recycling of Solid Waste, (N.J.S.A. 13:1E-1 et seq.) requires all municipalities in the State to amend their Master Plan to include a Recycling Plan Element; and,

WHEREAS, the Planning Board of the Township of Freehold has provided notice to the public, adjoining municipalities, and the Monmouth County Planning Board as required in N.J.S.A. 40:55D-13; and,

WHEREAS, the Planning Board of the Township of Freehold held a public hearing on July 7, 1988 at which time any interested member of the public was permitted to comment on or to ask questions about the proposed Recycling Plan Element of the Master Plan; and,

WHEREAS, corrections were made to the Recycling Plan Element prepared by Thomas A. Thomas, P.P., A.I.C.P., of Townplan Associates dated June 22, 1988 as follows with additions <u>underlined</u> and deletions in [brackets]:

1. Page 1, Paragraph 6, Line 4 is revised to read: "construction, demolition and land clearing debris <u>as well as tin and bi-metal cans</u> will be added".

2. Page 2, Paragraph 2, Line 1 is revised to read as follows: "The Township has designated a [full-time] Recycling Coordinator".

3. Page 2, Paragraph 4, Line 3 is revised read: "requirements. In addition, [to these] special communications and"

4. Page 2, Paragraph 5, Line 3 is revised read: "must be placed in sturdy containers provided by the Township and cannot weigh over 25".

5. Page 2, Paragraph 7, Line 1 is revised read: "the [franchised trash collector] recycling contractor for the"

6. Page 2, Paragraph 7, Line 4 is revised to read: "newspapers. Monmouth County will be the market of last resort for all recyclables".

7. Page 2, Paragraph 8, Line 4 is revised to read: "residents to place leaves [and grass clippings] at curbside".

8. Page 3, Line 1 is revised to read as follows: "the Township has a [full-time] recycling".

WHEREAS, the Planning Board duly considered the comments of the public at the public hearing and the revisions noted above and find that these revisions are not substantial changes in terms of the Recycling Plan Element;

BE IT NOW, THEREFORE, RESOLVED, that the Recycling Plan Element of the Master Plan with revisions dated July 7, 1988 is hereby adopted in accordance with N.J.S.A. 40:55D-1 et seq. and N.J.S.A. 13:1E-1 et seq.; and,

BE IT FURTHER RESOLVED, that copies of the Recycling Plan Element of the Master Plan as adopted and a certified copy of this Resolution be forwarded within thirty (30) days to the Monmouth County Planning Board in accordance with N.J.S.A. 40:55D-13 and that copies of this Plan Element and Resolution also be forwarded to the Freehold Township Mayor and Committee, Township Clerk, Administrator, Engineer, Environmental Commission, Board of Adjustment, Planning Consultant, and to the Freehold Township and Monmouth County Recycling Coordinators, and to other boards and agencies and offices which may be affected by or may utilize this Plan Element and, that copies of this Plan Element be made available to the public in accordance with Municipal Land Use Law and Township procedures.

ROLE CALL:

YES: Mrs. Abernethy, Mrs. Queeney, and Messrs. Kershaw, Madsen, Polon, Volk, Williams, Mayor Segal and Kirwan

NO: NONE

ABSENT: Mr. Horenkamp
ABSTAIN: NONE
DISQUALIFIED: NONE

DATED: JULY 7, 1988

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on July 7, 1988:

Herbert Madsen

HERBERT MADSEN, SECRETARY
FREEHOLD TOWNSHIP PLANNING BOARD

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION

ADOPTING

AMENDMENTS TO THE MASTER PLAN HOUSING PLAN ELEMENT AND FAIR SHARE HOUSING PLAN, LAND USE PLAN ELEMENT, CIRCULATION PLAN ELEMENT AND MASTER PLAN MAP

Mr. Denham offered the following Resolution and moved its adoption which was seconded by Mrs. Van Vechten:

WHEREAS, the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-28, grants authority to municipal planning boards to adopt and amend Master Plans based upon planning studies and analyses following a public hearing; and,

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-28, requires that each Master Plan contain a Land Use Plan and permits a Circulation Plan as a discretionary part of a Master Plan; and,

WHEREAS, the Municipal Land Use Law was amended by the Fair Housing Act, N.J.S.A. 57:27D-301 et seq., which requires that municipal Master Plans contain a Housing Plan Element; and,

WHEREAS, Freehold Township has chosen to participate in the New Jersey Council on Affordable Housing Fair Share Housing Program in accordance with the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and received Substantive Certification of its Housing Plan Element and Fair Share Plan on September 26, 1988; and,

WHEREAS, the Freehold Township Planning Board adopted a Master Plan on March 20, 1985 which was amended on May 1, 1986; December 17, 1986; May 7, 1987; and September 7, 1989 to include a Housing Plan Element and Fair Share Housing Plan, and amendments thereto prepared in accordance with the New Jersey Council on Affordable Housing Rules and Regulations on July 7, 1988 and September 7, 1989; and

WHEREAS, the Freehold Township Planning Board and Township Committee retained Thomas A. Thomas, P.P., A.I.C.P. of Townplan Associates, to provide professional planning assistance to the Board and to the Township Committee in the preparation of planning studies and the updating of the Freehold Township Land Use Plan, Housing and Fair Share Housing Plan and Circulation Plan; and,

WHEREAS, planning studies were made of existing land use, fair share housing needs, circulation and demographic and economic characteristics of Freehold Township and its housing region in accordance with N.J.S.A. 40:55D-1 et seq. and N.J.A.C. 5:92 et seq. Substantive Rules of the New Jersey Council on Affordable Housing amended through May, 1990; and,

WHEREAS, the Planning Board placed a public hearing notice in official newspapers of the Township and noticed the Monmouth and Ocean County Planning Boards, adjacent municipalities in Monmouth and Ocean Counties and interested parties in accordance with N.J.S.A. 40:55D-13; and,

WHEREAS, the Freehold Township Planning Board duly considered the comments of the public at the public hearing; and,

WHEREAS, the Planning Board reviewed and approved the amended Land Use Plan Element prepared by Townplan Associates, dated June 7, 1990, including the following:

1. Pages 7 - 3, 7 - 13 and 7 - 14 - Descriptions of the MLC-6, RMZ-1, RMZ-2, RMZ-2A and R-40G areas have been included.

2. Page 7 - 5 - The PAC - Planned Adult Community has been renamed PC -Planned Community.

3. The text of the Land Use Plan Element has been updated to reflect current development conditions in the Township; and,

WHEREAS, the Planning Board reviewed and approved the amended Housing Plan Element and Fair Share Housing Plan prepared by Townplan Associates dated June 7, 1990 including the following:

1. Pages 8 - 4, 8 - 20 - The Center for the Aging, Inc. Elton Estates development has been eliminated and replaced with the proposed Elton Corner senior citizens affordable housing development at the same site.
2. Page 8 - 17 - The accessory apartment component of the Fair Share Housing Plan has been eliminated as a major component of the plan.

3. Page 8 -20 - The MLC-6 Mount Laurel Contribution - 6 area is described; and,

WHEREAS, the Planning Board reviewed and approved the amended Circulation Plan Element prepared by Townplan Associates dated June 7, 1990 including the following:

1. Page 10 - 18 - The Halls Mills Road extension to Route 9 has been added.

2. Page 10 - 18 - The Meridian Road extension has been added.

3. Page 10 - 18 - The proposed realignment of Opatut Drive has been added.

4. Page 10 - 16 - The proposed improvement of the Three Brooks Road and Halls Mills Road intersection has been added.

5. An amended Roadway and Intersection Improvements Map reflecting items 1 - 3 above has been included with the Circulation Plan; and,

WHEREAS, the Planning Board has reviewed proposed amendments dated June 7, 1990 which will amend the Master Plan Map prepared by Townplan Associates, dated March 20, 1985 with amendments dated May 1, 1985, December 17, 1986, May 7, 1987, July 7, 1987, and September 7, 1989; including the following:

1. The MLC-6, RMZ-1, RMZ-2, RMZ-2A and R-40G area designations have been added.

WHEREAS, the Planning Board reviewed proposed minor modifications and clarifications described in a letter to the Board dated June 20, 1990 and presented at the Public Hearing, which modifications do not change the overall proposed patterns of land uses in the Township including the following;

1. Lot 3, Block 70 which is part of the Pathmark Shopping Center Parking Lot is redesignated as B-10 from CMX-3; and,

2. The portion of Lot 20, Block 70, contiguous with Lot 20.02, Block 70, 600 feet from the northeastern corner of Block 70, Lot 20 extending 400 feet deep and adjacent to Lots 21 and 20.01, Block 70 is included in the P-2 area rather than in the B-1 area; and,

3. References to "Freehold Commons" in the Land Use Plan and Housing Plan Elements are changed to read "Elton Corner."

WHEREAS, the Planning Board finds that the above proposed amendments and modifications serve to: update the Master Plan Map and text to reflect changes in the Land Use Ordinance and Zoning Map adopted between September 7, 1989 and the present; amend the Land Use Plan Element to reflect current development patterns; amend the Circulation Plan Element to add additional road improvements and extensions and amend the Housing Plan Element and Fair Share Plan to provide for the proposed Freehold Commons senior citizen project on Elton Adelphia Road and MLC-6 areas.

BE IT THEREFORE, RESOLVED, that the amended Land Use Plan Element, Housing Plan Element and Fair Share Housing Plan, Circulation Plan Element and Master Plan Map with the revisions noted above are hereby adopted in accordance with the Municipal Land Use Law and with regard to the Housing Plan Element and Fair Share Plan, the New Jersey Council on Affordable Housing Substantive Rules; and,

BE IT FURTHER RESOLVED, that in the event that the Council on Affordable Housing, the New Jersey State Legislature or a court of competent jurisdiction shall reduce, modify or eliminate the fair share housing need as determined in the Housing Plan Element of the Township, provide credit for previous efforts in developing low and moderate income housing in the Township, or provide for adjustments to the overall fair share housing need number, the Freehold Township Planning Board reserves its rights to revise, amend or modify the Housing Plan Element and Fair Share Housing Plan to conform with a reduced fair share housing need; and,

BE IT FURTHER RESOLVED, that copies of the adopted Land Use Element, Housing Plan Element, Circulation Plan Element and Master Plan Map of the Freehold Township Master Plan and a certified copy of this Resolution be forwarded within thirty (30) days to the Monmouth County and Ocean County Planning Boards in accordance with N.J.S.A. 40:55D-13, to the Freehold Township Mayor and Committee, Township Clerk, Township Administrator, Township Engineer, Township Planner, Township Zoning Officer, Township Board of Adjustment, and other Township boards, agencies and offices which may be affected by or may utilize the Master Plan, and to interested parties involved in the mediation process, and that copies of the Land Use Plan Element, Circulation Plan Element, Housing Plan Element and Fair Share Housing Plan and Master Plan Map be made available to the public in accordance with the Municipal Land Use Law and Township procedures; and,

BE IT FURTHER RESOLVED, that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Township Clerk of the Township of Freehold the Municipal Clerks and adjacent municipalities to the New Jersey Council on Affordable Housing and to the Monmouth County and Ocean County Planning Boards.

ROLE CALL:

YES: Mrs. Van Vechten, Mr. Denham, Mr. Madsen, Mayor Williams and Mr. Kirwan

NO: None

ABSENT: Messrs. Polon, Becker

ABSTAINED: Mr. Segal

DISQUALIFIED: None

DATED: June 20, 1990

CERTIFICATION

I hereby certify that the foregoing is a true copy which was passed by the Freehold Township Planning Board at its regular meeting held on June 20, 1990.

Herbert Madsen

HERBERT MADSEN, SECRETARY
FREEHOLD TOWNSHIP PLANNING BOARD

THE PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
AMENDING MASTER PLAN

RESOLUTION

Mr. Segal offered the following Resolution and moved its adoption which was seconded by Mr . Moore:

WHEREAS, the Freehold Township Planning Board has previously adopted a Master Plan for the municipality pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, said statute permits the Planning Board to amend such Master Plan or component parts thereof to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the Freehold Township Planning Board has considered a proposed amendment to the housing plan element and fair share housing plan of the Master Plan prepared by Town Plan Associates, Thomas A. Thomas, P.P., AICP dated March 3, 1995; and

WHEREAS, the Planning Board provided notice of a public hearing to be held on the proposed amendment of the Master Plan pursuant to N.J.S.A.40:55D-13; and

WHEREAS, the Planning Board did conduct a public hearing pertaining to the proposed amendment at its meeting of March 16, 1995; and

WHEREAS, the Planning Board heard the presentation of Thomas A. Thomas, Township Planner, regarding the proposed amendment and has examined the amendment dated March 3, 1995; and

WHEREAS, the Planning Board is satisfied that the proposed amendment does, in accordance with the statutory criteria, guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the Master Plan of the Township of Freehold is hereby amended in accordance with "Housing Plan Element and Fair Share Plan, Township of Freehold, Monmouth County, New Jersey, prepared by Town Plan Associates, dated March 3, 1995".

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy and the amendment to the Master Plan of the Township of Freehold as hereinbefore described be served upon the Monmouth County Planning Board by certified mail, return receipt requested, not later than thirty (30) days from March 16, 1995.

BE IT FURTHER RESOLVED that a copy of the amendment to the housing plan shall also be forwarded to the Clerk of the Township of Freehold.

ROLL CALL

YES: Mrs. Van Vechten, Mayor Mayor and Messrs. Allen, Mascone, Moore, Marino, Segal and Kirwan

NO: None

ABSENT: Messrs. Golub, McGirr and Shortmeyer

ABSTAINED: None

DISQUALIFIED: None

DATED: March 16, 1995

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 of March 16, 1995.

Tanya L. Van Vechten

TANYA L. VAN VECHTEN
Acting Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: RESOLUTION APPROVING AMENDMENTS TO
LAND USE ELEMENT OF FREEHOLD TOWNSHIP
MASTER PLAN

RESOLUTION

Mr. Gatto offered the following Resolution and moved its adoption which was seconded by Mr. Friedmann:

WHEREAS, the Planning Board of the Township of Freehold recently completed a re-examination report regarding the Master Plan and Development Regulations of the Township of Freehold; and

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required to the Master Plan in order to reflect the current status of Land Use Regulations and Development; and

WHEREAS, the Planning Board has considered the data received including reports from its Planner and the Master Plan Subcommittee of the Freehold Township Planning Board in this regard; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendments to the Land Use Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendments at its meeting of June 18, 1998 and heard a presentation by Thomas A. Thomas, its Planning Consultant, regarding the proposed revisions including amendments to the text of the Land Use Element of the Master Plan and the accompanying Land Use Element Map; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Land Use Element of the Freehold Township Master Plan are proper and necessary in order to guide the use of lands in a manner required by the State Municipal Land Use Law;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendments to the Land Use Plan Element of the Freehold Township Master Plan as described in text prepared by Thomas A. Thomas, P.P. and dated June 2, 1998 and the accompanying map are hereby adopted as amendments to the Freehold Township Master Plan;

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be served upon the Monmouth County Planning Board and upon the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mayor Avallone and Messrs. Allen, Friedmann, Gatto, Mascone, Shortmeyer, Marino, Segal and McGirr

NO: None

ABSENT: None

ABSTAINED: None

DISQUALIFIED: None

DATED: June 18, 1998

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 of June 18, 1998.

ROBERT H. SHORTMEYER, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: RESOLUTION APPROVING AMENDMENTS TO THE HOUSING PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

RESOLUTION

Mr. Gatto offered the following Resolution and moved its adoption which was seconded by Mr. Shortmeyer:

WHEREAS, the Planning Board of the Township of Freehold has determined that recent events and developments in the Township of Freehold require a re-examination of the Housing Plan element of the Township of Freehold Master Plan, especially in view of developments concerning Mount Laurel inclusionary developments within the Township; and

WHEREAS, the Planning Board has determined that a general updating of the housing plan element is appropriate in order to reflect the current status of housing resources in the municipality; and

WHEREAS, the Planning Board has considered the data which it received including reports from its Planner and Master Plan Subcommittee in this regard; and

WHEREAS, the Freehold Township Planning Board has given notice of a public hearing to be held on the proposed amendment to the Housing Plan Element of the Master Plan which notice was published and served in accordance with the requirements of N.J.S.A.40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment at a special meeting held on May 3, 1999 and heard a presentation by Thomas A. Thomas, Planning Consultant regarding the proposed revisions as set forth in a certain document entitled **"Housing Plan**

Element, Township of Freehold, Monmouth County, New Jersey by Freehold Township Planning Board, Public Hearing May 3, 1999" dated April 21, 1999, most recently revised May 3, 1999; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendment to the Housing Plan Element of the Freehold Township Master Plan is proper and necessary to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the aforedescribed amendment is adopted in accordance with the regulations of the Council on Affordable Housing, N.J.A.C. 5:93-1 *et seq*;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendment to the Housing Plan Element as described herein is hereby adopted as an amendment to the Freehold Township Master Plan.

BE IT FURTHER RESOLVED that a copy of this Resolution and the Housing Plan Element Amendment be served upon the Monmouth County Planning Board, Ocean County Planning Board and upon the Clerks of the Township of Freehold, Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Messrs. Allen, Friedmann, Gatto, Louro, Shortmeyer, Marino, Golub, McGirr and Mayor Salkin

NO: None

ABSENT: Mr. Mascone

ABSTAINED: None

DISQUALIFIED: None

DATED: May 3, 1999

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 of May 3, 1999.

ROBERT H. SHORTMEYER
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: RESOLUTION APPROVING AMENDMENTS TO THE
HOUSING PLAN ELEMENT OF THE FREEHOLD TOWNSHIP
MASTER PLAN

RESOLUTION

Mr. Gatto offered the following Resolution and moved its adoption which was seconded by Mr. Shortmeyer:

WHEREAS, the Planning Board of the Township of Freehold has determined that recent events and developments in the Township of Freehold require a re-examination of the Housing Plan element of the Township of Freehold Master Plan, especially in view of developments concerning Mount Laurel inclusionary developments within the Township; and

WHEREAS, the Planning Board has determined that a general updating of the housing plan element is appropriate in order to reflect the current status of housing resources in the municipality; and

WHEREAS, the Planning Board has considered the data which it received including reports from its Planner and Master Plan Subcommittee in this regard; and

WHEREAS, the Freehold Township Planning Board has given notice of a public hearing to be held on the proposed amendment to the Housing Plan Element of the Master Plan which notice was published and served in accordance with the requirements of N.J.S.A.40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment at a special meeting held on May 3, 1999 and heard a presentation by Thomas A. Thomas, Planning Consultant regarding the proposed revisions as set forth in a certain document entitled **"Housing Plan**

Element, Township of Freehold, Monmouth County, New Jersey by Freehold Township Planning Board, Public Hearing May 3, 1999" dated April 21, 1999, most recently revised May 3, 1999; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendment to the Housing Plan Element of the Freehold Township Master Plan is proper and necessary to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the aforedescribed amendment is adopted in accordance with the regulations of the Council on Affordable Housing, N.J.A.C. 5:93-1 *et seq*;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendment to the Housing Plan Element as described herein is hereby adopted as an amendment to the Freehold Township Master Plan.

BE IT FURTHER RESOLVED that a copy of this Resolution and the Housing Plan Element Amendment be served upon the Monmouth County Planning Board, Ocean County Planning Board and upon the Clerks of the Township of Freehold, Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Messrs. Allen, Friedmann, Gatto, Louro, Shortmeyer, Marino, Golub, McGirr and Mayor Salkin

NO: None

ABSENT: Mr. Mascone

ABSTAINED: None

DISQUALIFIED: None

DATED: May 3, 1999

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 of May 3, 1999.

ROBERT H. SHORTMEYER
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: RESOLUTION APPROVING AMENDMENTS TO
COMMUNITY FACILITIES AND UTILITIES PLAN ELEMENT OF FREEHOLD
TOWNSHIP MASTER PLAN

R E S O L U T I O N

Mr. Shortmeyer offered the following Resolution and moved its adoption which was seconded by Mr. Friedmann:

WHEREAS, the Planning Board of the Township of Freehold recently re-examined the Community Facilities and Utilities Plan Element of Freehold Township Master Plan; and

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required to this element of the Master Plan in order to reflect the current land development patterns and the future general location of the water supply and distribution facilities and sewerage collection and treatment facilities; and

WHEREAS, the Planning Board has considered the data received including reports from its Planner in this regard; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendments at its meeting of November 4, 1999 and heard presentations by Thomas A. Thomas, its Planning Consultant, and

representatives of Killam Associates, its water and sewer consultants, regarding the proposed revisions; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands in a manner required by the State Municipal Land Use Law;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendments to the Community Facilities and Utilities Plan Element, Water System and Sanitary Sewer System Element of the Freehold Township Master Plan as described dated October 20, 1999 are hereby adopted as amendments to the Freehold Township Master Plan.

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be served upon the Monmouth County Planning Board and upon the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson, Township of Howell, Manasquan River Regional Sewerage Authority, Ocean County Utilities Authority, Western Monmouth Utilities Authority, Monmouth County Water Quality Management Planning Agency and Ocean County Water Quality Management Planning Agency.

ROLL CALL

YES: Messrs. Allen, Friedmann, Gatto, Mascone, Shortmeyer, Louro, Golub, McGirr and Mayor Salkin
NO: None

ABSENT: Mr. Marino

ABSTAINED: None

DISQUALIFIED: None

DATED: November 4, 1999

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 of November 4, 1999

ROBERT H. SHORTMEYER
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION AMENDING THE STORM WATER MANAGEMENT PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

Mr. Gatto offered the following Resolution and was seconded by M.r. Louro;

WHEREAS, the Freehold Township Planning Board has previously adopted a Master Plan for the municipality pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, said statute permits the Planning Board to amend such Master Plan or component parts thereof to guide the use of lands with in the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the Freehold Township Planning Board has considered a proposed amendment to Storm Water Management Plan Element of the Master Plan prepared by Joseph Mavuro, Freehold Township Engineer and dated March 3, 2005; and

WHEREAS, the Planning Board provided notice of a public hearing to held on the proposed amendment of the Master Plan pursuant to N.J.S.A. 40:55D-12; and

WHEREAS, the Planning Board did conduct a public hearing pertaining to the proposed amendment at its meeting of March 3, 2005; and

WHEREAS, the Planning Board heard the presentation of Joseph Mavuro, Freehold Township Engineer and Robert Wickel, Assistant Freehold Township Engineer, regarding the proposed amendment; and

WHEREAS, the Planning Board is satisfied that the proposed amendment does, in accordance with the statutory criteria, guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the Planning Board finds that the proposed amendment addresses the concerns set forth in N.J.A.C. 7:8-4;

NOW THEREFORE BE IT RESOLVED by the Freehold Planning Board that the Master Plan of the Township of Freehold is hereby amended to include the "Amendment to Storm Water Management Plan Element of the Master Plan, dated March 3, 2005" as described herein.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy and the amendment to the Master Plan of the Township of Freehold as hereinbefore described be served upon the Monmouth County Planning Board by certified mail, return receipt requested, not later than thirty (30) days from today's date.

BE IT FURTHER RESOLVED that a copy of the amendment to the Storm Water Management Plan Element of the Master Plan shall also be forwarded to the Clerk of the Township of Freehold.

ROLL CALL

YES: Mr. Gatto, Mr. Powles, Mr. Louro, Ms. Ward, Mr. Golub, Mayor Salkin and Mr. McGirr.

NO: ---

ABSENT: Mr. Platt and Mr. Clemenko.

ABSTAINED: ---

DISQUALIFIED: Mr. Shortmeyer.

DATED: March 17, 2005.

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 of March 17, 2005.

FREEHOLD TOWNSHIP PLANNING BOARD
RESOLUTION ADOPTING AMENDED
HOUSING ELEMENT AND FAIR SHARE PLAN

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

WHEREAS, the Planning Board of Freehold Township, Monmouth County, State of New Jersey, adopted its current Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on May 14, 2007; and

WHEREAS, the Governing Body endorsed the Housing Element and Fair Share Plan on May 14, 2007; and

WHEREAS, the Governing Body petitioned the Council on Affordable Housing for substantive certification on May 14, 2007; and

WHEREAS, Freehold Township has not yet received substantive certification from the Council on Affordable Housing; and

WHEREAS, the Planning Board has determined to amend the Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing(s) on December 4, 2008 regarding the amended Housing Element and Fair Share Plan prepared November 6, 2008; and

WHEREAS, the Planning Board has determined that the amendment to the Housing Element and Fair Share Plan is consistent with the goals and objective of Freehold Township's Master Plan and that adoption and implementation of the amendment to the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of Freehold Township, Monmouth County, State of New Jersey, that the Planning Board hereby adopts the amended Housing Element and Fair Share Plan prepared November 6, 2008.

BE IT FURTHER RESOLVED that copies of the Housing Plan and this Resolution be filed with the Monmouth County Planning Board and the Freehold Township Clerk and that copies of this Resolution also be filed with Thomas A. Thomas, Township Planner, Jeffrey R. Surenian, Esq., Special Counsel;, Duane Davison, Esq., Township Attorney;, Francis C. Accisano, Esq., Planning Board Attorney.

ROLL CALL

YES: Mr. Gatto, Mr. Platt, Mr. Bazzurro, Mr. White, Mayor Golub, Committeewoman Avallone, Mr. Bruno and Mr. McGirr.

NO: ----

ABSENT: Mr. Shortmeyer and Mr. Kash.

ABSTAINED:----

DISQUALIFIED: ----

DATED: December 4, 2008.

I HEREBY CERTIFY that this is a true copy of the resolution adopting the amended Housing Element and Fair Share Plan of Freehold Township, Monmouth County on December 4, 2008.

John Bazzurro

John Bazzurro
Acting Secretary
Freehold Township Planning Board

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION APPROVING AMENDMENTS TO
THE FREEHOLD TOWNSHIP MASTER PLAN

R E S O L U T I O N

Mr. Shortmeyer offered the following Resolution and moved its adoption which was seconded by Mr. Bazzurro:

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the municipality; and

WHEREAS, the Planning Board has considered the data received including reports from its Planner and the Master Plan Subcommittee of the Freehold Township Planning Board in this regard; and

WHEREAS, the Planning Board has considered a document entitled:

> "Master Plan Amendment Land Use Plan Chapter 7, Circulation Plan Chapter 10, Conservation Plan Chapter 12 and Recycling Plan Chapter 14 of the Township of Freehold, Monmouth County New Jersey" dated November 4, 2010 and prepared by Thomas A. Thomas, PP and T. Andrew Thomas, PP; and

WHEREAS, the document contains the amendments deemed appropriate by the Planning Board; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendments to the Land Use Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendments at its meeting of November 4, 2010 and heard a presentation by Thomas A. Thomas, its Planning Consultant, regarding the proposed revisions; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands, development and conservation of resources in the manner required by the State Municipal Land Use Law;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the "Master Plan Amendment Land Use Plan Chapter 7, Circulation Plan Chapter 10, Conservation Plan Chapter 12 and Recycling Plan Chapter 14 of the Township of Freehold, Monmouth County New Jersey" dated November 4, 2010 and prepared by Thomas A. Thomas, PP and T. Andrew Thomas, PP is hereby adopted as amendments to the Freehold Township Master Plan Elements described therein; and

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be served upon the Monmouth County Planning Board and upon the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mayor Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Boutote

NO:

ABSENT: Mr. McGirr, Mrs. Howley, Mr. White, Mr. Toto

ABSTAINED:

DISQUALIFIED:

DATED: November 5, 2010

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 of November 4, 2010.

Guy F. Leighton, Board Administrator

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION APPROVING AMENDMENTS TO CIRCULATION PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

RESOLUTION

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township; and

WHEREAS, the Planning Board last amended the Freehold Township Master Plan on November 4, 2010 including revisions to the Land Use, Circulation, Conservation, and Recycling Plan Elements; and

WHEREAS, the Planning Board has considered an amendment to the Circulation Plan Element of the Master Plan to include a recommendation for the realignment of the Georgia Road and Nomoco Road intersection in conjunction with Monmouth County; and

WHEREAS, the Circulation Plan amendment includes an addition to the "Proposed Intersection and Roadway Improvements" subsection on Page 10-14 of the Master Plan text and revised "Proposed Intersection and Roadway Improvement" map dated May 25, 2011; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Circulation Plan Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment and;

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendment to the Freehold Township Master Plan proper and necessary in order to guide the use of lands and development and will advance the public welfare and the safety of the traveling public in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendments described herein to Chapter 10, Circulation Plan Element, of the Master Plan of the Township of Freehold, Monmouth County New Jersey dated May 25, 2011 prepared by the Thomas A. Thomas, PP, Township Planner, is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be filed with the Monmouth County Planning Board and the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mayor Salkin; Mr. Ammiano; Mr. Gatto; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO:

ABSENT: Mr. Bazzurro; Mr. Toto

ABSTAINED:

DATED: June 16, 2011

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of June 16, , 2011.

R Shortmeyer

Robert H. Shortmeyer
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION APPROVING AMENDMENTS TO THE LAND USE PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

RESOLUTION

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township; and

WHEREAS, the Planning Board last amended the Freehold Township Master Plan on June 16, 2011 which included revisions to the Circulation Plan Element (Chapter 10); and

WHEREAS, the Land Use Plan Element of the Master Plan (Chapter 7) was last amended by the Planning Board on November 4, 2010; and

WHEREAS, The Planning Board adopted a report entitled "Reexamination Report of the Master Plan and Land Use and Development Regulations" on June 6, 2012 that included a recommendation that portions of the Land Use Element text and map of the Master Plan be revised as follows:

1. The Planning Board finds and recommends the Land Use Plan Element (text and map) requires updating including several CMX districts along the Route 9 corridor due to the lack of demand for permitted uses, particularly office uses, or lack of demand due to limitations on impervious surface coverage and floor area ratios.

2. The Planning Board finds and recommends that the rear portion of Block 71, Lot 8 on the southbound side of Route 9 be designated planned adult community (PAC) in the Land Use Plan Element (text and map) due to a proposed settlement agreement.

WHEREAS, the Planning Board reviewed recommendations of the Master Plan Review Committee which have been incorporated into an "Addendum" to the Reexamination Report entitled "Reexamination Report of the Master Plan and Land Use and Development Regulations" on August 2, 2012 and recommended that portions of the Master Plan be revised including the Land Use Plan Element and Map as follows:

1. The Planning Board finds and recommends that Land Use Plan Element (text and map) be amended to designate Block 43.01, Lot 16.01 located at the corner of Kozloski Rd. and Thoreau Drive from P-1 to B-2.

2. The Planning Board finds and recommends that Block 83, Lot 14 located along Route 9 southbound at the Silvermead Entrance be amended from CMX-10 to CMX-3.

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Element of the Master Plan dated July 19, 2012 which include pages 7-7, 7-11, 7-12, 7-13 and 7-16 of the Land Use Plan Element; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Map dated July 17, 2012; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Land Use Plan Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment and;

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands and development and will advance the general public welfare in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that amendments to the Master Plan text and map described herein to Chapter 7, Land Use Plan Element of the Master Plan of the Township of Freehold, Monmouth County New Jersey dated July 19, 2012 prepared by Thomas A. Thomas, P.P., Township Planner, is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be filed with the Monmouth County Planning Board and the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mayor Ammiano; Mr. Salkin; Mr. Bazzurro; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Toto
NO: Mr. Bruno

ABSENT: Mr Gatto; Mr. Kirk; Mr. Boutote

ABSTAINED:

DATED: August 2, 2012

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of August 2, 2012.

Robert H. Shortmeyer
Secretary

RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD ADOPTING AN AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Freehold Township Planning Board adopted a combined Round 1 and 2 Housing Plan Element on May 3, 1999; and

WHEREAS, the New Jersey Council on Affordable Housing (COAH) granted substantive Certification of the combined Round 1 and 2 Housing Plan Element on December 12, 2001 per COAH Resolution 197-99; and

WHEREAS, the Freehold Township Planning Board adopted an updated Housing Element and Fair Share Plan on December 4, 2008 in accordance with the COAH revised Round 3 Rules at N.J.A.C. 5:96 and N.J.A.C. 5:97; and

WHEREAS, the Freehold Township Committee endorsed the 2008 Freehold Township Housing Plan on December 16, 2008; and

WHEREAS, the Township filed a complaint for Declaratory Relief action seeking approval of the Housing Plan Element on December 24, 2008 pursuant to the Fair Housing Act, N.J.S.A. 52:27D-313 effectively moving the jurisdiction from COAH to the court for the plan approval; and

WHEREAS, on September 15, 2009, "Land Bank Freehold, LLC" submitted an objection with respect to the Township's 2008 Housing Plan Element; and

WHEREAS, on October 8, 2010 the Appellate Division invalidated substantial portions of COAH's Third Round Rules, while validating the Rules by which a municipality could determine the rehabilitation and prior cycle components of its fair share obligation in a decision entitled In Re. Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div 2010); and

WHEREAS, Land Bank filed a second objection on February 7, 2011 which objected to the Round 3 mechanisms the Township identified it was proceeding with in its Housing Plan during the period of rule invalidation; and

WHEREAS, a settlement agreement between Land Bank Freehold, L.L.C. and the Township of Freehold was reached and a proposed Settlement Agreement is currently being executed by both parties; and

WHEREAS, the Township of Freehold has prepared an amended Round 3 Housing Plan Element and Fair Share Plan dated September 7, 2012 which addresses those portions of the Round 3 regulations still in effect, its affordable obligation to date, and the Settlement Agreement terms with Land Bank Freehold, L.L.C.; and

WHEREAS, the Planning Board has reviewed the amended Housing Element and Fair Share Plan dated September 7, 2012; and

WHEREAS, the amended Freehold Township Housing Plan Element complies with COAH's procedural and substantive regulations still in effect, the recommendations of the Court Master, and terms of the Settlement Agreement with the Land Bank Freehold, L.L.C.; and

WHEREAS the amended Housing Plan Element is consistent with the goals and objectives of the Master Plan for housing within the Township and will be in the public interest and will protect public health and safety and promote the general welfare; and

WHEREAS, upon public notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the amended Housing Element and Fair Share Plan on September 20, 2012;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amended Housing Plan Element, Chapter 8 of the Master Plan of the Township of Freehold, Monmouth County, New Jersey dated September 7, 2012 prepared by Thomas A. Thomas, P.P., Township Planner, of Thomas Planning Associates, L.L.C., is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this Resolution and amended Housing Plan Element and Fair Share Plan as adopted be filed with the Monmouth County Planning Board within thirty (30) days in accordance with N.J.S.A. 40: 55D-13(3)b and the following: Freehold Township Clerk, Administrator, Engineer, Municipal Attorney, Tax Assessor, Planner, Board of Adjustment and Board Attorney, Planning Board Attorney and Special Housing Counsel; with Henry Kent Smith, Esq. and Gerald Sonnenblick, Esq., Attorneys for Land Bank Freehold, L.L.C.; and with Her Honor Linda Grasso Jones and Special Court Master Philip Caton, P.P., F.A.I.C.P..

BE IT FURTHER RESOLVED that a "Notice of Adoption" of the Amended Housing Plan and Fair Share Plan of the Master Plan be published in the official newspaper of the Township of Freehold in accordance with N.J.S.A. 40:55D-10.

ROLL CALL

YES: Mayor Ammiano; Mr. Salkin; Mr. Gatto; Mr.Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: - - - -

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

ABSTAINED: - - - -

DATED: September 20, 2012

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of September 20, 2012.

R Shortmeyer

Robert H. Shortmeyer
Secretary

RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION APPROVING AMENDMENTS TO THE LAND USE PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township; and

WHEREAS, the Planning Board last amended the Freehold Township Master Plan on August 2, 2012 which included revisions to the Land Use Plan Element (Chapter 7) including the addition of a Planned Adult Community (PAC-3) area located on Block 71, Lot 8 located on southbound U.S. Route 9 north of C.R. 524; and

WHEREAS, The Planning Board adopted a report entitled "Addendum No. 2 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use and Development Regulations" on September 20, 2012 that included a recommendation that portions of the Land Use Element text and map of the Master Plan be revised including the following areas:

1. The existing R-80 and R-E zones along Monmouth Road (Route 537) between the Holland Ridge R-40 residential development and the intersection with Siloam Road (County Round 527) including a portion of Block 71, Lot 8 (aka Brock Farm property) to be changed to an single family R-40 residential area due to an amendment to the Monmouth County Water Quality Management Plan in 2012 which will include the area in the Freehold Township sanitary sewerage system service area. It is recommended that the upland portion of Block 71, Lot 8 be permitted to develop with a cluster option permitting the maximum number of lots in accordance with R-40 zoning regulations at a minimum lot area of 30,000 square foot lots with the resulting undeveloped area being be deed restricted for open space or publicly owned park, recreation and/or open space.

2. An area encompassing approximately 11.0 acres located on Monmouth Road on both sides of the Siloam Road intersection to be changed from residential R-80 to business B-2 to be compatible with the commercial area development and/or commercial zoning at the Monmouth Road/Siloam Road intersection in Manalapan and Millstone Townships.

WHEREAS, the Planning Board recommends that the Land Use Plan Element and Map are being revised in accordance with Addendum 2 of the Reexamination Report and recommendation of the Master Plan Committee of the Planning Board; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Element of the Master Plan dated August 30, 2012 included on pages 7-4, 7-4.1, 7-11, and 7-11.1 and the Land Use Plan Map dated August 28, 2012; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Land Use Plan Element of the Master Plan which was published and served in a timely manner accordance with the requirements of N.J.S.A. 40:55D-10, N.J.S.A, 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed Land Use Plan amendment to the Master Plan on September 20, 2012 and;

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands and development within the Township and with adjoin development in Manalapan and Millstone Townships and will advance the general public welfare in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that amendments to the Master Plan text and map described herein to Chapter 7, Land Use Plan Element of the Master Plan of the Township of Freehold, Monmouth County, New Jersey dated August 30, 2012 prepared by Thomas A. Thomas, P.P., Township Planner, be hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the adopted amendments be filed with the Monmouth County Planning Board and the Township Clerks of the Township of Manalapan and Township of Millstone and that copies be provided to the following: Freehold Township Clerk, Administrator, Engineer, Municipal Attorney, Tax Assessor, Planner, Planning Board Attorney, Zoning Board of Adjustment and Board Attorney, and the Township Utilities Consultant; and

BE IT FURTHER RESOLVED that a "Notice of Adoption" of the Land Use amendments to the Land Use Element of the Master Plan be published in the official newspaper of the Township of Freehold in accordance with N.J.S.A. 40:55D-10.

ROLL CALL

YES: Mayor Ammiano; Mr. Salkin, Mr. Gatto; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: - - - -

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

ABSTAINED: - - - -

DATED: September 20, 2012

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of September 20, 2012.

R Shortmeyer

Robert H. Shortmeyer
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION APPROVING AMENDMENTS TO THE LAND USE PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

RESOLUTION

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township; and

WHEREAS, the Land Use Plan Element of the Master Plan (Chapter 7) was last amended by the Planning Board on August 2, 2012; and

WHEREAS, The Planning Board adopted a report entitled "Addendum No 4. To the June 7, 2012 Reexamination Report of the Master Plan and Land Use and Development Regulations" on April 4, 2013 that included a recommendation that portions of the Land Use Element text and map of the Master Plan be revised as follows:

a. The (PAC-3) - Planned Adult Community section of the Master Plan on page 7-7, be amended to revise the total acreage of Block 71, Lot 8 from a total of 53.65 to 52.95 acres; and the rear portion of lot 8 acreage be changed from from 38 acres to 33.65 acres; and the remaining portion of lot 8 acreage be changed from 15 acres to 19.3 acres along Route 9.

b. The Commercial Mixed Use (CMX) designation, its configuration and acreage along the front portion of the Block 71, Lot 8 be changed from CMX-10 to CMX-3 in accordance with a revised Settlement Agreement dated February 15, 2013 in the matter of Land Bank Freehold, Inc. vs. the Township of Freehold and the Township of Freehold Planning Board, Superior Court of New Jersey Law Division: Monmouth County; Docket No.: MON-L-6026-08.

c. The Land Use Plan Map adopted September 20, 2012 be revised in accordance with the Master Plan Amendment map (Block 71, Lot 8) dated March 19, 2013 prepared by Thomas Planning Associates.

WHEREAS, the Planning Board reviewed those recommendations of the Master Plan Review Committee which have been incorporated into "Addendum No. 4 - Reexamination Report of the Master Plan and Land Use and Development Regulations" adopted on April 4, 2013; and

WHEREAS, the Planning Board recommended that portions of the Master Plan be revised in accordance with the "Addendum No. 4 - Reexamination Report of the Master Plan and Land Use and Development Regulations" ; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan

Element of the Master Plan dated March 19, 2013 prepared by Thomas Planning Associates which include page 7-7, of the Land Use Plan Element; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Map in accordance with the Master Plan Amendment map (Block 71, Lot 8) dated March 19, 2013 prepared by Thomas Planning Associates; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Land Use Plan Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment and;

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands and development and will advance the general public welfare in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that amendments to the Master Plan text and map described herein to Chapter 7, Land Use Plan Element of the Master Plan of the Township of Freehold, Monmouth County New Jersey dated March 19, 2012 prepared by Thomas A. Thomas, P.P., Township Planner, is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be filed with the Monmouth County Planning Board and the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mayor McMorrow; Mr. Ammiano; Mr. Bazzurro; Mr. Gatto; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Kirk; Mr. Boutote

NO: - - - -

ABSENT: Mr. Bruno

ABSTAINED: - - - -

DATED: April 4, 2013

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of April 4, 2013.

Robert H. Shortmeyer
Secretary

RESOLUTION
PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
APPROVING AMENDMENTS TO THE LAND USE PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township; and

WHEREAS, the Land Use Plan Element of the Master Plan (Chapter 7) was last amended by the Planning Board on April 4, 2013; and

WHEREAS, The Planning Board adopted a report entitled "Addendum No 3. To the June 7, 2012 Reexamination Report of the Master Plan and Land Use and Development Regulations" on December 6, 2012 that included a recommendation that portions of the Land Use Element text and map of the Master Plan be revised as follows:

a. The recommended Master Plan changes occur in the existing R-80 and R-E zones along Monmouth Road (Route 537) between the Holland Ridge development and the intersection with Siloam Road (County Road 527). The changes are recommended primarily due to an amendment to the Monmouth County Water Quality Management Plan in 2012 which included the area for future sanitary sewer service.

b. It is recommended that an area encompassing approximately 20 acres located on both sides of the Monmouth Road and Siloam Road intersection be designated B-2.

c. It is recommended that existing area of approximately 121 acres along Monmouth Road and Siloam Road including a portion of the 118 acre Brock Farm property be designated R-40. It is also recommended that the R-40 area be permitted to develop with a cluster option to include a minimum 30,000 square foot lots and that the resulting open space from the cluster provide for permanent open space through permanent conservation easements and/or dedication to Freehold Township or the County of Monmouth due to the properties shape and large amount of freshwater wetlands.

WHEREAS, The Planning Board adopted a report entitled "Addendum No 5. to the June 7, 2012 Reexamination Report of the Master Plan and Land Use and Development Regulations" on May 2, 2013 that included a recommendation that portions of the Land Use Element text and map of the Master Plan be revised as follows:

a. An area encompassing approximately 8.9 acres located at the intersection of West Main Street and Redwood Lane consisting of Block 85.12, Lots 22, 23 and 24 and Block 85.11, Lot 17 currently designated P-1 Professional Office be changed to B-2 Service and Supply.

b. The Land Use Plan Map adopted April 4, 2013 be revised in accordance with the Master Plan Amendment map dated April 17, 2013 prepared by Thomas Planning Associates.

WHEREAS, the Planning Board reviewed these recommendations of the Master Plan Review Committee which were incorporated into "Addendum No. 3 - Reexamination Report of the Master Plan and Land Use and Development Regulations" and adopted on December 6, 2012 and Addendum No. 5 – Reexamination Report of the Master Plan and Land Use and Development Regulations" adopted May 2, 2013; and

WHEREAS, the Planning Board has considered further amendments to the Land Use Plan Element text of the Master Plan including pages 7-4, 7-11 and 7-11.1 of the Land Use Plan Element dated April 18, 2013 and amendments to the Land Use Plan Map in accordance with a Master Plan Amendment maps (2 maps) dated April 17, 2013 prepared by Thomas Planning Associates; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Land Use Plan Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment and;

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands and development and will advance the general public welfare in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that amendments to the Master Plan text and map described herein to Chapter 7, Land Use Plan Element, of the Master Plan of the Township of Freehold, Monmouth County, New Jersey dated April 18, 2013 prepared by Thomas A. Thomas, P.P., Township Planner, are hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the amendments as adopted be filed with the Monmouth County Planning Board; the Freehold Township Clerk; the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell; and to the Township Engineer, Planner and Administrator.

ROLL CALL

YES: Mayor McMorrow; Mr. Ammiano; Mr. Gatto; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote; Mr. Toto
NO: - - - -

ABSENT: Mr. Bazzurro; Mrs. Howley

ABSTAINED: - - - -

DATED: May 2, 2013

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of May 2, 2013.

Robert H. Shortmeyer
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION APPROVING AMENDMENTS TO THE LAND USE PLAN ELEMENT OF THE FREEHOLD TOWNSHIP MASTER PLAN

RESOLUTION

WHEREAS, the Planning Board of the Township of Freehold has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township; and

WHEREAS, the Land Use Plan Element of the Master Plan (Chapter 7) was last amended by the Planning Board on May 2, 2013; and

WHEREAS, The Planning Board adopted a report entitled "Addendum No 6. to the June 7, 2012 Reexamination Report of the Master Plan and Land Use and Development Regulations" on September 19, 2013 that included a recommendation that portions of the Land Use Plan element text and map of the Master Plan be revised as follows:

1. The elimination of the P-2 - Professional Office Land Use Plan designation located on South Street just south of Freehold Borough and along West Main Street between the intersection of Wemrock Road and Stillwells Corner Road and Castranova Way. These areas are changed to P-1 - Professional Office areas.

2. The elimination of the RC – Recreational Campground Land Use Plan Designation located on Georgia Road comprised of Block 105, Lot 53.01. This lot is changed to R-E Rural Environmental (10 Acres)

3. The expansion of the RC – Recreational Campground Land Use Plan Designation located on Rolling Hills Court. The expansion area includes the +/- 5.8 acre western portion of Block 16, Lot 4.01 currently designated R-60 Residential.

4. Update of M-1 and LI-3 Land Use Plan descriptions.

WHEREAS, the Planning Board reviewed those recommendations of the Master Plan Review Committee which have been incorporated into "Addendum No. 6 - Reexamination Report of the Master Plan and Land Use and Development Regulations" adopted on September 19, 2013; and

WHEREAS, the Planning Board recommended that portions of the Master Plan be revised in accordance with "Addendum No. 6 - Reexamination Report of the Master Plan and Land Use and Development Regulations"; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Element of the Master Plan dated August 12, 2013 prepared by Thomas Planning Associates which includes page 7-11.1, 7-12, 7-13, 7-14 and 7-15, of the Land Use Plan Element; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Map in accordance with the three (3) Land Use Plan Amendment maps dated August 19, 2013 prepared by Thomas Planning Associates showing the elimination of the P-2 professional office designation, the elimination of the RC designation on Georgia Road, and expansion of the RC designation located on Rolling Hills Court; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendment to the Land Use Plan Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment and;

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands and development and will advance the general public welfare in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that amendments to the Master Plan text and map described herein to Chapter 7, Land Use Plan Element of the Master Plan of the Township of Freehold, Monmouth County New Jersey dated August 19, 2013 prepared by Thomas A. Thomas, P.P., Township Planner, is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be filed with the Monmouth County Planning Board and the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mayor McMorrow; Mr. Ammiano; Mr. Bazzurro; Mr. Gatto; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk

NO: - - - - -

ABSENT: Mr. Toto

ABSTAINED: - - - - -

DATED: September 19, 2013

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was adopted by the Freehold Township Planning Board at its meeting of September 19, 2013.

Robert H. Shortmeyer
Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION ADOPTING AMENDMENTS TO THE LAND USE AND CIRCULATION PLAN ELEMENTS OF THE FREEHOLD TOWNSHIP MASTER PLAN

RESOLUTION

Mr. Shortmeyer moved the adoption of the following Resolution which was seconded by Mr. Cook.

WHEREAS, the Freehold Township Planning Board has determined that amendments are required from time to time to various elements of the Freehold Township Master Plan in order to coordinate those elements with current law and development in the Township, and

WHEREAS, the Land Use Plan Element of the Master Plan (Chapter 7) was last amended by the Planning Board on August 2, 2012 and the Circulation Plan Element of the Master Plan (Chapter 10) was last amended by the Planning Board on June 16, 2011; and

WHEREAS, the Planning Board adopted a report entitled "Reexamination Report of the Master Plan and Land Use and Development Regulations, Township of Freehold, Monmouth County, New Jersey" on August 21, 2014 that included a recommendation that portions of the Land Use and Circulation Plan Elements of the Master Plan be revised as follows:

1. In the Land Use Plan Element, the elimination of the CMX-4 Corporate Multi-Use 4 designation on a parcel that contains ±77 acres and is located at the intersection of New Jersey Route 33 Bypass and County Route 537 extending to and with direct access to U.S. Route 9 and Route 537. This area is changed to a new PUD-1—Planned Unit Development-1 designation.

2. In the Land Use Plan Element, the placement of a property located along southbound U.S. Route 9 at its intersection with Elton-Adelphia Road (County Route 524) in a new HMUD-Highway Mixed Use Development designation, replacing its current designations of CMX-10 Corporate Multi-Use 10 and P-1 Professional.

3. Revisions to the "Proposed Intersection and Roadway Improvements" map in the Circulation Plan Element.

WHEREAS, the Planning Board reviewed those recommendations of the Master Plan Review Committee which have been incorporated into "Reexamination Report of the Master Plan and Land Use and Development Regulations, Township of Freehold, Monmouth County, New Jersey" adopted on August 21, 2014; and

WHEREAS, the Planning Board recommended that portions of the Master Plan be revised in accordance with the Reexamination Report adopted on August 21, 2014; and

WHEREAS, the Planning Board has considered amendments to the Land Use Plan Map in accordance with the two (2) Land Use Plan Amendment maps dated August 2014 that create a new PUD-1—Planned Unit Development-1 Zone and a new HMUD-Highway Mixed Use Development Zone; and

WHEREAS, the Planning Board has considered amendments to the "Proposed Intersection and Roadway Improvements" map in the Circulation Plan Element dated August 2014; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendments to the Land Use and Circulation Plan Elements of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendments; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Freehold Township Master Plan are proper and necessary in order to guide the use of lands and development and will advance the general public welfare in a manner consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.);

NOW, THEREFORE, BE IT RESOLVED, by the Freehold Township Planning Board that amendments to the Master Plan text and map described herein to Chapter 7, Land Use Plan Element, and Chapter 10, Circulation Plan Element, of the Master Plan of the Township of Freehold, Monmouth County, New Jersey dated August 2014 prepared by Paul A. Phillips, P.P., AICP, Phillips Preiss Grygiel LLC, Freehold Township Planning Board Consultant, are hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be filed with the Monmouth County Planning Board and the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL:

YES: Mayor Salkin; Mr. Cook; Mr. Bazzurro; Mr. Gatto; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: - - - - -

ABSENT: Ms. Howley; Mr. Kash

ABSTAINED: - - - - -

I hereby certify that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on August 21, 2014.

Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: RESOLUTION APPROVING AMENDMENTS TO
LAND USE ELEMENT OF FREEHOLD TOWNSHIP
MASTER PLAN

R E S O L U T I O N

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

WHEREAS, the Planning Board of the Township of Freehold has recently considered certain adjustments to the land use element of the Freehold Township Master Plan; and

WHEREAS, the Planning Board of the Township of Freehold has determined that such amendments are required to the Master Plan in order to better reflect land development patterns in the Township; and

WHEREAS, the Planning Board has considered the data received including reports from its Planner and the Master Plan Subcommittee of the Freehold Township Planning Board in this regard; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendments to the Land Use Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendments at its meeting of November 5, 2015 and heard a presentation by T. Andrew Thomas, P.P., A.I.C.P. of Thomas Planning Associates, Planning Consultants for the Board, regarding the proposed revisions including

amendments to the text of the Land Use Element of the Master Plan and the accompanying Land Use Element Map; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Land Use Element of the Freehold Township Master Plan are proper and necessary in order to guide the use of lands in a manner required by the State Municipal Land Use Law;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendments to the Land Use Plan Element of the Freehold Township Master Plan as described in text prepared by Thomas A. Thomas, P.P. and dated March 18, 2015 and entitled "Amendment to Freehold Township Master Plan Land Use Element (Chapter 7)"" and the accompanying map are hereby adopted as amendments to the Freehold Township Master Plan;

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be served upon the Monmouth County Planning Board and upon the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mr. Ammiano; Mr. Salkin; Mr. Gatto; Mr. Bruno; Mr. Kirk

NO: - - - - -

ABSENT: Mayor Cook; Mr. Bazzurro; Mr. Kash; Mr. Shortmeyer; Mr. Coburn

ABSTAINED: - - - - -

DISQUALIFIED: - - - - -

DATED: November 5, 2015

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 of November 5, 2015.

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: RESOLUTION APPROVING AMENDMENT TO
LAND USE ELEMENT OF FREEHOLD TOWNSHIP
MASTER PLAN

RESOLUTION

Mr. Shortmeyer offered the following Resolution and moved its adoption which was seconded by Mr. Ammiano:

WHEREAS, the Planning Board of the Township of Freehold has, after inquiry and investigation, determined that an amendment is required to the Master Plan in order to reflect the current status of Land Development and Land Use Regulations; and

WHEREAS, the Planning Board has considered the data received including reports from its Planner of the Freehold Township Planning Board in this regard; and

WHEREAS, the Freehold Township Planning Board gave notice of a public hearing to be held on the proposed amendments to the Land Use Element of the Master Plan which was published and served in accordance with the requirements of N.J.S.A. 40:55D-11 and 40:55D-13; and

WHEREAS, the Planning Board conducted a public hearing on the proposed amendment at its meeting of July 7, 2016 and further considered the amendment as prepared by Paul Phillips, its Planning Consultant, regarding the proposed revisions including amendments to the text of the Land Use Element of the Master Plan and the accompanying Land Use Element Map; and

WHEREAS, the Planning Board also heard the questions and comments of interested parties regarding the proposed amendment; and

WHEREAS, the Freehold Township Planning Board is satisfied that the proposed amendments to the Land Use Element of the Freehold Township Master Plan are proper and necessary in order to guide the use of lands in a manner required by the State Municipal Land Use Law;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amendment to the Land Use Plan Element of the Freehold Township Master Plan as described in text prepared by Paul A. Phillips of the firm of Phillips, Preiss, and Grygel and dated June 2016 and the accompanying map are hereby adopted as amendments to the Freehold Township Master Plan. The within Resolution memorializes an action taken by the Freehold Township Planning Board at its meeting of July 7, 2016.

BE IT FURTHER RESOLVED that a copy of this resolution and the changes adopted be served upon the Monmouth County Planning Board and upon the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL

YES: Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

NO: ---

ABSENT: Mr. Cook and Mr. Asadi.

ABSTAINED: ---

DISQUALIFIED: Mr. Kash.

DATED: August 4, 2016

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 of August 4, 2016.

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
ADOPTING HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

RESOLUTION

Mr. Ammiano offered the following Resolution and moved its adoption which was seconded by Mayor Preston.

WHEREAS, the Planning Board of the Township of Freehold, Monmouth County, State of New Jersey, adopted its current Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on September 20, 2012; and

WHEREAS, the Governing Body endorsed the Housing Element and Fair Share Plan in October 2012; and

WHEREAS, COAH's rules were overturned in In The Matter of the Adoption of N.J.A.C. 5:96 and 5:97 By The Council On Affordable Housing; and

WHEREAS, as COAH failed to adopt new constitutionally compliant rules, the NJ Supreme Court entered an order of March 10, 2015 which transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges within the Superior Court; and

WHEREAS, pursuant to its commitment towards voluntary compliance, the Township filed for Declaratory Judgment with the New Jersey Superior Court on July 2, 2015; and

WHEREAS, the Township executed a Settlement Agreement with Fair Share Housing Center (FSHC) on November 8, 2019 that identified the Township's affordable housing obligation and a preliminary indication of how the Township would satisfy the affordable housing obligation; and

WHEREAS, the Settlement Agreement was subject to a Fairness Hearing on December 13, 2019 during which the Court found that the Settlement Agreement was fair to the interests of low and moderate income households; and

WHEREAS, the Court's review and approval of the Settlement Agreement is reflected in an Order on Fairness and Preliminary Compliance Hearing dated December 31, 2019;

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing(s) on the amended Housing Element and Fair Share Plan on July 9, 2020; and

WHEREAS, the Planning Board has determined that the amended Housing Element and Fair Share Plan dated June 19, 2020 and prepared by Thomas Planning Associates, LLC is consistent with the goals and objectives of the Township of Freehold's Master Plan and that adoption and implementation of the amendment to the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amended Housing Plan Element, Chapter 8 of the Master Plan of the Township of Freehold, Monmouth County, New Jersey dated June 19, 2020 prepared by Thomas Planning Associates, L.L.C., is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this Resolution and amended Housing Plan Element and Fair Share Plan as adopted be filed with the Monmouth County Planning Board within thirty (30) days in accordance with N.J.S.A. 40: 55D-13(3)b and the following: Freehold Township Clerk, Administrator, Engineer, Township Attorney, Tax Assessor, Township Planners, Planning Board Attorney, Township Affordable Housing Attorney; and Court Master.

ROLL CALL:

YES: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

NO:

ABSENT: Mr. Bruno, Ms. Jahn and Mr. Asadi.

ABSTAINED:

DISQAULIFIED:

DATED: July 9, 2020

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on July 9, 2020.

ROBERT SHORTMEYER

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD ADOPTING HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

MEETING DATE: JULY 15, 2021

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

WHEREAS, the Planning Board of the Township of Freehold, Monmouth County, State of New Jersey, adopted a Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on September 20, 2012; and

WHEREAS, the Governing Body endorsed the Housing Element and Fair Share Plan in October 2012; and

WHEREAS, COAH's rules were overturned in In The Matter of the Adoption of N.J.A.C. 5:96 and 5:97 By The Council On Affordable Housing; and

WHEREAS, as COAH failed to adopt new constitutionally compliant rules, the NJ Supreme Court entered an order of March 10, 2015 which transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges within the Superior Court; and

WHEREAS, pursuant to its commitment towards voluntary compliance, the Township filed for Declaratory Judgment with the New Jersey Superior Court on July 2, 2015; and

WHEREAS, the Township executed a Settlement Agreement with Fair Share Housing Center (FSHC) on November 8, 2019 that identified the Township's affordable

housing obligation and a preliminary indication of how the Township would satisfy the affordable housing obligation; and

WHEREAS, the Settlement Agreement was subject to a Fairness Hearing on December 13, 2019 during which the Court found that the Settlement Agreement was fair to the interests of low and moderate income households; and

WHEREAS, the Court's review and approval of the Settlement Agreement is reflected in an Order on Fairness and Preliminary Compliance Hearing dated December 31, 2019; and

WHEREAS, the Planning Board adopted a Housing Plan and Fair Share Plan on July 9, 2020; and

WHEREAS, revisions to the July 9, 2020 Housing Plan and Fair Share Plan were determined necessary due to proposed revisions to the Realistic Development Potential, additional affordable housing credits for affordable sites, and additional Appendices to the Housing Plan and Fair Share Plan and in accordance with a revised Settlement Agreement; and

WHEREAS, these revisions are reflected in amendments to the Housing Plan Element and Fair Share Plan dated June 1, 2021 prepared by Thomas Planning Associates, LLC; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board, held a public hearing(s) on the amended Housing Element and Fair Share Plan on July 15, 2021; and

WHEREAS, the Planning Board has determined that the amendments to the Housing Element and Fair Share Plan dated June 1, 2021 are consistent with the goals and objectives of the Township of Freehold's Master Plan and that adoption and implementation of the amendment to the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the amended Housing Plan Element, Chapter 8 of the Master Plan of the Township of Freehold, Monmouth County, New Jersey dated July 9, 2020 and amended June 1, 2021 prepared by Thomas Planning Associates, L.L.C., is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this Resolution and amended Housing Plan Element and Fair Share Plan as adopted be filed with the Monmouth County Planning Board within thirty (30) days in accordance with N.J.S.A. 40: 55D-13(3)b and the following: Freehold Township Clerk, Administrator, Engineer, Township Attorney, Tax Assessor, Township Planners, Planning Board Attorney, Township Affordable Housing Attorney; and Court Master.

ROLL CALL

YES: Mayor Cook, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston, Mr. Shortmeyer, Ms. Kurtz, Mr. Levy and Mr. Pucci

NO:

ABSENT: Mr. Bazzurro, Mr. Coburn and Ms. Jahn

ABSTAINED:

DISQUALIFIED:

DATED: July 15, 2021

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 of July 15, 2021.

ROBERT SHORTMEYER

REEXAMINATION REPORTS

REEXAMINATION REPORT

OF

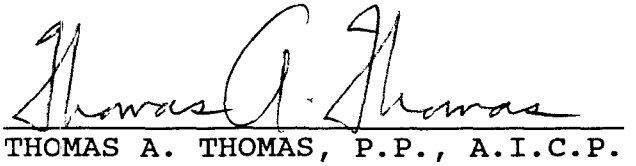
MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

ADOPTED BY: FREEHOLD TOWNSHIP PLANNING BOARD

JULY 7, 1988

PREPARED BY:



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P. O. BOX 828
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(201)-671-6400

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION

ADOPTING

1988 REEXAMINATION REPORT

Mr. Williams offered the following Resolution and moved its adoption which was seconded by Mr. Volk:

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A 40:55D-89 requires that municipalities prepare periodic reexaminations of their master plans and land development regulations on or before August 1, 1988, and,

WHEREAS, the Freehold Township Planning Board has reviewed its Master Plan and Land Use Ordinance and other land development ordinances in accordance with N.J.S.A. 40:55D-89; and,

WHEREAS, the Planning Board advertised a public hearing and noticed the Monmouth County Planning Board, adjacent municipalities in Monmouth and Ocean Counties, and the public in accordance with N.J.S.A. 40:55D-13; and,

WHEREAS, the Planning Board duly considered the comments of the public at the public hearing;

BE IT NOW, THEREFORE, RESOLVED, that the Reexamination Report of the Master Plan and Land Use Ordinance for the Township of Freehold prepared by Thomas A. Thomas, P.P., A.I.C.P., Townplan Associates, dated June 27, 1988 is hereby adopted in accordance with N.J.S.A. 40:55D-89; and,

BE IT FURTHER RESOLVED, that copies of this Reexamination Report be forwarded by certified mail to the Monmouth County Planning and all adjacent municipalities, and to the Mayor and Township Committee, Township Clerk, and the Board of Adjustment of the Township of Freehold and that copies be made available to the public in accordance with Municipal Land Use Law and Township procedures.

ROLE CALL:

YES: Mrs. Abernethy, Mrs. Queeney, and Messrs. Kershaw, Madsen, Polon, Volk, Williams, Mayor Segal and Kirwan

NO: NONE

ABSENT: Mr. Horenkamp
ABSTAIN: NONE
DISQUALIFIED: NONE

DATED: JULY 7, 1988

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on July 7, 1988.

Herbert Madsen

HERBERT MADSEN, SECRETARY
FREEHOLD TOWNSHIP PLANNING BOARD

REEXAMINATION REPORT

OF

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
1988

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map, and Land Use Ordinance in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. Copies of this Reexamination Report have been forwarded to the Township Committee, Township Clerk, Board of Adjustment, Monmouth County Planning Board and the following adjoining municipalities: Borough of Freehold and Townships of Colts Neck, Manalapan, Marlboro, Upper Freehold, and Howell in Monmouth County and the Township of Jackson in Ocean County.

As a result of reexamination of the current Master Plan adopted on September 9, 1983 and updated through July 1988 and the Land Use Ordinance adopted on August 25, 1980 and updated through May 1988, it was found that these documents addressed most of the problems which had been noted by the Planning Board and Township Committee when the first Reexamination Report was prepared and adopted on July 21, 1982. The Planning Board finds that the current Master Plan as amended and Land Use Ordinance continue to reflect the goals and objectives of the Planning Board and the Township in terms of future land use and development. Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance is recommended, as may be required, to incorporate any changes which may occur in the Municipal Land Use Law, Federal and State planning and environmental laws, and adoption and changes of land development policies and regulations by the Monmouth County Planning Board, New Jersey State Planning Commission and other State and Federal regulatory agencies as they may affect Freehold Township.

Reexamination Reports are required to be prepared at a minimum of once every six years. In accordance with the Municipal Land Use Law the next Reexamination Report to be prepared by the Freehold Township Planning Board will be due on or before 1994, however, updating of the Master Plan is recommended following receipt of 1990 Census data on housing and population.

1988 REEXAMINATION OF MASTER PLAN, ZONING MAP AND DISTRICTS AND LAND USE ORDINANCE

The Municipal Land Use Law requires that periodic Reexamination Reports address four major points in accordance with N.J.S.A.40:55D-89. These are listed and identified as A - D from the Law as follows:

A. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT IN 1982.

The 1982 Reexamination Report reviewed changes which had taken place in the Township in terms of adoption of the Master Plan in 1980 and population changes and environmental changes which had occurred on or prior to 1982. The Township Planning Board was in the process of updating its Master Plan in 1982.

There was a sewer moratorium in place in 1982 which precluded the development of multi-family housing and major commercial and office development. As a result of the moratorium, there were no major problems to be addressed at that point in time. Major objectives in 1982 included a diversification of the ratable base, reviewing and upgrading environmental regulations to preserve and protect environmentally sensitive lands within the Township and encourage the completion of the Route 33 By-Pass.

The Township Planning Board and the Township Committee regularly review the Master Plan and Land Use Ordinance to assure that the Master Plan and Land Use Regulations are consistent and reflect updated goals and objectives of the Township.

B. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1982.

Specific problem and objectives which were identified and discussed in 1982 were addressed as follows:

1. Freehold Township adopted a Water Resources Protection Ordinance in 1980 in order to protect ground water resources in areas which have a shallow depth to water table. In 1987, the Township adopted amendments to the Land Use Ordinance and amended the Township Zoning Map to reduce the development density in areas of the Township which had been identified as environmentally sensitive. The Ordinance was amended to deduct environmentally sensitive lands from usable lot areas for lots with 40,000 square feet or less. Environmentally sensitive lands include wetlands, areas with shallow depth to water table, steep slopes, and

100 year floodplains. A number of developments have been approved and several are being constructed in accordance with these regulations.

The Township Planning Board developed a map delineating "Hydric Soils" in accordance with the Freehold Conservation District soils mapping and interpretations of hydric soils by the U.S. Department of Agriculture Soil Conservation Service. The Hydric Soils Map is utilized for review of potential development sites and is available to the public for review of potential development areas within the Township.

2. A new Master Plan was adopted on September 3, 1983 and the Land Use Ordinance was amended in 1984 to address the Township responsibility for low and moderate income housing in accordance with the Mount Laurel II decision by the New Jersey Supreme Court (January 1983). As a result of these early efforts, the Township has reviewed and approved proposals for Mount Laurel housing projects totaling 1642 units which will provide 327 low and moderate income housing units.

   Freehold Township submitted a Housing Plan Element and Fair Share Housing Plan to the New Jersey Council on Affordable Housing in January 1986 and an amended plan in May 1987. Following mediation in 1987 and in 1988, the Township Planning Board developed a Final Housing Plan Element and Fair Share Housing Plan which is to be adopted in conjunction with this Reexamination Report.

3. The Township amended its Master Plan and Zoning Map in 1984 to create a new zone district, CMX - Corporate Mixed Use, to provide for development of the Route 33 By-Pass and Route 9 intersection area and major land development tracts along Route 9. In 1986, the Township amended the Zoning Map and Land Use Ordinance to provide for development of a regional mall west of the Freehold Circle on Route 9 between Route 33 and Route 537. The Freehold Raceway Mall was approved in 1987 with an amended site plan in 1988. A major development proposal for the CMX Zone was submitted to the Planning Board in 1988. These two zone changes were intended to provide a more diversified ratable and employment base for Freehold Township and for western Monmouth County. The geographic location of Freehold Township at the intersections of major regional highways provides the basis for the development Freehold Township as a regional center.

4. In 1984 the sewer moratorium for Freehold Township was rescinded by the New Jersey Department of Environmental Protection as a result of the creation of the Manasquan River Regional Sewerage Authority and provision of sewerage treatment services by the Ocean County Utilities Authority. Ocean County and N.J.D.E.P., acting on behalf of Monmouth County, amended the applicable 208 Water Quality Plans to incorporate portions of Freehold Township not serviced by the Western Monmouth Utilities Authority into the Manasquan River Regional Sewerage Authority.

5. During and shortly after 1982, the N.J.D.E.P. released results of an extensive study of ground water in central New Jersey ground water aquifers. The N.J.D.E.P., Division of Water Resources, subsequently promulgated regulations designed to protect critical aquifer areas and mandated cut backs in ground water diversion rights for municipalities within designated critical aquifer areas. These rules and regulations had a direct impact on Freehold Township since the cut-backs required the Township to revert to 1983 diversion rights, establish mandatory water conservation measure, and effectively forced the Township to enter into an agreement with the Matchapanix Water Company for utilization of surface water from the Matchapanix Creek. The Township also investigated alternative surface water sources and interconnection options with other water systems including the Monmouth Consolidated Water Company system, the Middlesex County Water Company system and the Manasquan River Reservoir in Howell Township.

6. The New Jersey legislature adopted the State Planning Act in 1985 which resulted in the creation of a State Planning Commission in 1986. The Planning Commission prepared a preliminary Draft State Development and Redevelopment Plan in 1987 and released a formal Draft State Development and Redevelopment Plan in January 1988. The Freehold Township Planning Board has monitored the preliminary and the draft plans released by the State Planning Commission and anticipate becoming actively involved in the State Planning Commission Cross-Acceptance Process for the revised draft plan in the fall 1988. Based upon a preliminary review of the Draft Plan, it has been found that there are a number of inconsistencies in the State Plan with respect to environmentally sensitive lands in the southern portion of the Township, and proposals for conservation and growth in the Route 9 corridor.

7. The impact of the New Jersey Freshwater Wetlands Act of 1986 which is effective on July 1, 1988 has been carefully by the Township. In 1987, the Township authorized the preparation of Hydric Soils Map superimposed on a lot line base map of the Township to assist residents, prospective developers and the Planning Board in reviewing the potential impacts of the freshwater wetlands including hydric soils areas on the Township. On July 1, 1989, the Freshwater Wetlands Act requires the establishment of appropriate buffers to existing wetlands. The Township Hydric Soils Map was developed on the basis of the three categories of hydric soils utilized to identify the sensitivity or critical importance of the wetlands. Category 1 wetlands are the most sensitive and have been specifically identified on the Hydric Soils Map.

8. The Township Planning Board has prepared and adopted updated Housing Plan Elements consistent with the changing rules and regulations of the New Jersey Council on Affordable Housing. The Planning Board, in conjunction with the Township Committee, updated the Housing Plan Element and Fair Share Housing Plan for the Township consistent with additional changes in the Council policies, rules and regulations subsequent to adoption of the Plan on May 5, 1987. The revised Plan also incorporates recommendations of a mediator involved in resolving differences between the May, 1987 Housing Plan as submitted to the Council and objectors to the Plan including the New Jersey Office of the Public Advocate and two prospective Mount Laurel II developers. The revised Plan will be adopted in conjunction with this Reexamination Report on July 7, 1988.

9. The Planning Board has found that the Master Plan as amended with a revised Housing Plan and the current Land Use Ordinance are generally consistent with the overall goals and objectives of the State relative to protection of environmentally sensitive lands, development of suburban densities comparable to those established in the Master Plan and Land Use Ordinance and provision of affordable housing consistent with the goals and objectives of the Council on Affordable Housing.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The current Master Plan, as amended with a revised Housing Plan Element and Recycling Plan Element, generally reflects the assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinance. The density and distribution of population proposed by the Master Plan and regulated by the Land Use Ordinance which have been updated periodically since 1982 and are consistent with current goals and objectives of the Planning Board and Township Committee.

Circulation and traffic conditions have changed significantly in recent years and detailed study programs have been initiated to address these problems.

Conservation of natural resources has become increasingly important to the Township as development has increased. The Township has adopted Master Plan and Land Use Ordinance changes to protect freshwater wetlands, floodplains, steep slopes and areas with a shallow depth to water table.

Changes in State, County and Federal planning and environmental regulations are monitored on a regular basis and amended ordinances and reviews of development application have been updated as required.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The current Freehold Township Master Plan was adopted on September 9, 1983 and was amended through 1987 and is being revised in July 1988 to incorporate a revised Housing Plan Element and a new Recycling Plan Element. The Master Plan is deemed to be a valid plan for future development of the Township based upon the goals and objectives of the Planning Board, Township Committee, Environmental Commission, and other boards and agencies of the Township. Private development has occurred within the Township in conformance with the Master Plan, Zone Districts and Land Use Ordinance.

The Freehold Township Planning Board and Township Committee regularly review the Master Plan and Land Use Ordinance to assure that both documents are current and consistent with Township policies and mandatory requirements of the Municipal Land Use Law. The Freehold Township Master Plan is being amended in conjunction with this Reexamination Report to include an updated Housing Plan Element in accordance with the Municipal Land Use Amendments of 1985 and the New Jersey Council on Affordable Housing Rules and Regulations and the recommendations of the Housing Plan Mediator Report in November 1987. Current demographic, housing and economic data have been incorporated into the Housing Plan Element which provides updated information for the Basic Planning Studies section of the Master Plan.

The Master Plan is also being amended to incorporate a Recycling Plan Element in accordance with the Mandatory Source Separation and Recycling Act and the Municipal Land Use Law Amendment of 1987.

The Township Planning Board and Township Committee have been reviewing the commercial and industrial zone districts of the Township to determine the long-term impacts that could occur if these zone districts are fully developed in accordance with the current development rules and regulations of the Land Use Ordinance. Specific items which are under review include, floor area ratios for the M-1 and B-1 Zone Districts; maximum height restrictions within the B-1, M-1 and other zone districts; maximum lot coverage factors in all zone districts, and amendment of zone districts to provide for greater compatibility of permitted land uses with existing land uses along Route 537 in the West Freehold area, Old Route 33, West of the Freehold Circle and a key intersections along Route 9 including Schanck Road, Elton Adelphia Road and Pond Road. Master Plan revisions and amended zone district mapping and regulations pertaining to permitted land uses, site development and design standards.

Following the availability of population and housing data from the 1990 Census, a Master Plan update should be prepared to analyze and incorporate the impact of this data on the overall Master Plan. During the interim, any amendments and revisions to the Municipal Land Use Law, adoption and/or amendments to the State Planning Commission State Development and Redevelopment Plan, revisions of rules and regulations by Federal and/or State agencies pertaining to environmental and/or planning laws and regulations should be reviewed during the period 1988 - 1992.

The Planning Board will continue its on-going evaluation of the Master Plan and incorporate appropriate changes into the Plan as well as recommend updated Land Use Regulations to the Township Committee as may be required to keep the Master Plan and Land Use Ordinance consistent with the goals and objectives of the Township, and County, State and Federal agencies.

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

ADOPTED JULY 20, 1994

PREPARED BY:

THOMAS A. THOMAS, P.P., A.I.C.P.

TOWNPLAN ASSOCIATES
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REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
1994

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map, and Land Use Ordinance in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. Following adoption of this report copies of this Reexamination Report are to be forwarded to the Township Committee, Township Clerk, Board of Adjustment, Monmouth County Planning Board and the following adjoining municipalities: Borough of Freehold and Townships of Colts Neck, Manalapan, Marlboro, Millstone, and Howell in Monmouth County and the Township of Jackson in Ocean County.

As a result of the reexamination of the current Master Plan adopted on March 20, 1985 and amended through June 20, 1990 and the Land Use Ordinance adopted on August 25, 1980 and updated through Ord. 94-02 adopted on January 18, 1994, it was found that these documents addressed most of the problems which had been noted by the Planning Board and Township Committee in its second Reexamination Report prepared and adopted on July 7, 1988 and the first Reexamination Report prepared and adopted on July 21, 1982. The Planning Board finds that the current Master Plan and Land Use Ordinance continue to reflect the goals and objectives of the Planning Board and the Township Committee in terms of future land use and development.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance is recommended, as may be required, to incorporate any changes which may occur in the Municipal Land Use Law, Federal and State planning and environmental laws, and adoption and changes of land development policies and regulations by the Monmouth County Planning Board, New Jersey State Planning Commission and other State and Federal regulatory agencies as they may affect the Township of Freehold.

Reexamination Reports are required to be prepared at a minimum of once every six years. In accordance with the Municipal Land Use Law the next Reexamination Report to be prepared by the Freehold Township Planning Board will be due on or before August 2000.

1994 REEXAMINATION OF MASTER PLAN, ZONING MAP AND DISTRICTS AND ZONING AND LAND USE DEVELOPMENT REGULATIONS.

The Municipal Land Use Law requires that periodic Reexamination Reports address four major points in accordance with N.J.S.A.40:55D-89. These are listed and identified as A. - D. from the Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT IN 1988.

The 1988 Reexamination Report reviewed changes which had taken place in the Township in terms of adoption of the Master Plan in 1985 and amended to May 7, 1987 and population changes and environmental changes which had occurred between the first Reexamination Report adopted on July 21, 1982 and the second Reexamination Report adopted on July 7, 1988. The major problems and objectives relating to land development in the Township in 1988 included the following:

1. Prepare a revision to the Housing Plan Element of the Master Plan to be in accordance with the Municipal Land Use Law Amendments of 1985 and the New Jersey Council on Affordable Housing Rules and Regulations and the recommendations of the Housing Plan Mediator Report in November 1987.

2. Prepare a new Recycling Plan Element of the Master Plan in accordance with the Mandatory Source Separation and Recycling Act and the Municipal Land Use Law Amendment of 1987.

3. The Township Planning Board and Township Committee were reviewing the commercial and industrial zone districts of the Township to determine the long-term impacts that could occur if the zone districts were fully developed in accordance with the current development rules and regulations of the Land Use Ordinance. Specific items under review included:

   a. Floor area ratios for all zone districts.

   b. Maximum height restrictions within the non-residential zone districts.

   c. Maximum lot coverage factors in all zone districts.

   d. Amendment of zone districts to provide for greater compatibility of permitted land uses with existing land uses along Route 537 in the West Freehold area; Old Route 33 west of the Freehold Circle; and key intersections along Route 9 including Schanck Road, Elton Adelphia Road and Pond Road.

e. Master Plan revisions and amended zone district mapping and regulations pertaining to permitted land uses, site development and design standards.

4. The Master Plan was recommended to be updated following the availability of population and housing data from the 1990 Census to incorporate the impact of this data on the overall Master Plan.

5. Amendments and revisions to the Municipal Land Use Law, adoption and/or amendments to the State Planning Commission State Development and Redevelopment Plan, revisions of rules and regulations by Federal and/or State agencies pertaining to environmental and/or planning laws and regulations were to be reviewed during the period 1988 - 1994.

The Township Planning Board and Township Committee regularly reviewed the Master Plan and Land Use Ordinance to assure that the Master Plan and Land Use Regulations are consistent and reflect updated goals and objectives of the Township.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1988.

Specific problems and objectives which were identified and being discussed in 1988 were addressed as follows:

1. The Housing Plan Element of the Master Plan was amended on July 7, 1988 and June 20, 1990. Subsequent to the 1988 amendment the Township was granted Substantive Certification by the New Jersey on Affordable Housing on September 26, 1988 and amended certification on May 6, 1992.

2. The Recycling Plan Element was adopted on July 7, 1988.

3. The Freehold Township Land Use Ordinance was amended to include the following:

a. Creation of new CMX-10, CMX-3, and CMX-2 Corporate Multi-use development zone districts for 10 acre, 3 acre and 2 acre CMX zones on December 27, 1988. The zones are intended to establish areas favorable to the location of business offices and business service uses by creating planned development environments which encourage compatible building design, efficient lot layout and circulation systems, and an aesthetically coordinated and well designed appearance.

b. A moderate and low income housing contribution zone was created

(MLC-6) in April 1990 and amended to permit cluster housing in November 1990.

c. Floor area ratios for residential and non-residential zone districts were adopted in 1988 and amended in 1989.

4. The data from the 1990 Census was not available when the Land Use Plan and Housing Plan Elements were updated in 1990. Some data became available beginning in 1991 and detailed data became available in 1993. Updated population data remains to be assessed and included in the Master Plan.

5. Municipal Land Use Law amendments of 1991, Chapters 245, 256, and 301 Laws of 1991 which became effective in 1992 remain to be incorporated into the Land Use Ordinance.

6. An Historic Preservation ordinance was adopted on March 14, 1989 (Ordinance No. 0-89-6) and amended on August 21, 1990 (Ordinance No. 0-90-33). On May 5, 1994 the Planning Board adopted a resolution designating four properties as historic landmarks.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The current Master Plan, as amended with a revised Housing Plan Element, Land Use Plan Element and Circulation Plan Element, generally reflects the assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances. The density and distribution of population proposed by the Master Plan and regulated by the Land Use Ordinance are consistent with current goals and objectives of the Planning Board and Township Commmittee.

Listed below are several new or revised State and County policies which affect the Township of Freehold since the last Reexamination Report. These policies have been reviewed or continue to be reviewed by Township Officials:

1. The Freshwater Wetlands Regulations became effective July 1, 1988 (N.J.A.C 7:7A-1.1 et. seq.). Permits have been required for virtually any activity

proposed within the boundaries of a freshwater wetland and designated wetland transition areas ranging from 50 to 150 feet. Regulated activities include filling or discharge of any materials, driving of pilings, placing of obstructions, dredging, excavation or removal of soil, drainage or disturbance of the water levels, or the destruction of plant life. Freehold Township incorporated references to the Freshwater Wetlands regulations into the Land Use Ordinance and development application checklists. The Township also prepared a Hydric Soils map based upon Federal, State and County Soil Conservation Service designations of hydric soils.

2. The Monmouth County Park, Recreation and Open Space Plan was adopted by the Monmouth County Board of Recreation Commissioners, Resolution #R-91-7-9=191, on July 9, 1991. The plan consists of land preservation goals and objectives and implementation strategies for meeting those goals. The plan lists specific conservation areas, greenways, and additions to existing County Parks and new County parks and golf courses. The county has encouraged Monmouth County municipalities to include these designated areas in their plans.

   In Freehold, there are two areas totaling approximately 330 acres designated as additions to existing County Parks, and one area totaling approximately 3.2 miles of greenways. Freehold Township has worked with Monmouth County and the Monmouth County Conservation Foundation in acquiring additions to the Turkey Swamp County Park through contributions by developers and acquisition by Green Acres and other public funding sources.

3. The New Jersey Council on Affordable Housing Procedural Rules (N.J.A.C. 5:91 et seq.) became effective on December 7, 1992 and amendments became effective on June 6, 1994; Substantive Rules (N.J.A.C. 5:93 et seq.) and housing allocations for low and moderate income households were adopted by COAH and became effective June 6, 1994. These rules and amendments require municipalities in New Jersey to review their new low and moderate income housing fair share need and determine whether an adjustment is warranted. They are also required to prepare an updated housing plan element which reflect the new rules.

4. The New Jersey State Development and Redevelopment Plan was adopted on June 16, 1992. It separates the state into 5 planning areas with criteria and objectives for each of the planning areas as well as State planning goals and strategies. Three of the five planning areas are located in the Township of Freehold and include "Suburban," "Fringe," and "Environmentally Sensitive." The State Plan is not a regulation but a policy guide for State and municipal authorities. Freehold Township participated actively in the Cross Acceptance Process for preparation of the State Plan through meetings with the Monmouth

County Planning Board and State Planning Commission and at public meetings conducted by the Freehold Township Planning Board.

Changes in State, County and Federal planning and environmental regulations are monitored on a regular basis and amended ordinances and reviews of development application have been updated as required.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The Master Plan is deemed to be a valid plan for future development of the Township based upon the goals and objectives of the Planning Board, Township Committee, Environmental Commission, and other boards and agencies of the Township. Private development has occurred within the Township in conformance with the Master Plan, Zone Districts and Land Use Ordinance. The Freehold Township Planning Board and Township Committee regularly review the Master Plan and Land Use Ordinance to assure that both documents are current and consistent with Township policies and mandatory requirements of the Municipal Land Use Law.

The population and housing data from the 1990 Census is available and the Master Plan should be updated to analyze and incorporate the impact of this data on the overall Master Plan. The survey of existing land use should be updated to reflect

development activity that has occurred since the plan was adopted. A revised Housing Plan Element should be prepared since COAH has adopted new substantive rules affecting municipal housing plans.

Since the Master Plan was adopted on March 20, 1985, there have been a number of changes which have affected various elements of the Master Plan. For example, during the 1980's, public school enrollments decreased. In the last few years enrollments have increased dramatically. This trend is expected to continue and the school board is looking at constructing new school facilities. The Community Facilities and Utility Services Plan Element should be revised to reflect these changes. Other elements which need to be updated include the Parks, Recreation, Conservation and Open Space Element, the Recycling Plan Element, and other plan elements which have been impacted by changes in Federal, State, County, and municipal regulations, and by changes in local needs and requirements.

In conjunction with the Historic Preservation Commission, an Historic Preservation Plan Element should be added to the Master Plan in accordance with the Municipal Land Use Law.

The base maps which are used for preparing the land use plan map, zoning map, hydric soils map, and other maps should be updated to reflect subdivision activity that has taken place over the last few years.

The land use plan element and land use map should be amended to designate more generalized land use categories (e.g. Highway Commercial, medium density single family residential) rather than using the specific zone districts found in the Land Use Ordinance and zoning map.

The changes to the Master Plan and Land Use Ordinances in 1988 and 1989 triggered extensive litigation. Most of these lawsuits are in the process of being settled and will require amendments to the Land Use Plan Element and Land Use Ordinance. These changes include the creation of a town center or mixed use zone district (office, retail and residential) and a large corporate office park along Route 537.

Any amendments and revisions to the Municipal Land Use Law, adoption and/or amendments to the State Planning Commission State Development and Redevelopment Plan, revisions of rules and regulations by Federal and/or State agencies pertaining to environmental and/or planning laws and regulations should be reviewed during the period 1994 - 2000.

The Planning Board will continue its on-going evaluation of the Master Plan and incorporate appropriate changes into the Plan as well as recommend updated Land Use Regulations to the Township Committee as may be required to keep the Master Plan and Land Use Ordinance consistent with the goals and objectives of the Township, and County, State and Federal agencies.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," P.L. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined no redevelopment plans are proposed as part of the Land Use Element of the Master Plan pursuant to the "Local Redevelopment and Housing Law," P.L. 1992.

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

ADOPTED: AUGUST 7, 1997

BY

FREEHOLD TOWNSHIP PLANNING BOARD

PREPARED BY:

Thomas A. Thomas

THOMAS A. THOMAS, P.P., A.I.C.P.

TOWNPLAN ASSOCIATES
ELEVEN TINDALL ROAD
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REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
August 7, 1997

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map, and Land Use Ordinance in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. Following adoption of this report copies of this Reexamination Report are to be forwarded to the Township Committee, Township Clerk, Board of Adjustment, Monmouth County Planning Board and the following adjoining municipalities: Borough of Freehold and Townships of Colts Neck, Manalapan, Marlboro, Millstone, and Howell in Monmouth County and the Township of Jackson in Ocean County.

As a result of the reexamination of the current Master Plan adopted on March 20, 1985 and last amended with an updated Housing Plan Element on May 16, 1995 and the Land Use Ordinance adopted on August 25, 1980 and updated through Ord. 94-02 adopted on January 18, 1994, it was found that these documents addressed most of the problems which had been noted by the Planning Board and Township Committee in its second Reexamination Report prepared and adopted on July 7, 1988 and the first Reexamination Report prepared and adopted on July 21, 1982. The Planning Board finds that the current Master Plan and Land Use Ordinance require updating. The Master Plan requires amendments to reflect revisions which have been approved to the Zoning Map and which were endorsed by the Planning Board by resolution, and modifications to the Master Plan to reflect changes which would reduce residential density and development intensity in the Lake Topanemus Watershed area . The Master Plan also requires modifications to the Circulation Plan and Land Use Plans to address changes which may be required as a result of the promulgation and implementation of the Residential Site Improvement Standards as contained in N.J.A.C. 5:21et seq.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance is recommended, as may be required, to incorporate any changes which may occur in the Municipal Land Use Law, Federal and State planning and environmental laws, and adoption and changes of land development policies and regulations by the Monmouth County Planning Board, New Jersey State Planning Commission and other State and Federal regulatory agencies as they may affect the Township of Freehold.

Reexamination Reports are required to be prepared at a minimum of once every six years. In accordance with the Municipal Land Use Law the next Reexamination Report to be prepared by the Freehold Township Planning Board will be due on or before July 2003.

1997 REEXAMINATION OF MASTER PLAN, ZONING MAP AND DISTRICTS AND ZONING AND LAND USE DEVELOPMENT REGULATIONS.

The Planning Board appointed a Master Plan Committee in January 1997 to review the Master Plan and Land Use Ordinance. The recommendations of the Master Plan Committee were presented to the full Planning Board for their review and are incorporated in this Reexamination Report.

The Municipal Land Use Law requires that periodic Reexamination Reports address four major points in accordance with N.J.S.A.40:55D-89. are listed and identified as A. - D. from the Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT IN 1994.

The 1994 Reexamination Report identified changes which had taken place in the Township in terms of adoption of the Land Use and Circulation Plan Elements of the Master Plan on June 20, 1990, population and development changes and changes in environmental regulations which had occurred between the first Reexamination Report adopted on July 7, 1988 and the second Reexamination Report adopted on July 20, 1994. The major problems and objectives relating to land development in the Township in 1994 included the following:

1. Preparation of a new Housing Plan Element of the Master Plan to be prepared in accordance with the New Jersey Council on Affordable Housing Rules and Regulations which were approved on June 6, 1994.

2. The Township Planning Board and Township Committee were continuing to review the commercial and industrial zone districts of the Township to determine the long-term impacts that could occur if the zone districts were fully developed in accordance with the current development rules and regulations of the Land Use Ordinance. Specific items under review included:

    a. Floor area ratios for all zone districts.

    b. Maximum height restrictions within the non-residential zone districts.

    c. Maximum lot coverage factors in all zone districts.

    d. Amendment of zone districts to provide for greater compatibility of permitted land uses with existing land uses along Route 537 in the West Freehold area in accordance with a legal settlement; Old Route 33 west of the Freehold Circle; and key intersections along Route 9 including Schanck Road, Elton Adelphia Road and Pond Road.

e. Master Plan revisions and amended zone district mapping and regulations pertaining to permitted land uses, site development and design standards.

4. Amendments and revisions to the Municipal Land Use Law, adoption and/or amendments to the State Planning Commission State Development and Redevelopment Plan, revisions of rules and regulations by Federal and/or State agencies pertaining to environmental and/or planning laws and regulations were to be reviewed during the period 1988 - 1994.

5. The Planning Board and Township Committee reviewed recommendations by the Historic Preservation Commission (reconstituted in accordance with Ordinance 0-90-33 in 1990) for the designation of historical structures were inventoried by the Commission.

The Township Planning Board and Township Committee regularly reviewed the Master Plan and Land Use Ordinance to assure that the Master Plan and Land Use Regulations are consistent and reflect updated goals and objectives of the Township.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1994.

Specific problems and objectives which were identified and being discussed in 1988 were addressed as follows:

1. The Housing Plan Element of the Master Plan was amended on March 16, 1995 in accordance with the COAH Regulations of June 1994. The Township applied to the Council on Affordable Housing for Substantive Certification

2. The Township Planning Board and the Township Committee reviewed the Route 537 Corridor and created a new Village Commercial Zone and a new R-25 Zone from the CMX-4 Zone south of the Freehold Bypass.

3. Due to changes in the COAH affordable housing regulations and development and environmental problems, density bonus development for affordable housing was eliminated throughout the Township.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The current Master Plan generally reflects the assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances, however, numerous development changes have occurred which require modification to the Master Plan. The density and distribution of population contained in the Master Plan and regulated by the Land Use Ordinance must be revaluated to reflect current goals and objectives of the Planning Board and Township Committee including reduction in traffic, continuing lack of planned sanitary sewerage in portions of the Township and proposed protection of the Lake Topanemus Watershed.

Listed below are several new or revised State and County policies which affect the Township of Freehold since the last Reexamination Report. These policies have been reviewed or continue to be reviewed by Township Officials:

1. The Freshwater Wetlands Regulations became effective July 1, 1988 (N.J.A.C. 7:7A-1.1 et. seq.). Permits have been required for virtually any activity proposed within the boundaries of a freshwater wetland and designated wetland transition areas ranging from 50 to 150 feet. Regulated activities include filling or discharge of any materials, driving of pilings, placing of obstructions, dredging, excavation or removal of soil, drainage or disturbance of the water levels, or the destruction of plant life. Freehold Township incorporated references to the Freshwater Wetlands regulations into the Land Use Ordinance and development application checklists. The Township also prepared a Hydric Soils map based upon Federal, State and County Soil Conservation Service designations of hydric soils. Since 1994 the Freshwater Wetlands Regulations have had a major impact on the amount and location of major development within the Township due to expiration of State and Township development permits which had exempted several projects from wetlands transition area requirements. The Township Planning Board and Environmental Commission continue to carefully monitor the status of wetlands permits and applications for exemptions and for new development permits.

2. The Monmouth County Park, Recreation and Open Space Plan was adopted by the Monmouth County Board of Recreation Commissioners, Resolution #R-91-7-9=191, on July 9, 1991. The plan consists of land preservation goals and objectives and implementation strategies for meeting those goals. The plan lists specific conservation areas, greenways, and additions to existing County Parks and new County parks and golf courses. The county has encouraged Monmouth County municipalities to include these designated areas in their plans.

In Freehold, there are two areas totaling approximately 330 acres designated as additions to existing County Parks, and one area of approximately 3.2 miles of greenways. Freehold Township has worked with Monmouth County and the Monmouth County Conservation Foundation in acquiring additions to the Turkey Swamp County Park through contributions by developers and acquisition by Green Acres and other public funding sources. In 1995 the Township worked with the County Parks System to extend public water on Georgia Road to the Turkey Park Swamp campground and recreation complex. The Planning Board also reviewed various development applications which proposed cluster development which included dedication of wetlands and other environmentally sensitive land as open space. Land adjacent to the Turkey Swamp Park was permitted to be dedicated to the Township which in turn permitted the land to be included with the Turkey Swamp Park properties in conjunction with a development application adjacent to the park.

3. The New Jersey Council on Affordable Housing Procedural Rules (N.J.A.C. 5:91 et seq.) became effective on December 7, 1992 and amendments became effective on June 6, 1994; Substantive Rules (N.J.A.C. 5:93 et seq.) and housing allocations for low and moderate income households were adopted by COAH and became effective June 6, 1994. These rules and amendments require municipalities in New Jersey to review their new low and moderate income housing fair share need and determine whether an adjustment is warranted. They are also required to prepare an updated housing plan element which reflect the new rules.

4. The New Jersey State Development and Redevelopment Plan was adopted on June 16, 1992. It separates the state into five (5) planning areas with criteria and objectives for each of the planning areas as well as State planning goals and strategies. Three of the five planning areas are located in the Township of Freehold and include "Suburban," "Fringe," and "Environmentally Sensitive." The State Plan is not a regulation but a policy guide for State and municipal authorities. Freehold Township participated actively in the Cross Acceptance Process for preparation of the State Plan through meetings with the Monmouth County Planning Board and State Planning Commission and at public meetings conducted by the Freehold Township Planning Board in 1992 and will be involved in the second Cross Acceptance Program in 1997.

Changes in State, County and Federal planning and environmental regulations are monitored on a regular basis and amended ordinances and reviews of development application have been updated as required.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The Planning Board and the Township Committee created a Master Plan Committee in January 1997. The Master Plan Committee recommended that the Master Plan and Land Use regulations require modifications for ongoing and anticipated types of future development of the Township based upon the goals and objectives of the Planning Board, Township Committee, Environmental Commission, and other boards and agencies of the Township. Private development has generally occurred within the Township in conformance with the Master Plan, Zone Districts and Land Use Ordinance. The Freehold Township Planning Board and Township Committee regularly review the Master Plan and Land Use Ordinance to assure that both documents are current and consistent with Township policies and mandatory requirements of the Municipal Land Use Law.

Since the Master Plan was amended on June 20, 1990, there have been a number of changes which have affected various elements of the Master Plan. For example, during the 1980's, public school enrollments decreased. In the last few years enrollments have increased dramatically. This trend is expected to continue and the school board is proposing construction of new and expanded school facilities. The Community Facilities and Utility Services Plan Element should be revised to reflect these changes. Other elements which need to be updated include the Parks, Recreation, Conservation and Open Space Element, and other plan elements which have been impacted by changes in Federal, State, County, and municipal regulations, and by changes in local needs and requirements. In conjunction with the Historic Preservation Commission, an Historic Preservation Plan Element should be added to the Master Plan in accordance with the Municipal Land Use Law.

The Planning Board has reviewed the Master Plan and Land Use Ordinance and recommends revisions to the Master Plan and Master Plan Map which reflect revisions to the zoning ordinance and map which have been approved through the years by the Township Committee as recommended by the Planning Board. The Planning Board also recommends revisions to the Master Plan and Land Use Ordinance to provide for environmental protection within the Lake Topanemus Watershed.

Specific changes which are recommended for the Master Plan and Land Use Ordinance include the following:

1. The base maps which are used for preparing the land use plan map, zoning map, hydric soils map, and other maps should be updated to reflect subdivision activity that has taken place over the last few years.

2. Any amendments and revisions to the Municipal Land Use Law, adoption and/or amendments to the State Planning Commission State Development and Redevelopment Plan, revisions of rules and regulations by Federal and/or State agencies pertaining to

environmental and/or planning laws and regulations should be reviewed during the period 1994 - 2000.

3. The Planning Board will continue its ongoing evaluation of the Master Plan and incorporate appropriate changes into the Plan as well as recommend updated Land Use Regulations to the Township Committee as may be required to keep the Master Plan and Land Use Ordinance consistent with the goals and objectives of the Township, and County, State and Federal agencies.

4. Updating of Master Plan Map - Revisions are recommended to update the Master Plan Map to reflect the zoning changes which have been reviewed and approved by the Planning Board and adopted by the Township Committee subsequent to adoption of the Land Use Plan Amendments on June 20, 1997. The specific changes are attached as Exhibit 1.

5. The Planning Board has reviewed a report prepared by the Freehold Township Environmental Commission and the Lake Topanemus Park Commission entitled "Lake Topanemus Watershed Action Plan" dated March 1997. The Action Plan recommends that the permitted development intensity be reduced within the watershed area in order to protect the water quality of the streams and tributaries which flow into the lake. The Planning Board recognizes that Lake Topanemus is an inter-municipal water recreation facility jointly serving Freehold Borough and Freehold Township which has retained its water quality through the years due to the low intensity of development within the upstream watershed area. The Planning Board also recognizes that the watershed area is not serviced by sanitary sewer and that there have been no plans by the Western Monmouth Utilities Authority to extend sewerage service into northern Freehold Township and the Lake Topanemus Watershed Area in the foreseeable future. The Planning Board, therefore, deems it important to maintain a low intensity of development within the watershed due to the dependence of the development in the watershed area to continue to utilize on-site septic systems in the foreseeable future. A map delineating the Lake Topanemus Watershed and recommended changes in zoning is attached as Exhibit 2.

6. The Planning Board recommends that a "site location plan" be established for communication transmitting facilities, including the specific location and co-use of towers, and maximum utilization of public-owned land for such facilities.

7. The Planning Board recommends upgrading the Circulation Plan Element of the Master Plan to incorporate various components of the circulation system which have been developed in the past five years, as well as incorporation of proposed plans for extensions of new roadways, intersection improvements, commuter parking facilities, etc., which have been approved and/or are being planned by the Township, Monmouth County, State of New Jersey and New Jersey Transit. It is recommended that remaining undeveloped parcels be reviewed to determine present and potential

accessibility to provide interconnection through undeveloped tracts consistent with the Municipal Land Use Law and the Residential Site Improvement Standards which became effective June 4, 1997.

8. The Planning Board recommends updating the Housing Plan to permit the development of congregate care, assisted living and other types of alternative living arrangements as conditional uses subject to inclusionary low and moderate income units and, where feasible, provisions for handicapped residents, within designated Hospital and CMX zones. Where inclusionary low and moderate income units are not feasible, contributions to the Housing Trust Fund would be required in accordance with New Jersey Council on Affordable Housing regulations.

9. The Planning Board recommends the evaluation of Regional Commercial Center designation in the New Jersey State Development and Redevelopment Plan in conjunction with the Borough of Freehold for the area immediately surrounding the Borough including such areas as the Freehold Raceway Mall, the Village Center Zone on Route 537, developed portions of Route 33 east of the Borough and the Freehold and South Freehold Shopping Centers south of the Borough on Route 9.

10. The Planning Board recommends that two CMX areas on Route 9 be changed. It is recommended that Block 5.03 Lots 1 and 2 (1.037 acres) on northbound Route 9 at East Freehold and Pond Roads be changed to CMX-3A to permit automotive and related sales facilities to reflect the historic use of the site. Block 83 Lot 4 (4.8 acres) is recommended to be changed from CMX-10 to CMX-4 which would permit the development on a four (4) acre lot rather than a minimum lot area which is consistent with the existing property.

11. The Planning Board recommends that Section 18-38.13d, R-25 Cluster Option, which permits the reduction of lot areas to R-25 standards in the R-R, R-80, R-60 and R-40 Zones be dleleted from the ordinance in order to maintain comparable lot sizes within each of the zone districts as designated on the zoning map

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined no redevelopment plans are proposed as part of the Land Use Element of the Master Plan pursuant to the "Local Redevelopment and Housing Law," PL. 1992.

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION
MASTER PLAN AND DEVELOPMENT REGULATION
RE-EXAMINATION REPORT

Mr. Gatto moved the adoption of the following Resolution which was seconded by Mr. McGirr:

WHEREAS, NJSA40:55D-89 requires the periodic re-examination of all municipal Master Plans and Development Regulations,

WHEREAS, the Township Committee of the Township of Freehold has made provision for such a re-examination by the Freehold Township Planning Board, and

WHEREAS, the Freehold Township Planning Board has conducted such a re-examination and determined that certain amendments to both the Master Plan and the Development Regulations of the Township of Freehold are required as hereinafter described, and

WHEREAS, NJSA40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the re-examination, and

WHEREAS, a certain report entitled ''RE-EXAMINATION REPORT OF THE MASTER PLAN AND LAND USE ORDINANCE, TOWNSHIP OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY, AUGUST 1997'' was prepared by the Freehold Township Planning Board Consultant, Thomas A. Thomas, and

WHEREAS, the Freehold Township Planning Board has considered the contents of the report and makes the findings and recommendations hereinafter set forth,

NOW, THEREFORE, BE IT RESOLVED, by the Freehold Township Planning Board as follows:

(1) The most recent general re-examination of the Freehold Township Master Plan and Development Regulations was undertaken during the year 1995 with the Planning Board's report thereon having been issued on May 16, 1995.

(2) The Planning Board reports that the Master Plan and Development Regulations of the Township require updating to reflect certain revisions which have been approved to the Zoning Map of the Township of Freehold by the Township Committee and endorsed by the Freehold Township Planning Board and additional modifications of the Master Plan of the Township to encourage the reduction of development within the Lake Topanemus watershed area and to modify the circulation plan and land use plans of the Master Plan required as a result of the enactment of the New Jersey Residential Site Improvement Standards as contained in NJAC 5:21 et seq.

(3) The Planning Board hereby adopts the 1997 re-examination of the Freehold Township Master Plan and Development Regulations entitled ''RE-EXAMINATION REPORT OF THE MASTER PLAN AND LAND USE ORDINANCE, TOWNSHIP OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY, AUGUST 1997'' prepared by Thomas A. Thomas and annexed to this Resolution.

(4) The Planning Board recommends modification of the Land Use Ordinance of the Township of Freehold to conform to the revised Master Plan.

(5) The next re-examination report to be undertaken by the Township of Freehold shall occur not later than July 2003.

BE IT FURTHER RESOLVED, that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy together with the attached re-examination report be forwarded to the the Township Committee of the Township of Freehold, the Monmouth County Planning Board and the Municipal Clerk's of the Borough of Freehold, Township of Colts Neck, Township of Millstone, Township of Howell, Township of Marlboro, Township of Manalapan, Township of Jackson in Ocean County.

ROLL CALL:

YES: Mrs. Van Vechten and Messrs. Allen, Mascone, McGirr, Gatto, Marino, Segal, Friedmann and Kirwan
NO: None

ABSENT: Mrs. Avallone and Mr. Shortmeyer

ABSTAINED: None

DISQUALIFED: None

DATED: August 7, 1997

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 August 7, 1997.

A. RICHARD GATTO, Acting Secretary

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

ADOPTED: JUNE 18, 1998

BY

FREEHOLD TOWNSHIP PLANNING BOARD

PREPARED BY:

Thomas A. Thomas

THOMAS A. THOMAS, P.P., A.I.C.P.

TOWNPLAN ASSOCIATES
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JUNE 2, 1998

REEXAMINATION REPORT
OF THE
MASTER PLAN AND LAND USE ORDINANCE
TOWNSHIP OF FREEHOLD

1998

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map, and Land Use Ordinance in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. Following adoption of this report copies of this Reexamination Report are to be forwarded to the Township Committee, Township Clerk, Board of Adjustment, Monmouth County Planning Board and the following adjoining municipalities: Borough of Freehold and Townships of Colts Neck, Manalapan, Marlboro, Millstone, and Howell in Monmouth County and the Township of Jackson in Ocean County.

Freehold Township last reexamined its Master Plan and Land Use regulations on August 7, 1997. The Reexamination Report included a recommendation to amend the Housing Plan Element to provide for alternative living arrangements. At the time of the Reexamination Report other alternative forms of residential development were discussed by the Master Plan Subcommittee but not formalized. One of the forms of housing discussed but not included in the Reexamination Report was age restricted, adult communities. Subsequent to the adoption of the Reexamination Report on August 7, 1997, the Township considered several alternative sites which would be suitable for a planned adult community. The site evaluation process included residential and non-residential sites. As a result of the site evaluations, two potential sites were considered suitable for age redistricted development.

This Reexamination Report supplements the 1997 Reexamination Report for purposes of evaluating the inclusion of planned adult development into the Master Plan and Land Use Regulations of Freehold Township. The findings of the 1997 Reexamination Report are continued and adopted by reference and are deemed to be part of this Reexamination Report. Section D is supplemented by a recommendation that planned adult communities be included in the Master Plan and Land Use and Development regulations as an additional form of residential use.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance is recommended, as may be required, to incorporate any changes which may occur in the Municipal Land Use Law, Federal and State planning and environmental laws, and adoption and changes of land development policies and regulations by the Monmouth County Planning Board, New Jersey State Planning Commission and other State and Federal regulatory agencies as they may affect the Township of Freehold.

Reexamination Reports are required to be prepared at a minimum of once every six years. In accordance with the Municipal Land Use Law the next Reexamination Report to be prepared by the Freehold Township Planning Board will be due on or before June, 2004.

1998 REEXAMINATION OF MASTER PLAN, ZONING MAP AND DISTRICTS AND ZONING AND LAND USE DEVELOPMENT REGULATIONS.

The Planning Board appointed a Master Plan Committee in January 1997 to review the Master Plan and Land Use Regulations. The recommendations of the Master Plan Committee were presented to the full Planning Board for their review and are incorporated in the 1997 Reexamination Report. This report supplements the 1997 Report with an additional recommendation for Section D, Recommendations.

The Municipal Land Use Law requires that periodic Reexamination Reports address four major points in accordance with N.J.S.A.40:55D-89. are listed and identified as A. - D. from the Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

The 1997 Reexamination Report identified major problems and objectives relating to land development. No additional problems have been noted. One of the objectives of the Master Plan is to provide a variety of housing. This objective is being evaluated in terms of providing an additional form of residential development, age restricted.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1997.

Specific problems and objectives which were identified and being discussed in 1997 are included in the 1997 Reexamination Report. Since August 7, 1997, the Township adopted Master plan amendments for the Lake Topanemus watershed and modified the Land Use Regulations to eliminate cluster development in designated zoning districts. Regulations providing for Assisted Living Developments were also adopted.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The current Master Plan generally reflects the assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances. An additional form of residential development, planned adult communities, is being recommended to provide Township residents with increased variety of residential living.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The Planning Board and the Township Committee created a Master Plan Committee in January 1997. The Master Plan Committee recommended that the Master Plan and Land Use regulations require modifications for ongoing and anticipated types of future development of the Township based upon the goals and objectives of the Planning Board, Township Committee, Environmental Commission, and other boards and agencies of the Township. Private development has generally occurred within the Township in conformance with the Master Plan, Zone Districts and Land Use Ordinance. The Freehold Township Planning Board and Township Committee regularly review the Master Plan and Land Use Ordinance to assure that both documents are current and consistent with Township policies and mandatory requirements of the Municipal Land Use Law.

Subsequent to the adoption of the Reexamination Report on August 1997, the Township Committee evaluated several alternative sites for the potential development of a planned adult community. Two sites have been determined to be suitable for this use: a site containing more than two hundred acres south of Bergerville Road and east of Jackson Mills Road in the south eastern portion of the Township and a second site west of Route 9 south of Craig Road which is an extension area for a planned retirement community in Manalapan Township.

It is recommended that the Master Plan and Land Use and Development Regulations be amended to permit the development of the Bergerville/Jackson Mills Road planned adult community and the extension of an age restricted planned retirement community located in Manalapan Township and only accessible through Manalapan Township off Craig Road. The Bergerville/Jackson Mills site would be permitted only with public sewerage and public water. It is recommended that no development of residential units or other facilities requiring sanitary sewerage be included in the Metedeconk River drainage basin.

Changes recommended in the 1997 Reexamination Report are continued and adopted by reference with this Reexamination Report.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined no redevelopment plans are proposed as part of the Land Use Element of the Master Plan pursuant to the "Local Redevelopment and Housing Law," PL. 1992.

REEXAMINATION REPORT

of the

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

ADOPTED: FEBRUARY 17, 2000

by the

FREEHOLD TOWNSHIP PLANNING BOARD

PREPARED BY:

THOMAS A. THOMAS, P.P., A.I.C.P.

TOWNPLAN ASSOCIATES
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February 16, 2000
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REEXAMINATION REPORT
OF THE
MASTER PLAN AND LAND USE ORDINANCE
TOWNSHIP OF FREEHOLD

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map, and Land Use Ordinance in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. Following adoption of this report copies of this Reexamination Report will be forwarded to the Township Committee, Township Clerk, Board of Adjustment, Monmouth County Planning Board and the following adjoining municipalities: Borough of Freehold and Townships of Colts Neck, Howell, Manalapan, Marlboro and Millstone in Monmouth County and the Township of Jackson in Ocean County.

Freehold Township last reexamined its Master Plan and Land Use regulations on June 18, 1998. The Reexamination Report included a recommendation to amend the Land Plan Element of the Master Plan to provide for planned adult community sites including one on Bergerville Road at Jackson Mills Road. The Report also recommended that no development of residential or other facilities requiring sanitary sewerage in the proposed planned adult community be included in the Metedeconk River drainage basin.

Subsequent to the adoption of the Reexamination Report on June 18, 1998, the Planning Board and Township Committee finalized reviews and recommendations for providing sanitary sewerage and public water within the Township. The Township Water System Master Plan and the Sanitary Sewer Master Plan were updated and adopted by reference as amendments to the Community and Utilities Plan Element of the Master Plan on November 4, 1999.

This Reexamination Report supplements the 1997 and 1998 Reexamination Reports for purposes of evaluating the types of development and the density of residential development in areas of the Township that are planned to be serviced by on-site water and waste disposal (septic) systems as a result of the adoption of the revised and updated Water Supply and Sanitary Master Plans. The findings of the 1997 and 1998 Reexamination Reports are continued and readopted by reference and are deemed to be part of this Reexamination Report. Section D is supplemented by recommendations that the Land Use Element of the Master Plan and the Zoning Regulations and Zoning Map of the Township Land Use Ordinances be amended to provide larger lot areas and lower densities of residential development in areas that are presently not serviced by on-site water and waste disposal (septic) systems and that are not planned to be serviced by public water and sewer systems.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance is recommended to review changes in development patterns, new forms of development and any changes that occur periodically in the Municipal Land Use Law, in Federal and State planning and environmental laws, and the adoption and updating of land development policies and regulations by the Monmouth County Planning Board, Monmouth County and Ocean County Water Quality Management Agencies, the New Jersey

State Planning Commission, the Manasquan Watershed Management Group and other State and Federal regulatory agencies as they may affect the Township of Freehold.

Reexamination Reports are required to be prepared at a minimum of once every six years. In accordance with the Municipal Land Use Law, the next Reexamination Report to be prepared by the Freehold Township Planning Board will be due on or before February 2006.

1998 AND 1999 REEXAMINATIONS OF MASTER PLAN, ZONING MAP AND DISTRICTS AND ZONING AND LAND USE DEVELOPMENT REGULATIONS.

The Planning Board appointed a Master Plan Committee in January 1997 to review the Master Plan and Land Use Regulations. Recommendations of the Master Plan Committee were presented to the full Planning Board for their review and were incorporated in the 1998 and 1999 Reexamination Reports. This report supplements the 1999 Reexamination Report with additional recommendation for Section D, Recommendations.

The Municipal Land Use Law requires that periodic Reexamination Reports address four major points in accordance with N.J.S.A.40:55D-89 are listed and identified as A. - E. from the Municipal Land Use Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

The 1998 and 1999 Reexamination Reports identified major problems and objectives relating to land development. No additional problems were noted in 1998. In the 1999 Reexamination Report, issues of environmentally sensitive areas and density for areas that are not serviced by sanitary sewer were reviewed. One of the objectives of the Master Plan was to provide a variety of housing types and that objective was evaluated in terms of providing an additional form of residential development namely age restricted residential development.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1999.

Specific problems and objectives that were identified and discussed in 1998 and 1999 are included in the 1998 and 1999 Reexamination Reports. Subsequent to the 1997 reexamination Report adopted on August 7, 1997, the Township adopted Master Plan amendments for the Lake Topanemus Watershed and modified the Land Use Regulations to eliminate cluster development in designated zoning districts. Regulations providing for assisted living development and age restricted residential development were also adopted.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED

RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances with regard to the density and distribution of population and land uses have changed since the adoption of the Master Plan in 1995. These changes are reflected, in part, in the Master Plan amendments adopted in 1999 that provided for establishment of sanitary sewer and public water service areas in accordance with adoption of the Sanitary Sewer Master Plan and Water System Master Plan. Protection of sensitive environmental features within the Metedeconk and Toms River Watersheds in Freehold Township are areas that are designated as no sanitary sewer service areas by the Water Quality Management Plan. Preserving the sensitive environmental features of the watersheds is consistent with the New Jersey State Development and Redevelopment Plan and watershed management programs established by the NJDEP. The changes in State and regional planning policies for protection of stream corridors, headwater areas and other environmentally sensitive areas include an Executive Order 109 issued on January 11, 2000 by Governor Whitman to have all Water Quality Management Plans reviewed in order to protect water resources in the State.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The Planning Board and the Township Committee created a Master Plan Committee in January 1997. The Master Plan Committee recommended that the Master Plan and Land Use regulations require modifications for ongoing and anticipated types of future development of the Township based upon the goals and objectives of the Planning Board, Township Committee, Environmental Commission, Historical Preservation Commission and other boards and agencies of the Township. While private development has generally occurred within the Township in conformance with the Master Plan, Zone Districts and Land Use Ordinances, Township Boards and agencies have been concerned about the pressure to develop suburban development in areas of the Township that are not presently serviced by sanitary sewer service and public water and are not likely to be serviced in the future due to the limited size and scattered nature of land that is capable of being developed with on-site sanitary sewer (septic) systems and on-site well water. The Freehold Township Planning Board and Township Committee have reviewed the Master Plan and Land Use Ordinance to determine how major undeveloped areas should be developed where sanitary sewer and public water service is not planned in the future and the environmental sensitivity of the areas involved. Based on a review of the southern portion of the Township by the Township Planning and Engineering staff and a review of the sanitary Sewer and Water Service Master Plans by the Township Committee and the Planning Board, the assumption that areas in the southern portion of the Township could be serviced by sanitary sewer and water service has been found to be not applicable for a variety of reasons. These include the state and Federal regulatory restrictions on extending sanitary service in areas that contain environmentally features including freshwater wetlands, extensive floodplains, shallow depth to water table and threatened and endangered species habitats. In addition, in the southern portion of the Township the extensive separations of future private development areas created by existing and planned acquisition of park, open space, conservation areas by the New Jersey Department of Environmental Protection and the Monmouth County Recreation Commission makes the extension of utility lines economically infeasible and operationally difficult.

The southern portion of Freehold Township is comprised of headwater areas of three major watersheds that drain easterly to the Atlantic Ocean: the Manasquan River, the Metedeconk River and the Toms River. The Metedeconk River and the Toms River watershed areas of Freehold Township are designated as "non-service areas" for sanitary sewer service by the Water Quality Management Plan for the two watersheds as approved by the NJDEP. The Metedeconk River watershed area in Freehold Township constitutes a major part of the headwaters for the river that will serve as a surface water reservoir for drinking water being planned by the Brick Township Utilities Authority. The upper watershed of the Metedeconk, Manasquan and Toms River Watersheds are designated on the State Development and Redevelopment Plan as Planning Area 5, Environmentally Sensitive.

Based on the environmental sensitivity and the extensive public ownership of land in and around Turkey Swamp, it is recommended that a new zone be created to provide for 10-acre minimum lots. The Planning Area and Zone could be called R-E, Rural - Environmental, to reflect the low density of development and the environmentally sensitive lands.

The Monmouth Battlefield State Park was expanded several years ago to include the former Belle Terre Farm (purchased by AT&T in the early 1980's and sold to the NJDEP in the early 1990's). The area was the site of one of the skirmishes during the Battle of Monmouth. The Master Plan and Zoning Map were not changed from the time that the site was zoned for ROL in the early 1980's. It is recommended that the Battlefield lands be changed to the proposed R-E Zone since the Battlefield Park is in public ownership and is included as Planning Area 5, Environmentally Sensitive on the State Plan. Undeveloped parcels of land adjacent to the Battlefield State Park that are not serviced by public sanitary sewer service should be amended to provide for R-E, R-120 or R-80 zoning to provide for a transition from the Battlefield to more intensive suburban development.

The Planning Board recommends changing the Master Plan and Zoning Map and Ordinance to create a LTW-Lake Topanemus Watershed - 40 Zone for the properties included in the matter of Opatut v. Freehold Township in accordance with a Stipulation of Settlement entered into by the Township. This settlement will permit development of 165 single family homes on the Opatut properties and will permit the Opatut family to donate 135 acres of land upstream from Lake Topanemus for conservation, open space and park purposes. The settlement provides for the development of the residential units at R-25 standards provided the development is serviced by sanitary sewer and public water. This development is planned to serviced by sanitary sewer service from the Western Monmouth Utilities Authority and by the Freehold Township Municipal Water System.

The Planning Board also recommends amending the Zoning Map Block 28 Lot 8 on Dutch Lane Road from R-80 Residential to R-40 Residential in accordance with a Stipulation of Settlement in the matter of Diocese of Trenton v. Township of Freehold. This agreement provides for development of a maximum of 20 single-family residential housing units. A portion of the property within the Lake Topanemus Watershed will be placed in a conservation easement or dedicated to the Township. This development is planned to be serviced by sanitary sewer service from the Western Monmouth Utilities Authority and by the Freehold township Municipal Water System.

Two Master Plan and Zoning Map changes are recommended by the Planning Board for existing developed properties: Block 4 Lot 44 on route 9 consisting of 4.62 acres is zoned CMX-10 and the

northern portion of the Raintree Shopping Center (Block 86 Lot 12) is zoned CMX-3. It is recommended that the Master Plan and Zoning Map be revised to include Block 4 Lot 44 in the CMX-3B Zone and the Raintree Shopping Center in the B-10 Zone. (Block 4 Lot 44 was included in the Settlement Agreement in conjunction with the matter of 537 Corp. v. Freehold Township).

It is recommended that the Historical Preservation Commission review and update the historical sections of the Master Plan. It is also recommended that the Township develop architectural design regulations similar to the Historic Commercial District regulations adjacent to the Monmouth Battlefield State Park to protect and maintain the historical contextual character of properties and land development adjacent to and in close proximity to designated historical structures and sites.

It is recommended that the Background Studies and the Community Facilities Element of the Master Plan be updated to reflect demographic and changes in community facilities changes since the various chapters were adopted during the past 15 years.

It is recommended that the Circulation Plan Element of the Master Plan be updated and amended to reflect revisions to proposed roadways by Monmouth County, the Township and the NJDOT and by private developers in conjunction on-site and off-tract improvements to roadways and roadway intersections. It is also recommended that the Township develop a "Scenic Roadways" Plan that will protect scenic and historic areas of the Township in a natural setting to the greatest extent possible.

It is recommended that the Utilities Plan Element of the Master Plan be amended to incoprorate a definitive line for service areas for sanitary sewers and public water service consistent with the proposed amendments to the Master Plan and Zoning Map for the southern portion of the Township within the Township utilities service areas and in northern and west central portions of the Township that are not planned for sanitary sewer service within the jurisdiction of the Western Monmouth Utilities Authority.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined that no redevelopment plans are proposed as part of the Land Use Element of the Master Plan pursuant to the "Local Redevelopment and Housing Law," PL. 1992.

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RE: RESOLUTION REPORTING ON PERIODIC REEXAMINATION OF MASTER PLAN

RESOLUTION

Mr. Shortmeyer offered the following Resolution and moved its adoption which was seconded by Mr. Friedmann:

WHEREAS, N.J.S.A.40:55D-89 requires the governing body of municipalities to perform a general reexamination of its Master Plan and development regulations at least every six years, said reexamination to be performed by the Planning Board of the municipality; and

WHEREAS, such a general reexamination by the Freehold Township Planning Board has been requested by the Mayor and Township Committee of the Township of Freehold; and

WHEREAS, the Planning Board has reexamined the various elements of the Freehold Township Master Plan and heard a presentation by Thomas A. Thomas, Freehold Township Planner and the Freehold Township Planning Board Master Plan Subcommittee at its meeting of February 17, 2000; and

WHEREAS, the Board carefully considered recent events and developments in the Township including but not limited to the resolution of litigation involving zoning in certain areas of the Township; reconsideration of methods whereby environmentally sensitive lands may be protected and conserved; and the advisability of extending municipal water and sewer facilities into such areas; and

WHEREAS, the Board has formulated the text of its report in furtherance of the general reexamination, a copy of which is annexed hereto as Exhibit A and is known as "

Reexamination Report of the Master Plan and Land Use Ordinance, Township of Freehold, Monmouth County New Jersey, February 17, 2000, by the Freehold Township Planning Board" prepared by Thomas A. Thomas of Town Plan Associates.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board pursuant to N.J.S.A.40:55D-89, that it hereby renders its report on the findings of the Master Plan Reexamination conducted by the Planning Board and concluded on February 17, 2000, which is attached to this resolution as Exhibit A, and entitled as aforesaid, which is hereby adopted by the Board.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be served upon the Monmouth County Planning Board, Ocean County Planning Board, and upon the Clerks of the Township of Freehold, Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson, and Township of Howell.

ROLL CALL

YES: Mrs. Ward, Mayor Segal and Messrs. Allen, Friedmann, Ammiano, Shortmeyer, Kershaw and McGirr

NO: None

ABSENT: Mr. Mascone

ABSTAINED: Mr. Gatto

DISQUALIFIED: None

DATED: February 17, 2000

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 of February 17, 2000.

R Shortmeyer

ROBERT H. SHORTMEYER, SEC.

REEXAMINATION REPORT

of the

MASTER PLAN AND LAND USE ORDINANCE

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

ADOPTED: DECEMBER 2001

by the

FREEHOLD TOWNSHIP PLANNING BOARD

PREPARED BY:

THOMAS A. THOMAS, P.P., A.I.C.P.

TOWNPLAN ASSOCIATES
ELEVEN TINDALL ROAD
MIDDLETOWN, NEW JERSEY 07748

(732)-671-6400

December 2001
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REEXAMINATION REPORT
OF THE
MASTER PLAN AND LAND USE ORDINANCE
TOWNSHIP OF FREEHOLD

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map, and Land Use Ordinance in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. Following adoption of this report copies of this Reexamination Report will be forwarded to the Township Committee, Township Clerk, Board of Adjustment, Monmouth County Planning Board and the following adjoining municipalities: Borough of Freehold and Townships of Colts Neck, Howell, Manalapan, Marlboro and Millstone in Monmouth County and the Township of Jackson in Ocean County.

Freehold Township last reexamined its Master Plan and Land Use regulations on February 17, 2000. The Planning Board and the Township Committee created a Master Plan Committee in January 1997. The Master Plan Committee recommended that the Master Plan and Land Use regulations require modifications for ongoing and anticipated types of future development of the Township based upon the goals and objectives of the Planning Board, Township Committee, Environmental Commission, Historical Preservation Commission and other boards and agencies of the Township. While private development has generally occurred within the Township in conformance with the Master Plan, Zone Districts and Land Use Ordinances, Township Boards and agencies have been concerned about the pressure to develop suburban development in areas of the Township that are not presently serviced by sanitary sewer service and public water and are not likely to be serviced in the future due to the limited size and scattered nature of land that is capable of being developed with on-site sanitary sewer (septic) systems and on-site well water. The Freehold Township Planning Board and Township Committee have reviewed the Master Plan and Land Use Ordinance to determine how major undeveloped areas should be developed where sanitary sewer and public water service is not planned in the future and the environmental sensitivity of the areas involved. Based on a review of the southern portion of the Township by the Township Planning and Engineering staff and a review of the sanitary Sewer and Water Service Master Plans by the Township Committee and the Planning Board, the assumption that areas in the southern portion of the Township could be serviced by sanitary sewer and water service has been found to be not applicable for a variety of reasons. These include the state and Federal regulatory restrictions on extending sanitary service in areas that contain environmentally features including freshwater wetlands, extensive floodplains, shallow depth to water table and threatened and endangered species habitats. In addition, in the southern portion of the Township the extensive separations of future private development areas created by existing and planned acquisition of park, open space, conservation areas by the New Jersey Department of Environmental Protection and the Monmouth County Recreation Commission makes the extension of utility lines economically infeasible and operationally difficult.

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It is recommended that the Circulation Plan Element of the Master Plan be updated and amended to reflect revisions to proposed roadways by Monmouth County, the Township and the NJDOT and by private developers in conjunction on-site and off-tract improvements to roadways and roadway intersections. It is also recommended that the Township develop a "Scenic Roadways" Plan that will protect scenic and historic areas of the Township in a natural setting to the greatest extent possible.

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Subsequent to the adoption of the Reexamination Report on February 17, 2001 the Planning Board and Township Committee finalized reviews and recommendations ***for providing sanitary sewerage and public water within the Township. The Township Water System Master Plan and the Sanitary Sewer Master Plan were updated and adopted by reference as amendments to the Community and Utilities Plan Element of the Master Plan on November 4, 1999.***

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance is recommended to review changes in development patterns, new forms of development and any changes that occur periodically in the Municipal Land Use Law, in Federal and State planning and environmental laws, and the adoption and updating of land development policies and regulations by the Monmouth County Planning Board, Monmouth County and Ocean County Water Quality Management Agencies, the New Jersey State Planning Commission, the Manasquan Watershed Management Group and other State and Federal regulatory agencies as they may affect the Township of Freehold.

Reexamination Reports are required to be prepared at a minimum of once every six years. In accordance with the Municipal Land Use Law, the next Reexamination Report to be prepared by the Freehold Township Planning Board will be due on or before February 2006.

1998 AND 1999 REEXAMINATIONS OF MASTER PLAN, ZONING MAP AND DISTRICTS AND ZONING AND LAND USE DEVELOPMENT REGULATIONS.

The Planning Board appointed a Master Plan Committee in January 1997 to review the Master Plan and Land Use Regulations. Recommendations of the Master Plan Committee were presented to the full Planning Board for their review and were incorporated in the 1998 and 1999 Reexamination Reports. This report supplements the 1999 Reexamination Report with additional recommendation for Section D, Recommendations.

The Municipal Land Use Law requires that periodic Reexamination Reports address four major points in accordance with N.J.S.A.40:55D-89 are listed and identified as A. - E. from the Municipal Land Use Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

The 1998 and 1999 Reexamination Reports identified major problems and objectives relating to land development. No additional problems were noted in 1998. In the 1999 Reexamination Report, issues of environmentally sensitive areas and density for areas that are not serviced by sanitary sewer were reviewed. One of the objectives of the Master Plan was to provide a variety of housing types and that objective was evaluated in terms of providing an additional form of residential development namely age restricted residential development.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1999.

Specific problems and objectives that were identified and discussed in 1998 and 1999 are included in the 1998 and 1999 Reexamination Reports. Subsequent to the 1997 reexamination Report adopted on August 7, 1997, the Township adopted Master Plan amendments for the Lake Topanemus Watershed and modified the Land Use Regulations to eliminate cluster development in designated zoning districts. Regulations providing for assisted living development and age restricted residential development were also adopted.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances with regard to the density and distribution of population and land uses have changed since the adoption of the Master Plan in 1995. These changes are reflected, in part, in the Master Plan amendments adopted in 1999 that provided for establishment of sanitary sewer and public water service areas in accordance with adoption of the Sanitary Sewer Master Plan and Water System Master Plan. Protection of sensitive environmental features within the Metedeconk and Toms River Watersheds in Freehold Township are areas that are designated as no sanitary sewer service areas by the Water Quality Management Plan. Preserving the sensitive environmental

features of the watersheds is consistent with the New Jersey State Development and Redevelopment Plan and watershed management programs established by the NJDEP. The changes in State and regional planning policies for protection of stream corridors, headwater areas and other environmentally sensitive areas include an Executive Order 109 issued on January 11, 2000 by Governor Whitman to have all Water Quality Management Plans reviewed in order to protect water resources in the State.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined that no redevelopment plans are proposed as part of the Land Use Element of the Master Plan pursuant to the "Local Redevelopment and Housing Law," PL. 1992.

REEXAMINATION REPORT

of the

MASTER PLAN

AND

LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY
ADOPTED: DECEMBER 6, 2007

by the

FREEHOLD TOWNSHIP PLANNING BOARD

PREPARED BY:

THOMAS PLANNING ASSOCIATES

Thomas A. Thomas

THOMAS A. THOMAS, P.P., A.I.C.P.

FREEHOLD TOWNHIP PLANNING BOARD
RESOLUTION

REEXAMINATION REPORT
OF THE
MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

INTRODUCTION

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map and Land Use and Development Regulations in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. The Municipal Land Use Law provides that municipalities are to prepare and adopt a Reexamination Report at least once every six years.

Freehold Township adopted it last Reexamination Report in December, 2001. Earlier Reexamination Reports were adopted by the Planning Board on July 21, 1982, July 7, 1988, July 20, 1994, August 7, 1997, June 18, 1998 and February 17, 2000.

Freehold Township regularly reviews its planning documents and has adopted amendments to its Master Plan and Land Use and Development Regulations on an as needed basis. The Township has also reviewed the remaining vacant land within the Township periodically through "build-out analyses" utilizing the Township Geographical Information System in conjunction with Township MODIV tax assessment data and the application of environmental constraints and regulatory controls imposed by the New Jersey Department of Environmental Protection, the Monmouth County Water Quality Management Agency and other agencies. Environmental controls have had a major impact on constraining future development within the Township particularly in the southern portion of the Township which includes the State Turkey Swamp Wildlife Management Areas and the Monmouth County Turkey Swamp Park.

Recognizing that the Township has a limited amount of remaining developable land, the Township Committee and Planning Board created a Master Plan Committee in January 2007 to review and update the Master Plan, the Zoning Map and the Land Use and Development Regulations. The Master Plan Committee included member of the Township Planning Board, the Township Committee, Planning Board and Township Attorneys, the Township Engineer, the Township Planner and the Director of the Township Planning Department. The Master Plan Committee expects to complete its recommendation in the spring of 2008.

The Municipal Land Use Law requires that periodic Reexamination Reports address

five major points in accordance with N.J.S.A.40:55D-89 listed and identified as A. - E. from the Municipal Land Use Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

The 2001 Reexamination Report identified environmental concerns as major problems and objectives relating to land development. Environmental constraints in the southern portion of the Township resulted in scattered in low density rural development. One of the major objectives of the Township was to identify the practical limits of providing sanitary sewerage service and public water to the southern portion of the Township. The Township adopted updated Community Facilities and Utilities Plan Elements for public water and sanitary sewerage service areas. These plans provided the framework for zoning changes resulting in further reductions in the permitted densities in the southern portion of the Township.

In conjunction with the reduction in density in the environmentally sensitive areas identified by the Township, Monmouth County and the NJDEP, the Township continued a program of acquisition of parcels contiguous to the County and State owned properties constituting the Turkey Swamp area. The Township also entered into a settlement agreement in the matter of Isaacs and Rand vs. Freehold Township which provided for development of a Planned Adult Community along Jackson Mills Road at the southern extremity of the sanitary sewer service area and the preservation of environmentally sensitive lands along a tributary of the Manasquan River and preservation of non-contiguous parcels along Jackson Mills and Georgia Road. The Township Planning Board amended the Township Master Plan and the Township Committee adopted Zoning Ordinance changes implementing the settlement agreement in 2006.

The 2001Reexamination Report recommended that the Historical Preservation Commission review and update the historical sections of the Master Plan. Subsequently, the Preservation Commission recommended that the Township develop architectural design regulations similar to the Historic Commercial District regulations adjacent to the Monmouth Battlefield State Park to protect and maintain the historical contextual character of properties and land development adjacent to and in close proximity to designated historical structures and sites. The Township Historical Preservation Committee has researched and continues to provide the Planning Board with recommendations concerning preservation of historical sites and protection of historical buildings. The Master Plan Committee is updating the Historic Preservation Element of the Master Plan

The Master Plan Committee is preparing recommended changes and updating the Background Studies of the Master Plan to reflect current demographic data and current environmental and existing land uses. Required demographic information was incorporated into the Housing Plan Element adopted in 2005 in accordance with the Council on Affordable Housing Rules adopted in December 2004.

The 2001 Reexamination Report recommended that the Circulation Plan Element of the Master Plan be updated and amended to reflect revisions to proposed roadways by Monmouth County, the Township and the NJDOT and by private developers in conjunction with on-site and off-tract improvements to roadways and roadway intersections. The Circulation Plan has been reviewed by the Township Engineer and Planning staff and proposed amendments have been submitted to the Master Plan Committee as part of the overall Master Plan update. While major improvements have been implemented at two intersections on Route 9 and along CR 537 during the past 6 years, traffic projections by the NJDOT indicate continued traffic growth during the next six years.

The 2001 Reexamination Report recommended that the Township develop a "Scenic Roadways Plan" to protect scenic and historic areas of the Township in a natural setting to the greatest extent possible. The Township Planning Board developed a Scenic Corridor Plan in 2002 and a Scenic Corridor Protection Ordinance (Ordinance O-02-16) was adopted on May 21, 2002. The ordinance was the first comprehensive municipal scenic corridor protection ordinance in New Jersey. The Planning Board and Board of Adjustment have applied the ordinance requirements to applicable major subdivisions and sites plans throughout the Township.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2001.

Development pressure on environmentally sensitive lands have declined since 2001 due to a great extent on the updated zoning regulations adopted by the Township and by changes in NJDEP Rules pertaining to environmentally sensitive "Category 1 Streams". The headwaters of the Toms River, the Metedeconk and the Manasquan Rivers were classified as Category 1 streams since 2001. This classification requires that a 300 foot protection area along the stream. In addition the limitations of the sanitary sewage service areas established by the Township have been incorporated into the Monmouth County Water Quality Management Plan thereby providing additional protection of sanitary sewer extension into rural and environmentally sensitive areas of the Township.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance has provided the Township with planning regulatory tools to address unforeseen changes in development patterns, new forms of development and changes in the Municipal Land Use Law, in Federal and State planning and environmental laws, and the adoption and updating of land development policies and regulations by the Monmouth County Planning Board, Monmouth County and Ocean County Water Quality Management Agencies, the New Jersey State Planning Commission, the Manasquan Watershed Management Group and other State and Federal regulatory agencies as they may affect the Township of Freehold.

One of the on-going problems in the Township is the increase in traffic volumes. While two major improvements have been completed at Route 9 and NJSH 79 / Schanck Road and Route 9 at CR 524 (Adelphia Road) projections by the Monmouth County and

NJDOT indicate that traffic volumes will continue to grow at nearly 5 percent per year. Route 9 zoning, therefore, is of continuing importance and the continuation of the CMX Zones will be important in helping to control peak hour traffic volumes into the future. The CMX Zones have experienced increased development in the past six years and are deemed to be of continuing importance in terms of focusing retail businesses into the designated B-10 Zones in existing shopping centers and plazas. The B-10 Zoning has produced significant upgrading of three of the five large shopping centers on Route 9.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances with regard to the density and distribution of population and land uses have not changed significantly since the adoption of the Master Plan as amended in May 1999 and in January 2005 for the Land use Plan Element and in May 2006 for the Housing Plan Element. The Master Plan text and mapping are being updated by the Master Plan Committee to reflect changes in Zoning Districts, historic preservation, circulation plans and review of permitted uses within the non-residential zoning districts.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

Specific changes to the Master Plan that are recommended are listed below. It should be noted that most of these changes are currently being reviewed and incorporated into the recommendations being developed by the Master Plan Committee.

The Background Planning Studies Section of the Master Plan is recommended to be updated. The "Population" section of the Master Plan is recommended to be updated utilizing the 2000 Census and subsequent population and demographic data that have been published by the U.S. Census Bureau and the State of New Jersey. The "Existing Land Use" section is recommended to be updated utilizing the Township Geographic Information System (GIS). The "Natural Resources" section is recommended to be updated utilizing the Township GIS program and environmental data from the NJDEP and U.S. Department of Agriculture (soils data) in a GIS format.

The Land Use Plan Element is recommended to be updated to conform with changes in the Township Zoning Districts that have occurred since 1999, particularly changing the R-R Rural, 5 acre minimum lot area, to R-E Rural Environmental, 10 acre minimum lot area, in the southern portion of the Township consistent with the changes in zoning of this area beginning in 2000. Other changes in the Zoning Map since 2001 should be incorporated into the Master Plan to reflect that these changes are consistent with the overall goals and objectives of the Planning Board and the Township Committee.

The Housing Plan Element is recommended to be updated upon adoption of revised Round 3 Affordable Housing Rules by the New Jersey Council on Affordable Housing.

The Parks, Recreation, Conservation and Open Space Element is recommended to be updated to reflect the acquisition of open space and park land by the Township, Monmouth County and the State of New Jersey.

The Circulation Plan is recommended to be updated to reflect changes required due to environmental constraints and changes that have been constructed since the Plan was adopted showing proposed changes in June 1990.

It is recommended that a Historic Preservation Element be included in the Master Plan incorporating the Historic Preservation Ordinance standards and designated historic sites and buildings. It is recommended that portions of the current Master Plan section entitled "History" can be incorporated into the new Historic Preservation section.

It is recommended that the statement of the "Relationship of the Master Plan to State, Regional and Adjacent Municipal Master Plans be updated to reflect changes in the State Development and Redevelopment Plan, Monmouth County Water Quality Management Plans, NJDEP regulations and mapping of freshwater wetlands and Category 1 Streams and changes that have occurred in adjacent municipal Master Plans and Zoning Districts.

Detailed changes are being developed by the Master Plan Committee. These changes will be presented to the Planning Board and Township Committee in the spring of 2008.

No specific changes are recommended for the Township Zoning Districts or Zoning Regulations. It is recommended that the Township continue its continuing review of application submission requirements, fees and subdivision and site plan design requirements to maintain up-to-date regulations for guiding future development of the Township.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN

THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined that no redevelopment plans are proposed as part of the Land Use Element of the Master Plan or to the Land use Regulations of the Township pursuant to the "Local Redevelopment and Housing Law".

RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

REEXAMINATION REPORT
Of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

Mr. Gatto moved the adoption of the following Resolution which was seconded by Mr. Louro.

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations, and

WHEREAS, the Township Committee of the Township of Freehold has made provision for such a Reexamination by the Freehold Township Planning Board, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that certain amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Reexamination Report Of The Master Plan And Land Use And Development Regulations, Township Of Freehold, Monmouth County, New Jersey" dated November 20, 2007 was prepared by Thomas A. Thomas P.P., A.I.C.P., Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultant, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report at its meeting of Deccember 6, 2007.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board and makes the following findings and recommendations hereinafter set forth, as follows:

1. The prior general Reexamination Report of the Freehold Township Master Plan and Development Regulations was undertaken in 2001 with the Planning Board having adopted the Report in December, 2001.

2. The Planning Board finds and recommends that the Land Use Plan requires updating to reflect certain revisions which have been approved to the Zoning Map of the Township of Freehold by the Township Committee and endorsed by the Freehold Township Planning Board.

3. The Planning Board recommends that the Background Studies and various elements of the Master Plan be updated and that a Historic Preservation Plan Element be added to the Master Plan.

4. The Planning Board hereby adopts the report entitled "Reexamination Report of The Master Plan and Land Use and Development Regulations, Township of Freehold, Monmouth County, New Jersey" prepared by Thomas A. Thomas, P.P., A.I.C.P. dated November 20, 2007 and annexed to this Resolution.

5. The Planning Board recommends periodic review and updating of the of the Township Land Use Ordinance and other development regulations of the Township of Freehold in terms of fees, application requirements and site and subdivision design requirements as needed to keep these requirements current with County and State requirements and with Township land development needs.

6. The Planning Board recommends adoption of a new Reexamination Report following receipt of recommendations from the Township Master Plan Committee in 2008.

BE IT FURTHER RESOLVED, that copies of this Resolution certified by the Secretary of the Planning Board to be a true copy together with the attached 2007 Reexamination Report be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Municipal Clerk's of the Borough of Freehold and Townships of Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

YES: Mr. Gatto, Mr. Louro, Mr. Shortmeyr, Mr. Platt, Mr. Bazzurro, Mr. Ammiano, Mayor Avallone, Mr. Kash, Mr. Bruno and Mr. McGirr.

NO: —

ABSENT: Mr. White.

ABSTAINED: ----

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on December 6, 2007.

Robert H. Shortmeyer, Secretary

RECEIVED
DEC 10 2007
FREEHOLD TOWNSHIP
CLERK'S OFFICE

REEXAMINATION REPORT

OF THE MASTER PLAN

AND

LAND USE DEVELOPMENT REGULATIONS

I, Judith M. Brown, Administrative Officer to the Planning Board of the Township of Freehold hereby certify that I personally served the Reexamination Report of the Master Plan and Land Use Development Regulations for 2007 and Resolution regarding same adopted by the Planning Board at a regular meeting held on December 6, 2007 to the Freehold Township Municipal Clerk and by mailing certified to the Monmouth County Planning Board on December 10, 2007.

Judith M. Brown
Administrative Officer

FREEHOLD TOWNSHIP Clerk's Office	✓	☐
Mayor/Twp. Comm.	✓	
Bus. Adm.	✓	
Asst. Adm.		
Twp. Attorney	✓	
Finance		
Engineer	✓	
Plan. Bd.		
Tax Assessor		
Tax Collector		
Code Admin.		
Police Chief		
Health Officer		
PIO		

December 10, 2007

cc: T. Thomas ✓

REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

ADOPTED: JUNE 7, 2012

Prepared by:

THOMAS A. THOMAS, P.P.

T. ANDREW THOMAS, P.P., A.I.C.P.

THOMAS PLANNING ASSOCIATES, L.L.C.
P.O. Box 363
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E-Mail: tomplan@verizon.net

REEXAMINATION REPORT
OF THE
MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map and Land Use and Development Regulations in accordance with the periodic reexamination requirements of the Municipal Land Use Law as contained in N.J.S.A. 40:55D-89. The Municipal Land Use Law provides that municipalities are to prepare and adopt a Reexamination Report at least once every ten years.

Freehold Township adopted it last Reexamination Report on December 6, 2007. Earlier Reexamination Reports were adopted by the Planning Board on July 21, 1982, July 7, 1988, July 20, 1994, August 7, 1997, June 18, 1998, February 17, 2000, December, 2001 and December 6, 2007.

Freehold Township regularly reviews its planning documents and has adopted amendments to its Master Plan and Land Use and Development Regulations on an as needed basis. The Township has also reviewed the remaining vacant land within the Township periodically through "build-out analyses" utilizing the Township Geographical Information System in conjunction with Township MODIV tax assessment data and the application of environmental constraints and regulatory controls imposed by the New Jersey Department of Environmental Protection, the Monmouth County Water Quality Management Agency and other agencies.

The Township Committee and Planning Board created a Master Plan Subcommittee in January 2007 to review and update the Master Plan, the Zoning Map and the Land Use and Development Regulations. The Master Plan Subcommittee includes members of the Township Planning Board and the Township Committee, the Planning Board and Township Attorneys, the Township Engineer, the Township Planner and the Construction Official. The Master Plan Subcommittee met periodically between January 2007 and September 2010 to review Master Plan and Zoning issues. They provided recommendations for revisions to several elements of the Master Plan in September 2010 including the Land Use Plan, Circulation Plan, Conservation Plan and Recycling Plan elements. The Planning Board reviewed and adopted the recommended amendments on November 4, 2010. An additional minor amendment to the Circulation Plan was adopted by the Planning Board on June 16, 2011 to include the proposed Nomoco Road and Georgia Road realignment.

Beginning in February 2012, the Master Plan Subcommittee met to review the Route 537 Corridor and the Route 9 Corridor. A review of the Route 537 Corridor was prompted by a request from the Monmouth County Planning Board and the New Jersey Department of Transportation to review the 2004 Western Monmouth County Route 537 Corridor Study through Freehold Township from the Freehold Borough border to Iron Bridge Road to provide recommendations for specific roadway widening; bridge replacement or widening and intersection and property entryway improvements along

Route 537 in conjunction with a potential Federal Highway Administration Demonstration Grant. The Subcommittee recommendations were included in a letter from the Township Planning Board to the Monmouth County Planning Board dated May April 24, 2012. The Township Planning Board will review the Master Plan and Zoning along the Route 537 Corridor when the proposed Corridor Improvement Plan is made available from the Monmouth County.

The primary purpose of this Reexamination Report is to provide a reexamination of the Township Master Plan, Zoning and Land Use Regulations for the Route 9 Corridor.

The Municipal Land Use Law requires that periodic Reexamination Reports address five major points in accordance with N.J.S.A.40:55D-89 listed and identified as A. - E. from the Municipal Land Use Law as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

Revising the Master Plan was identified as the major issue relating to land development at the time of the 2007 Reexamination Report. Several of the recommendations in the 2007 Reexamination were implemented with adoption of amendments to the Township Master Plan on November 4, 2010. The objectives from the 2007 report included the following. Where these objectives have been addressed, a notation is added in **bold.**

1. The Background Planning Studies Section of the Master Plan was recommended to be updated. The "Population" section of the Master Plan was recommended to be updated utilizing the 2000 Census and subsequent population and demographic data that have been published by the U.S. Census Bureau and the State of New Jersey.
2. The "Existing Land Use" section was recommended to be updated utilizing the Township Geographic Information System (GIS). **(Existing land uses along the Route 9 Corridor were mapped in 2009 and updated on May 11, 2012.)**
3. The "Natural Resources" section was recommended to be updated utilizing the Township GIS program and environmental data from the NJDEP and U.S. Department of Agriculture (soils data) in a GIS format. **(The Natural Resources section of the Master Plan was updated and adopted on November 11, 2011).**
4. The Land Use Plan Element was recommended to be updated to conform with changes in the Township Zoning Districts that have occurred since 1999, particularly changing the R-R Rural, 5 acre minimum lot area, to R-E Rural Environmental, 10 acre minimum lot area, in the southern portion of the Township consistent with the changes in zoning of this area beginning in 2000. Other changes in the Zoning Map since 2001 were recommended be incorporated into the Master Plan to reflect that these changes are consistent with the overall goals and objectives of the Planning Board and the Township Committee. **(The Land Use Element of the Master Plan was updated and adopted on November 11, 2011).**

5. The Housing Plan Element was recommended to be updated upon adoption of revised Round 3 Affordable Housing Rules by the New Jersey Council on Affordable Housing.
6. The Parks, Recreation, Conservation and Open Space Element was recommended to be updated to reflect the acquisition of open space and park land by the Township, Monmouth County and the State of New Jersey.
7. The Circulation Plan was recommended to be updated to reflect changes required due to environmental constraints and changes that have been constructed since the Plan was adopted showing proposed changes in June 1990. **(The Circulation Plan Element of the Master Plan was updated and adopted on November 11, 2011 and supplemented on June 16, 2011).**
8. It was recommended that a Historic Preservation Element be included in the Master Plan incorporating the Historic Preservation Ordinance standards and designated historic sites and buildings. It was recommended that portions of the current Master Plan section entitled "History" be incorporated into the new Historic Preservation section.
9. It was recommended that the statement of the "Relationship of the Master Plan to State, Regional and Adjacent Municipal Master Plans be updated to reflect changes in the State Development and Redevelopment Plan, Monmouth County Water Quality Management Plans, NJDEP regulations and mapping of freshwater wetlands and Category 1 Streams and changes that have occurred in adjacent municipal Master Plans and Zoning Districts.
10. No specific changes were recommended for the Township Zoning Districts or Zoning Regulations. It was recommended that the Township continue its continuing review of application submission requirements, fees and subdivision and site plan design requirements to maintain up-to-date regulations for guiding future development of the Township.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

In accordance with the recommendations made in the 2007 Reexamination Report and the on-going review of the Master Plan several amendments were adopted by the Planning Board on November 4, 2010. These included the Land Use Plan, Circulation Plan, Conservation Plan and Natural resources Plan. In addition, an updated Recycling Plan Elements was also adopted. An additional minor amendment to the Circulation Plan was adopted by the Planning Board on June 16, 2011 to include the proposed Nomoco Road and Georgia Road realignment by Monmouth County.

One of the on-going issues at the State level has been the ever changing affordable housing regulations and potential changes to the Council on Affordable Housing (COAH). On February 24, 2011 the New Jersey Appellate Court struck down the revised Round 3 COAH regulations in part. The Court determined that COAH had to prepare new regulations within 5 months. COAH was unable to meet that deadline and asked for an extension of time. During that same time period the New Jersey Legislature was

working on abolishing COAH and coming up with a new way of approaching affordable housing. Bill S-1/A-3447 was adopted by the Legislature and House on January 10, 2011 and the final Bill was forwarded to Governor Christie to be signed. He vetoed the proposed Bill on January 25, 2011 and the Legislature withdrew the Bill from consideration. On March 31, 2011 the New Jersey State Supreme Court agreed to revisit the affordable housing laws for the State. Currently, a portion of the Round 3 Rules and the Round 1 and 2 Rules remain in effect while COAH works on new regulations.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance has provided the Township with planning regulatory tools to address unforeseen changes in development patterns, new land uses and changes in the Municipal Land Use Law; a Federal and State planning and environmental laws; and the adoption and updating of land development policies and regulations by the Monmouth County Planning Board, the Monmouth County District Solid Waste Management Agency, the Monmouth County and Ocean County Water Quality Management Agencies, the New Jersey State Planning Commission, the Manasquan Watershed Management Group and other State and Federal regulatory agencies as they may affect the Township of Freehold.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

The assumptions, policies, and objectives forming the basis for the Master Plan and Land Use Ordinances with regard to the density and distribution of population and land uses have not changed significantly since the adoption of the Master Plan as last amended on June 16, 2011.

The Master Plan text and mapping continue to be reviewed and updated as needed to reflect changes in Zoning Districts, historic preservation, circulation plans and review of permitted uses.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

OVERALL MASTER PLAN

Specific recommended changes to the overall Master Plan are listed below:

1. The Background Planning Studies Section of the Master Plan is recommended to be updated. The "Population" section of the Master Plan is recommended to be updated utilizing the recently released and on-going release of the 2010 Census data published by the U.S. Census Bureau and the State of New Jersey.

2. The "Existing Land Use" section is recommended to be updated utilizing the Township Geographic Information System (GIS). Land uses were mapped utilizing the Township GIS Program along the Route 9 Corridor in May 2012. The remainder of the existing land uses should be mapped utilizing the Township GIS program through linkage with the Township MOD IV tax assessment records.

3. The Housing Plan Element is recommended to be updated upon adoption of revised Round 3 Affordable Housing Rules by the New Jersey Council on Affordable Housing, the New Jersey Department of Community Affairs, or a ruling by the New Jersey Supreme Court.

4. It is recommended that a Historic Preservation Element be included in the Master Plan incorporating the Historic Preservation Ordinance standards and designated historic sites and buildings. It is recommended that portions of the current Master Plan section entitled "History" can be incorporated into the new Historic Preservation section.

5. It is recommended that the statement of the "Relationship of the Master Plan to State, Regional and Adjacent Municipal Master Plans be updated to reflect changes in the State Development and Redevelopment Plan, Monmouth County Water Quality Management Plans, NJDEP regulations and mapping of freshwater wetlands and Category 1 Streams and changes that have occurred in adjacent municipal Master Plans and Zoning Districts.

6. Route 9 Corridor-Master Plan and Zoning Amendments. The Planning Board reviewed existing land uses along the entire Route 9 Corridor; reviewed approved preliminary and final site plans and reviewed the status of the approved site plans. The Board also reviewed recommendations from land owners in terms of alternative land uses and land development regulations within the various CMX and business zoning districts along the highway. It was found that several approved development sites have not been built due to the lack of demand for permitted uses, particularly office uses, or lack of demand due to limitations on impervious surface coverage and floor area ratios. The Board also reviewed vacant and underdeveloped properties to determine whether changes in permitted land uses and/or development regulations would provide opportunities for future economic development and resulting job creation. As a result the Planning Board recommends the following specific changes to: (a) Master Plan and Zoning District designations for the following properties identified by block and lot, and (b) changes in development regulations for maximum lot coverage (all buildings), maximum floor area ratio, maximum impervious surface coverage, and building height for designated zoning districts:

a. Master Plan and Zoning District Changes:

RECOMMENDED MASTER PLAN AND ZONING DISTRICT CHANGES							
	Tax Sheet	Block	Lot	Acres	Current Use	Current Zoning District	Recommended Zoning District
1.	9	4	44	19.07	Exec. Center	CMX-3B	CMX-3A
	9	4	46.03	5.02	VW-Mercedes		
2.	11	4	41	9.00	Vacant	CMX-3	CMX-3A
	11	4	42	3.70	Cable Co.		
	11	4	43	1.20	Residence		
	11	4	47	0.65	Vacant		
3.	11	4	1 & 2	0.40	Vacant	CMX-10	CMX-3A
	11	4	35	8.53	Park & Ride	CMX-10	CMX-3A
	11	4	35.01	0.46	Natural Gas	CMX-10	CMX-3A
	11	6	33	2.25	Brock Farms	CMX-10	CMX-3A
	11	6	34	8.43	Brock Farms	CMX-10	CMX-3A
	11	6	36	11.74	Brock Farms	CMX-10	CMX-3A
	11	6	37.01	5.34	Brock Farms	CMX-10	CMX-3A
4.	29	72	90	1.10	Sun Bank	CMX-3	CMX-3A
	29	72	90.02	0.85	Sunoco Gas	CMX-3	CMX-3A
	29	72	96	9.62	Vac.(Gordon)	CMX-3	CMX-3A
	30	72	97.01	0.45	Midas Muffler	CMX-3	CMX-3A
	29	72	97.02	1.82	Abby Carpet	CMX-3	CMX-3A
	30	72	98	0.33	Carvel	CMX-3	CMX-3A
5.	38	83	14	4.68	Residence	CMX-4	CMX-3

Block 71, Lot 8. An additional change in zoning is Block 71 Lot 8 located on southbound U.S. Route 9 north of C.R. 524 in the east central portion of the Township. Lot 8 contains 53.65 acres per Tax Maps 36 and 37 with approximately 1,572 feet of frontage on U.S. Route 9. This undeveloped parcel has been the subject of Mount Laurel litigation that began in 2009. As a result of a proposed settlement agreement this property will be rezoned to permit the development of a planned adult community (PAC) consisting of approximately 172 senior housing units at a maximum density of six dwelling units per acre on approximately 38 acres with development of commercial, office and service uses on approximately 15 acres fronting along Route 9. It is recommended that zoning regulations for this property include planted buffers along the perimeter of the site abutting single family residential. Access to the site should be limited to Route 9.

b. Land Development Regulations:

The Planning Board recommends that the following changes be made to the

development regulations for designated zones as follows:

(1) CMX-3 and CMX-3A:

- Maximum Lot Coverage: From 15 Percent to 20 percent
- Maximum Floor Area Ratio: From 0.15 to 0.20
- Maximum Impervious Surface Coverage: From 60 to 65 percent
- Minimum Buffer: From 50 feet to
  - 50 feet abutting a residential zone
  - 25 feet abutting a non-residential zone

(2) CMX-3A

- Maximum Building Height: From 25 to 40 feet

7. The Planning Board recommends that properties in major subdivisions that were reduced in lot area in accordance with the Variable Lot Option and Cluster Regulations be rezoned to reflect the developed lot areas. For example, in the R-60 Zone, where lots were reduced to the R-40 development standards, the lots that were modified would be rezoned to R-40. This change is recommended due to mortgage lending institutions that require letters from the Township verifying that a 40,000 square foot lot within an R-60 zone is, in fact, in conformance with the provisions of the R-60 Zone. Lending institutions require documentation for lots that appear to be non-conforming in the zoning district in which they are located.

8. It is recommended that the Township continue its periodic review of application submission requirements, fees and subdivision and site plan design requirements to maintain up-to-date regulations for guiding future development of the Township.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Planning Board has determined that no redevelopment plans are proposed as part of the Land Use Element of the Master Plan or to the Land use Regulations of the Township pursuant to the "Local Redevelopment and Housing Law”.

RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

REEXAMINATION REPORT
Of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

Mayor Ammiano moved the adoption of the following Resolution which was seconded by Mr. Salkin.

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Reexamination Report of The Master Plan and Land Use And Development Regulations, Township Of Freehold, Monmouth County, New Jersey" dated May 30, 2012 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultant, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. The prior Reexamination Report of the Freehold Township Master Plan and Development Regulations was undertaken in 2007 with the Planning Board having adopted the Report on December 6, 2007.

2. The Planning Board finds and recommends the Land Use Plan Element (text and map) and Zoning Map requires updating including several CMX districts along the Route 9 corridor due to the lack of demand for permitted uses, particularly office uses, or lack of demand due to limitations on impervious surface coverage and floor area ratios.

ROLL CALL:

YES: Mayor Ammiano; Mr. Salkin; Mr. Bazzurro; Mr. Gatto; Mr. Kash; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: -----

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

ABSTAINED: -----

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on June 7, 2012.

Secretary

ADDENDUM NO. 1
to the
JUNE 7, 2012
REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS
TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

ADOPTED: AUGUST 2, 2012

Prepared by:

THOMAS A. THOMAS, P.P.

T. ANDREW THOMAS, P.P., A.I.C.P.

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ADDENDUM NO. 1

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

August 2, 2012

This addendum to the Reexamination Report adopted on June 7, 2012 by the Freehold Township Planning Board includes with revisions to paragraph D of the Reexamination Report requirements in the Municipal Land Use Law at N.J.S.A. 40:55D-89.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

No revisions.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

No revisions.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

No revisions.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

<u>OVERALL MASTER PLAN</u>

Specific recommended changes to the overall Master Plan are listed below:

1 - 5. No changes.

6. Master Plan and Zoning District Changes:

The following changes are recommended to the Master Plan and Land Development Regulations as noted:

RECOMMENDED MASTER PLAN AND ZONING DISTRICT CHANGES							
Location	Tax Sheet	Block	Lot	Acres	Current Use	Current Master Plan Area and Zoning District	Recommended Master Plan Area and Zoning District
Kozloski and Thoreau	17 & 26	43.01	16.01	4.17+/-	Vacant	P-1	B-2
RECOMMENDED MASTER PLAN AREAS CHANGES							
Location	Tax Sheet	Block	Lot	Acres	Current Use	Current Land Use Designation	Recommended Land Use Designation
Route 9 at Silvermead	38	83	14	4.88	Residential	CMX-10	CMX-3

7 - 8. No revisions

9. It is recommended that the Scenic Roadway Corridor Map adopted by Ordinance 0-02-16 on May 21, 2002 and referenced in Section 190-160, SC Scenic Roadway Corridor Overlay Zone, be reviewed along major roadways within the Township in areas where development has occurred which makes it impractical to comply with the Scenic Roadway Corridor requirements.

10. It is recommended that the Township amend Article XIX, Conditional Use Permits, § 190-203 to add Planned Commercial Development as follows:

    Planned Commercial Development. Planned commercial development are permitted upon issuance of a conditional use permit, compliance with the following standards, and any other requirement deemed necessary by the Planning Board:

    A. Minimum lot area: four acres.

    B. Minimum frontage on a Minor Arterial Roadway: 350 feet

    C. Planted buffer adjacent to residential development: 50 feet.

D. Planted buffer adjacent to non-residential development: 25 feet.

E. Front setback: 75 feet.

F. Rear setback: 50 feet.

G. Side yard: 50 feet.

H. Minimum floor area per commercial use: 3,000 sq. ft.

11. It is recommended that Article XIII. Zone Regulations, § 190-144, Commercial Zone B-2, be amended to add Planned Commercial Development subject to a conditional use permit.

12. It is recommended that Article XII, General Zoning Provisions, §190-117 Prohibition of Uses, be amended to delete business related activities in residential dwellings.

13. It is recommended that Article XI, Zones and Schedule of Requirements, §190-101, Schedule of Area, Yard and Bulk Requirements, Schedule C, be amended to add note 13 to B-2 in the column titled "Zone" as follows: "B-2 [13]" and that Note 13 be revised to read: "13. Commercial development in the B-2 Zone located at Block 43.01 Lot 16.01 and in the LI-3 Zone shall be restricted to planned commercial development in accordance with § 190-203, Planned Commercial Development.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

No revisions.

RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

ADDENDUM NO. 1
REEXAMINATION REPORT
of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

Mr. Shortmeyer moved the adoption of the following Resolution which was seconded by Mayor Ammiano.

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Reexamination Report of The Master Plan and Land Use and Development Regulations, Township Of Freehold, Monmouth County, New Jersey" was adopted on June 7, 2012, and

WHEREAS, the Freehold Township Master Plan Committee has been studying the Township Master Plan and Land Use and Development Regulations on an area-by-area basis of the Township to determine recommended revisions to the Master Plan and Land Use Plan Map and to the Zoning Map including a meeting on June 26, 2012 to review the Kozloski Road and Halls Mill Road corridor area and other Master Plan and Zoning revisions; and

WHEREAS, the Freehold Township Planning Board has considered and concurs with the recommendations of the Master Plan Committee contained in Addendum No. 1 to the Reexamination Report adopted by the Planning Board on June 7, 2012 which amendment is dated July 24, 2012;

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. The Planning Board has reviewed the recommendation of the Master Plan Committee to revise the Master Plan and Zoning Regulations to provide for retail / service uses for Block 43.01, Lot 16.01 located at the corner of Kozloski and Thoreau and revise it from a P-1 to a B-2 designation in the Master Plan and Zoning Map;

2. The Planning Board has reviewed the recommendations of the Master Plan Committee to revise the Master Plan designation for Block 84, Lot 14 located on southbound Route 9 near the Silvermead Manufactured Housing entrance from CMX-10 to CMX-3; and

3. The Planning Board recommends that the Scenic Roadway Corridor Map adopted by Ordinance 0-02-16 on May 21, 2002 and referenced in the Section 190-160, SC Scenic Roadway Corridor Overlay Zone, be revised along major roadways within the Township where it is impractical to establish a continuous planted scenic corridor; and

4. It is recommended that the Township amend the B-2 Zone to add a Planned Commercial Development as a Conditional Use; and

5. It is recommended that Article XII, General Zoning Provisions, §190-117 Prohibition of Uses, be amended to delete business related activities in residential dwellings while retaining with home office uses.

BE IT FURTHER RESOLVED, that copies of this Resolution certified by the Secretary of the Planning Board to be a true copy of the Addendum No. 1 to the Reexamination Report adopted on August 2, 2012 by the Planning Board be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to Thomas A. Thomas of Thomas Planning Associates; to the Monmouth County Planning Board; and to the Municipal Clerks of the Borough of Freehold and to the Townships of Freehold, Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

YES: Mayor Ammiano; Mr. Salkin; Mr. Bazzurro; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Toto

NO:

ABSENT: Mr. Gatto; Mr. Kirk; Mr. Boutote

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on August 2, 2012.

Secretary

ADDENDUM NO. 2
to the
JUNE 7, 2012
REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

ADOPTED: SEPTEMBER 20, 2012

Prepared by:

THOMAS A. THOMAS, P.P.

T. ANDREW THOMAS, P.P., A.I.C.P.

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ADDENDUM NO. 2

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

Addendum No. 2 is the second addendum to the Reexamination Report adopted on June 7, 2012 by the Freehold Township Planning Board. Addendum No 1 was adopted by the Planning Board on August 2, 2012. This addendum includes revisions to paragraph D of the Reexamination Report requirements in the Municipal Land Use Law at N.J.S.A. 40:55D-89.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

No revisions.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

No revisions.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

No revisions.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

OVERALL MASTER PLAN

Specific recommended changes to the overall Master Plan are listed below:

1 - 5. No changes.

6. Master Plan and Zoning District Changes:

The following changes are recommended to the Master Plan and Land Development Regulations as noted and as shown on the attached map entitled "Proposed Master Plan and Zoning Amendments":

RECOMMENDED MASTER PLAN AND ZONING DISTRICT CHANGES

Location	Tax Sheet	Block	Lot	Acres	Current Use	Current Master Plan Area and Zoning District	Recommended Master Plan Area and Zoning District
Monmouth Road (Rt. 537)	44	101	13.02	0.98	Residential	R-80	B-2
Monmouth Road (Rt. 537)	44	101	14	0.26	Vacant	R-80	B-2
Monmouth Road (Rt. 537)	44	101	13 (portion)	+/- 1.7	Farm	R-80	B-2
Monmouth Road (Rt. 537)	44	91	21	0.2	Vacant/County	R-80	B-2
Monmouth Road (Rt. 537)	44	91	20	2.8	Farm	R-80	B-2
Monmouth Road (Rt. 537)	44, 43	91	20.01 (portion)	+/- 5.0	Farm	R-80	B-2
Monmouth Road (Rt. 537)	44, 43	91	20.01 (front portion south)	+/- 37.0	Farm	R-80	R-40
Monmouth Road (Rt. 537)	44, 43	91	20.01 (front portion north)	+-7.8	Farm	R-80	R-40
Monmouth Road (Rt. 537)	44, 43, 45	91	20.01 (rear portion)	+/- 28.0	Farm	R-E	R-40
Monmouth Road (Rt. 537)	43	91	18	2.6	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	16	4.25	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	15	5.3	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	14	0.5	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	13	2.0	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	12	2.0	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	10	0.9	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	9	0.4	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	8	0.6	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	7	1.1	Residential	R-80	R-40
Monmouth Road (Rt. 537)	43	91	7.01	14.6	Farm	R-80	R-40

The recommended Master Plan changes occur in the existing R-80 and R-E zones along Monmouth Road (Route 537) between the Holland Ridge development and the intersection with Siloam Road (County Road 527). The changes are recommended primarily due to an amendment to the Monmouth County Water Quality Management Plan in 2012 which included the area for future sanitary sewer service.

Specifically, it is recommended that an area encompassing approximately 11.0 acres located on both sides of the Monmouth Road and Siloam Road intersection be designated B-2 while the area of existing development along Monmouth Road including approximately 110 acres of the 118 acre Brock Farm property be designated R-40. It is also recommended the Brock Farm property be permitted to develop with a cluster option to include a minimum 30,000 square foot lots and that the resulting open space from the cluster provide for deed restricted open space or dedication to the Township due to the properties shape and large amount of freshwater wetlands.

7 - 13. No revisions

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

No revisions.

RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD RESOLUTION APPROVING ADDENDUM NO. 2 TO THE JUNE 7, 2012 REEXAMINATION REPORT OF THE MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years; and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described; and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations; and

WHEREAS, a report entitled "Addendum No. 2 to the June 7, 2012 Reexamination Report of The Master Plan and Land Use and Development Regulations, Township Of Freehold, Monmouth County, New Jersey" dated August 30, 2012 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultant, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. The prior Reexamination Report of the Freehold Township Master Plan and Development Regulations was adopted on June 7, 2012 and Addendum 1 was adopted on August 2, 2012.

2. The Planning Board finds and recommends the Land Use Plan Element (text and map) and Zoning Map requires updating as follows:

    a. An existing area designated R-80 and R-E located along Monmouth Road (Route 537) between the Holland Ridge development and the intersection with Siloam Road (County Road 527) be changed to R-40 in accordance with the recommended master plan and zoning district changes list of block and lots in the Reexamination Report.

    b. An area encompassing 11.0 acres located on both sides of the Monmouth Road and Siloam Road intersection be designated from R-80 to B-2 in

accordance with the recommended master plan and zoning district changes list of block and lots in the Reexamination Report.

3. The Planning Board hereby adopts the report entitled "Addendum No. 2 to the June 7, 2012 Reexamination Report of The Master Plan And Land Use And Development Regulations, Township of Freehold, Monmouth County, New Jersey" dated August 30, 2012 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultant, and attached to this Resolution.

BE IT FURTHER RESOLVED, that copies of this Resolution, certified by the Secretary of the Planning Board to be a true copy, together with the attached August 30, 2012 Reexamination Report Addendum No. 2 be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Municipal Clerks of the Borough of Freehold and Townships of Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

YES: Mayor Ammiano; Mr. Salkin; Mr. Gatto; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote

NO: - - - -

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

ABSTAINED: - - - -

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on September 20, 2012.

R Shortmeyer

Robert H. Shortmeyer
Secretary

ADDENDUM NO. 3
to the
JUNE 7, 2012
REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

Adopted: December 6, 2012

Prepared by:

THOMAS A. THOMAS, P.P.

T. ANDREW THOMAS, P.P., A.I.C.P.

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ADDENDUM NO. 3

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

Addendum No. 3 is the third addendum to the Reexamination Report adopted on June 7, 2012 by the Freehold Township Planning Board. Addendum No 1 was adopted by the Planning Board on August 2, 2012 and addendum No 2 was adopted on September 20, 2012. This addendum includes revisions to paragraph D of the Reexamination Report requirements in the Municipal Land Use Law at N.J.S.A. 40:55D-89.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

No revisions.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

No revisions.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

No revisions.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

OVERALL MASTER PLAN

Specific recommended changes to the overall Master Plan are listed below:

1 - 5. No changes.

6. Master Plan and Zoning District Changes:

The following changes are recommended to the Master Plan and Land Development Regulations as noted and as shown on the attached maps entitled "Proposed Master Plan and Zoning Amendments" dated November 6, 2012:

R-80 (Residential) to R-40 (Residential):

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
91	7, 7.01, 8, 9, 10, 12, 13, 14, 15, 16, 18, 23, 24, 26, 26.01, portion of 20.01 and a portion of 25	43, 44	82.5 ac.	Monmouth Road (CR 537) and Siloam Road (CR 527)

R-E (Residential) to R-40 (Residential):

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
91	22, 25.01, portion of 20.01, and portion of 25	43, 44	38.6 ac.	Monmouth Road (CR 537) and Siloam Road (CR 527)

R-80 (Residential) to B-2 (Business/Office):

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
91	20, 21 and a portion of 20.01	43, 44	8.9 ac.	East side of Siloam Road (CR 527) / Monmouth Road (CR 537) intersection
101	13.02, 14, 16, 17 and a portion of lot 13	44	11.0 ac.	West side of Monmouth Road (CR 537) / Siloam Road (CR 527) intersection

The recommended Master Plan changes occur in the existing R-80 and R-E zones along Monmouth Road (Route 537) between the Holland Ridge development and the intersection with Siloam Road (County Road 527). The changes are recommended primarily due to an amendment to the Monmouth County Water Quality Management Plan in 2012 which included the area for future sanitary sewer service.

Specifically, it is recommended that an area encompassing approximately 20 acres located on both sides of the Monmouth Road and Siloam Road intersection be designated B-2

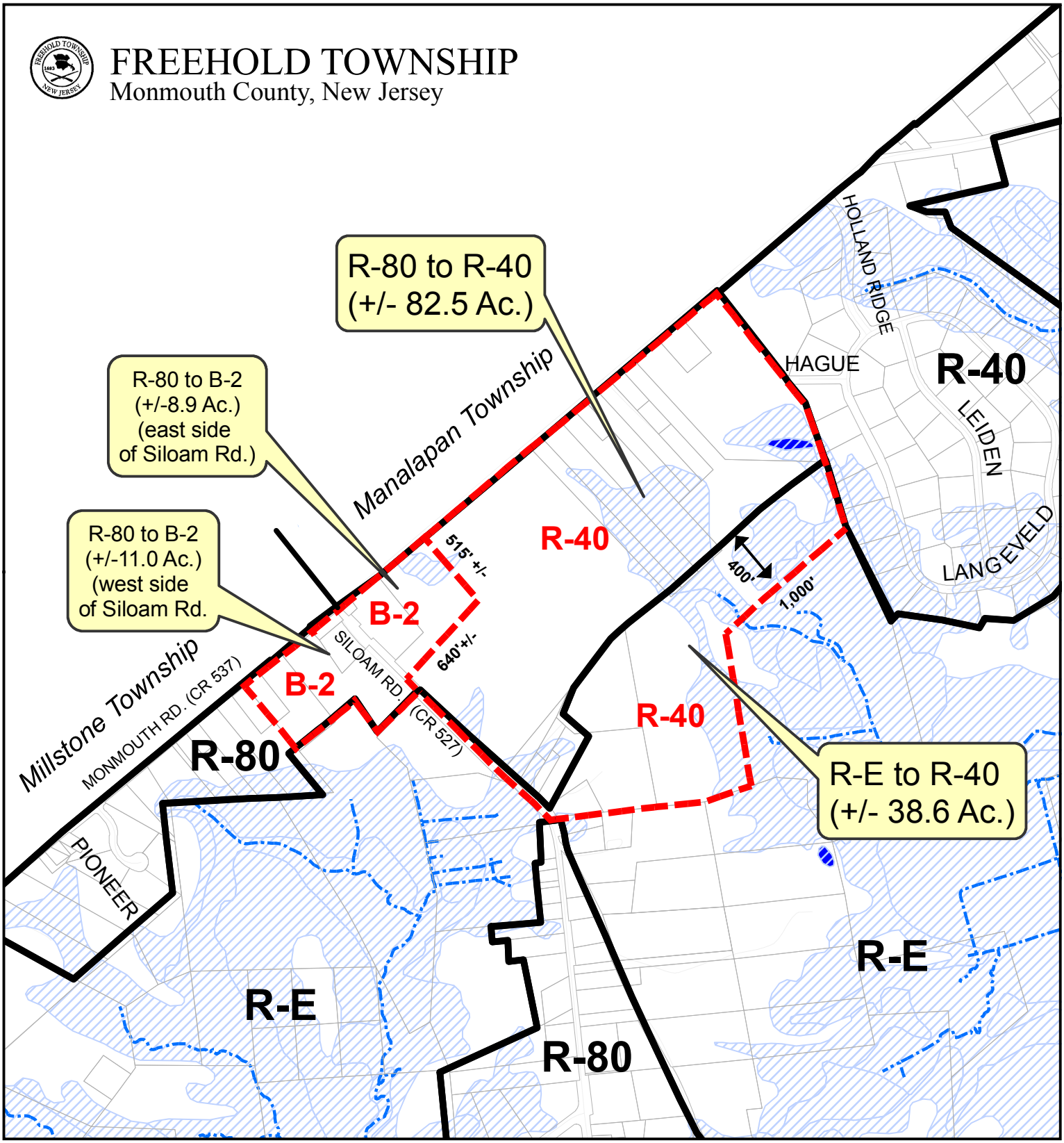
while the area of existing development comprised of approximately 121 acres along Monmouth Road including +/-82 acres of the 118 acre Brock Farm property be designated R-40. It is also recommended that the R-40 area be permitted to develop with a cluster option to include a minimum 30,000 square foot lots and that the resulting open space from the cluster provide for permanent open space through permanent conservation easements and/or dedication to Freehold Township or the County of Monmouth due to the properties shape and large amount of freshwater wetlands.

7 - 13. No revisions

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

No revisions.

FREEHOLD TOWNSHIP
Monmouth County, New Jersey



PROPOSED MASTER PLAN & ZONING MAP AMENDMENTS

Monmouth Road (C.R. 537) &
Siloam Road (C.R. 527)

Prepared: November 6, 2012

Amendment

Existing - Zoning/Master Plan

0 175 350 700 1,050 1,400 Feet

N W E S

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RESOLUTION
PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

REEXAMINATION REPORT
of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Addendum No. 3 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" Township Of Freehold, Monmouth County, New Jersey" dated November 27, 2012 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultant, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. The prior Reexamination Report of the Freehold Township Master Plan and Development Regulations was undertaken in 2007 with the Planning Board having adopted the Report on December 6, 2007.

2. Addendum No 1 to the December 6, 2007 Reexamination Report was adopted by the Planning Board on August 2, 2012 and addendum No 2 was adopted on September 20, 2012.

3. Addendum No. 3 to the June 7, 2012 Reexamination Report recommends specific Master Plan and Zoning changes to properties occurring in the existing R-80 and R-E zones along Monmouth Road (Route 537) between the Holland Ridge development and at the intersection with Siloam Road (County Road 527) which includes the Brock Farm property.

4. The Planning Board hereby adopts the report entitled "Addendum No. 3 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" dated November 27, 2012 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultant, and attached to this Resolution.

BE IT FURTHER RESOLVED, that copies of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Municipal Clerk's of the Borough of Freehold and Townships of Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

YES: Mayor Ammiano; Mr. Gatto; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk; Mr. Boutote; Mr. Toto

NO: - - - - -

ABSENT: Mr. Salkin; Mr. Bazzurro; Mrs. Howley

ABSTAINED: - - - - -

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on December 6, 2012.

Secretary

ADDENDUM NO. 4
to the
JUNE 7, 2012
REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

Adopted: April 4, 2013

Prepared by:

THOMAS A. THOMAS, P.P.

T. ANDREW THOMAS, P.P., A.I.C.P.

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ADDENDUM NO. 4

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

Addendum No. 4 is the fourth addendum to the Reexamination Report adopted on June 7, 2012 by the Freehold Township Planning Board. Addendum No 1 was adopted by the Planning Board on August 2, 2012, No 2 was adopted on September 20, 2012 and Addendum No 3 was adopted on December 6, 2012.

This addendum includes revisions to paragraph D of the Reexamination Report requirements in the Municipal Land Use Law at N.J.S.A. 40:55D-89.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

No revisions.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

No revisions.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

No revisions.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

OVERALL MASTER PLAN

Specific revisions that are recommended to the overall Master Plan are listed below:

1 - 5. No changes.

6. Master Plan and Zoning District Revisions:

Block 71 Lot 8 is located on southbound U.S. Route 9 north of C.R. 524 in the east central portion of the Township. Lot 8 contains a total of 52.95 acres[1] and is located on Tax Maps 36 and 37. The lot is undeveloped and has approximately 1,572 feet of frontage on U.S. Route 9. It has been the subject of Mount Laurel litigation that began in 2009 (Land Bank-Freehold, Inc. v. the Township of Freehold Docket No.: MON-L-6026-08 of the Superior Court of New Jersey Law Division: Monmouth County). In January 2013 a proposed settlement agreement was agreed to by both parties. As a result of the settlement agreement this property will be rezoned to permit the development of a planned adult community (PAC) consisting of approximately 172 senior housing units at a maximum density of six dwelling units per acre on 33.65 acres. Development of commercial, office and service uses will be permitted on the 19.3 acres fronting along Route 9 and will be rezoned CMX-3.

A Master Plan revision for Block 71, Lot 8 was adopted on August 2, 2012 to include PAC-3 Planned Adult Community on the rear portion of the property and CMX-10 along the front portion of the property. The settlement agreement revises the configuration of the PAC-3 zone and changes the front portion of the property to a CMX-3 zone.

Based upon the settlement agreement the following revisions are recommended to the Master Plan and Land Use Regulations as noted and as shown on the attached map entitled "Zoning Amendment" dated January 4, 2013.

MASTER PLAN REVISION

The Land Use Plan element of the Master Plan should include the following revisions as noted:

Deletions are shown as ~~strikeouts~~ and additions are shown as underlines

(PAC-3) – Planned Adult Community

A Planned Adult Community is located on Block 71, Lot 8 located on southbound U.S. Route 9 north of C.R. 524 in the east central portion of the Township. Lot 8 contains a total of ~~53.65~~ 52.95 acres. The rear portion of the lot consisting of approximately ~~38~~ 33.65 acres is designated PAC-3. This undeveloped parcel has been the subject of Mount Laurel litigation that began in 2009. As a result of a proposed settlement agreement the rear portion of the property will permit the development of a planned adult community at a maximum density of six dwelling units per acre. The remaining portion of the lot

[1] Total acreage of 52.95 acres for Block 71, lot 8 based upon survey map prepared by Adam K. Bendinsky, P.L.S. entitled "Zoning Exhibit Map" prepared by Maser Consulting dated 1/2/13.

consists of approximately ~~15~~ 19.3 acres and fronts along Route 9 and is designated for the development of commercial, office and service uses.

ZONING REVISION

It is recommended that a PAC-3 Planned Adult Community Zone be established in Article XIII, Zone Regulations in the Freehold Township Land Use Regulations in accordance with a Settlement Agreement in the matter of Land Bank-Freehold, Inc. v. the Township of Freehold Docket No.: MON-L-6026-08 of the Superior Court of New Jersey Law Division: Monmouth County.

It is recommended that the PAC-3 Zone permit only age-restricted housing units consisting of single-family detached, duplex, attached single family and multi-family attached housing units and community amenities subject to certain standards and requirements.

The following revisions to the zoning map are recommended in accordance with Settlement Agreement and attached map entitled "Zoning Amendment" dated January 4, 2013:

CMX-10 to PAC-3:

Block	Lot	Tax Sheet	Acreage	Location
71	8 (portion)	36, 37	33.65	Route 9

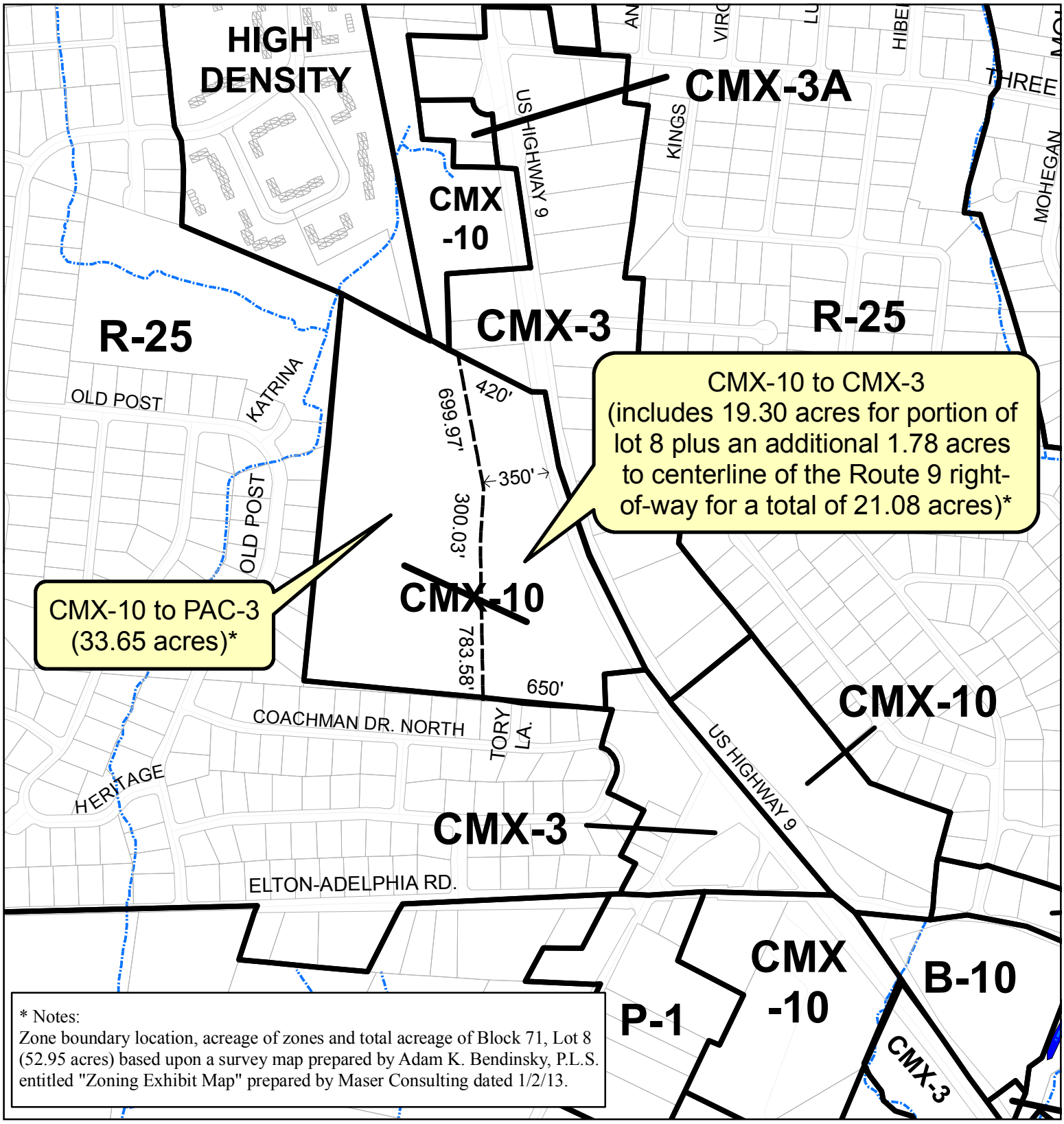
CMX-10 to CMX-3:

Block	Lot	Tax Sheet	Acreage	Location
71	8 (portion)	36, 37	Includes 19.30 acres for portion of lot 8 plus an additional 1.78 acres to centerline of the Route 9 ROW for a total of 21.08 acres	Route 9

7 - 13. No revisions

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

No revisions.



ZONING AMENDMENT
Land Bank Site
Block 71, Lot 8
Route 9

Freehold Township

Prepared: January 4, 2013

CMX-10 to PAC-3

Proposed Zoning Line

Existing Zoning

Existing Zoning: Freehold Township Zone Map O-12-18 adopted 8/28/12

0 150 300 600 900 1,200 Feet

N W E S

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RESOLUTION
PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

REEXAMINATION REPORT
of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

Mr. Ammiano moved the adoption of the following Resolution which was seconded by Mr. Kash.

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Addendum No. 4 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" Township Of Freehold, Monmouth County, New Jersey" dated November 27, 2012 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultants, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. A Reexamination Report of the Freehold Township Master Plan and Development Regulations was adopted by the Planning Board on June 7, 2012.

2. Addendum No 1 to the December 6, 2007 Reexamination Report was adopted by the Planning Board on August 2, 2012; addendum No 2 was adopted on September 20, 2012 and Addendum 3 was adopted on December 6, 2012.

3. Addendum No. 4 to the June 7, 2012 Reexamination Report recommends changes in the Master Plan and Zoning Map based upon a final Settlement Agreement in the matter of 2009 Land Bank-Freehold, Inc. v. the Township of Freehold Docket No.:

MON-L-6026-08 of the Superior Court of New Jersey Law Division: Monmouth County.

4. The Planning Board hereby adopts the report entitled "Addendum No. 4 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" dated March 13, 2013 prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.I.C.P., Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultants, and attached to this Resolution.

BE IT FURTHER RESOLVED, that copies of this Resolution, certified by the Secretary of the Planning Board to be a true copy, be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Municipal Clerk's of the Borough of Freehold and Townships of Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

YES: Mayor McMorrow; Mr. Ammiano; Mr. Bazzurro; Mr. Gatto; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Kirk; Mr. Boutote

NO: - - - -

ABSENT: Mr. Bruno

ABSTAINED: - - - -

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on April 4, 2013.

Robert Shortmeyer, Secretary

ADDENDUM NO. 5
to the
JUNE 7, 2012
REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

Adopted: May 2, 2013

Prepared by:

THOMAS A. THOMAS, P.P.

T. ANDREW THOMAS, P.P., A.I.C.P.

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ADDENDUM NO. 5

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

Addendum No. 5 is the fifth addendum to the Reexamination Report adopted on June 7, 2012 by the Freehold Township Planning Board. Addendum No 1 was adopted by the Planning Board on August 2, 2012, No 2 was adopted on September 20, 2012, Addendum No 3 was adopted on December 6, 2012 and Addendum No 4 was adopted on April 4, 2013.

This addendum includes revisions to paragraph D of the Reexamination Report requirements in the Municipal Land Use Law at N.J.S.A. 40:55D-89.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

No revisions.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

No revisions.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

No revisions.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

OVERALL MASTER PLAN

Specific revisions that are recommended to the overall Master Plan are listed below:

1 - 5. No changes.

6. Master Plan and Zoning District Revisions:

MASTER PLAN REVISION

The Land Use Plan element of the Master Plan should include the following revisions as noted:

Deletions are shown as ~~strikeouts~~ and additions are shown as underlines

Another B-2 area is located at the intersection of West Main Street and Redwood Lane consisting of Block 85.12, Lots 22, 23 and 24 west of Redwood Lane and Block 85.11, Lot 17 east of Redwood Lane.

ZONING REVISION

It is recommended that Section 190-99, Zoning Map be revised to include the above-referenced Master Plan revision as follows:

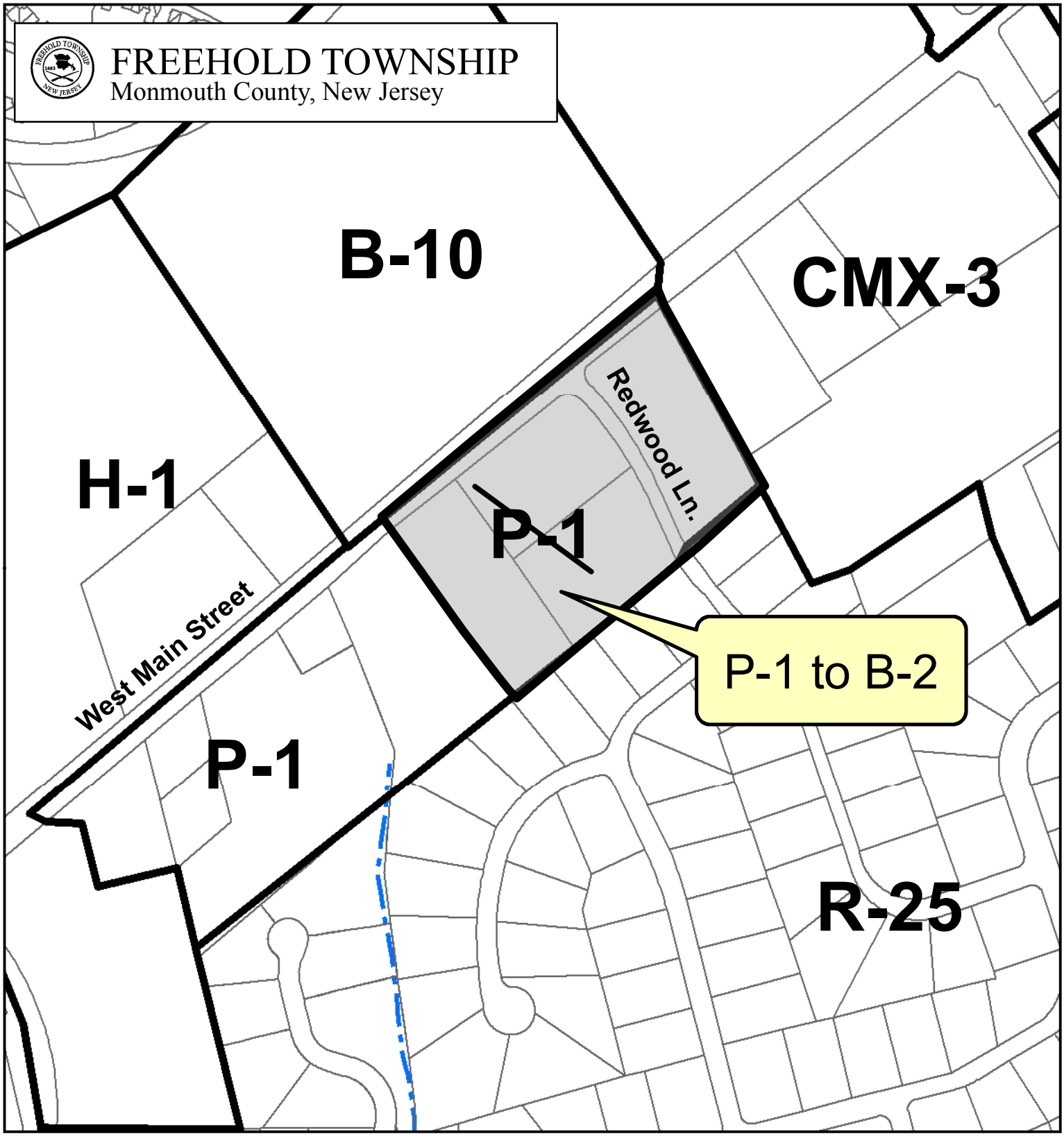
P-1 (Professional Office) to B-2 (Service/Supply):

Block	Lots	Tax Sheet	Approximate Acreage	Location
85.12	22, 23, 24	31	6.33 ac.	West Main Street and Redwood Lane
85.11	17	31	2.62 ac.	West Main Street and Redwood Lane

7 - 13. No revisions

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

No revisions.



MASTER PLAN AMENDMENT
P-1 Professional Office to B-2 Service/Supply

Block 85.12, Lots 22-24
Block 85.11 Lot 17

Prepared: April 17, 2013

Existing Zoning

0 100 200 400 600 800 Feet

N W E S

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RESOLUTION
PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

REEXAMINATION REPORT
of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

Mr. Shortmeyer moved the adoption of the following Resolution which was

seconded by Mr. Ammiano.

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Addendum No. 5 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" Township Of Freehold, Monmouth County, New Jersey" dated April 18, 2013 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P. Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultants, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. A Reexamination Report of the Freehold Township Master Plan and Development Regulations was adopted by the Planning Board on June 7, 2012.

2. Addendum No 1 to the December 6, 2007 Reexamination Report was adopted by the Planning Board on August 2, 2012; addendum No 2 was adopted on September 20, 2012, Addendum 3 was adopted on December 6, 2012, and Addendum 4 was adopted April 4, 2013.

3. Addendum No. 5 to the June 7, 2012 Reexamination Report recommends changes in the Master Plan and Zoning Map to include revisions to Block 85.12, lots 22 through

24 and Block 85.12, lot 17 located at the intersection of West Main Street and Redwood Lane to be revised from P-1 Professional Office to B-2 Service and Supply.

4. The Planning Board hereby adopts the report entitled "Addendum No. 5 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" dated April 18, 2013 prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.I.C.P., Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultants, and attached to this Resolution.

BE IT FURTHER RESOLVED, that copies of this Resolution, certified by the Secretary of the Planning Board to be a true copy, be forwarded to the Township Committee, the Board of Adjustment, the Township Clerk, the Environmental Commission and the Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Municipal Clerk's of the Borough of Freehold and Townships of Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

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

NO: - - - -

ABSENT: Mr. Bazzurro; Mrs. Howley

ABSTAINED: - - - -

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on May 2, 2013.

Robert Shortmeyer, Secretary

ADDENDUM NO. 6
to the
JUNE 7, 2012
REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

Adopted: September 19, 2013

Prepared by:

THOMAS A. THOMAS, P.P.

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ADDENDUM NO. 6

REEXAMINATION REPORT

OF THE

MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

Addendum No. 6 is the sixth addendum to the Reexamination Report adopted on June 7, 2012 by the Freehold Township Planning Board. The addendums were adopted by the Planning Board on the following dates:

- Addendum No 1 was adopted August 2, 2012,
- Addendum No 2 was adopted September 20, 2012,
- Addendum No 3 was adopted December 6, 2012
- Addendum No 4 was adopted April 4, 2013
- Addendum No. 5 was adopted May 2, 2013

This addendum includes revisions to paragraph D of the Reexamination Report requirements in the Municipal Land Use Law at N.J.S.A. 40:55D-89.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT.

No revisions.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 2007.

No revisions.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

No revisions.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

OVERALL MASTER PLAN

Specific revisions that are recommended to the overall Master Plan are listed below:

1 - 5. No changes.

6. Master Plan and Zoning District Revisions:

MASTER PLAN REVISIONS

1. Elimination of P-2 Professional Office Area

Page 7-13 (Adopted: November 4, 2010 and last amended August 2, 2012) of the Land Use Plan element of the Master Plan should include the following revisions as noted to remove both P-2 Professional Office zones located on West Main Street and South Street and change them both to a P-1 Professional Office district:

Deletions are shown as ~~strikeouts~~ and additions are underlined.

(P-1) - Professional Office

The P-1 Professional Office development areas are intended to be designed, constructed and operated in such a manner as to create the least possible disruption to and impact on adjacent residential properties. The Master Plan provides for ~~five (5)~~ seven (7) such areas. The largest is designated along Route 537 to buffer R-25 residential development in the Woodcrest and Green Tree developments from the H-1 Hospital Zone district and traffic along CR 537.

The second area is located on CR 537 across the street from the Hospital Zone District. This is an extension of the larger P-1 area located to the south on CR 537.

The third P-1 professional office area which has been designated is located north of Schanck Road in the vicinity of Dover Place and Sussex Place.

The fourth area is along Jackson Mill Road at Elton Adelphia Road. This area is a transition area from the U.S. Route 9 Corridor development and Township Department of Public Works with residential development south on Jackson Mill Road.

The fifth area is a small area in east central Freehold Township along CR 524. This area is designed to buffer residential development in Juniper Farms from highway

business development along U.S. Route 9 and CR 524. This professional office area provides for small lots and transition type uses.

The sixth area is located along West Main Street between the intersection of Wemrock Road and Stillwells Corner Road and Castranova Way.

The seventh area is located on along South Street just south of Freehold Borough.

~~**(P-2) - Professional Office**~~

~~A P-2 Professional Office land use category was created in 1988 to reflect the small scale lots which support small office uses along South Street and along CR 537 in West Freehold. Both of these areas were originally residential areas which have been converted to professional office uses.~~

2. RC (Recreational Campground) to R-E (Rural Environmental - 10 Acres):

A second Master Plan revision eliminates the RC Recreational Campground designation located on Georgia Road known as the Pine Cone Resort and Campground. This site will be revised to an R-E designation. This pre-existing use would be permitted as a campground, however, if the campground use is discontinued, the site is recommended to convert to the Rural Environmental land uses designation.

Block	Lot	Tax Sheets	Acreage	Location
105	53.01	63 and 64	26.15 Ac.	Georgia Rd.

Page 7-11.1 (Adopted: November 4, 2010 and last amended May 2, 2013) of the Land Use Plan element of the Master Plan should include the following revisions as follows:

(VC) -Village Center

A Village Center area is designated on the Master Plan on Route 537 south of the N.J. Route 33 By-Pass. The Village Center provides for a planned commercial and office center in accordance with an overall "village" architectural theme. The Village Center conforms to a settlement agreement in the late 1990's for the overall "village" architectural design and site layout.

The Village Center, now known as "Freehold Market Place", includes a 149,551 square foot Walmart Store, which was opened on March 8, 2006, a Sam's Club, restaurants and banks.

(RC) - Recreational Campground

~~Recreational campgrounds are located on three.~~ Two properties in the Township are designated as RC-Recreational Campground; the 13.32 acre YMCA complex on East Freehold Road west of Marlboro Road (N.J. 79), and the ~~13.86~~ 20.34 acre Rolling Hills Day Camp on Dittmar Road west of Robertsville Road along a branch of the Topanemus Brook. ~~and the 26.15 acre Pine Cone Resort and Campground on Georgia Road east of Jackson Mills Road. The Pine Cone Resort has 125 campsites for tents and RVs as well as small cabins.~~ Permitted uses in the Recreation Campground RC areas include buildings and recreational areas and facilities including clubhouses, parks, playgrounds, swimming pools, tennis, basketball and handball courts and other such activities, but not to include carnival-type activities.

A third site, the 26.15 acre Pine Cone Resort and Campground located on Georgia Road, is designated R-E. It is recommended that campgrounds be regulated as a Conditional Use within the R-E Rural Environmental Zone with a minimum site area of 25 acres and an impervious surface coverage not to exceed five (5) percent.

3. Recreational Campground (RC) Expansion:

The Rolling Hills Day Camp lot is expanded to include all of lot 4.01 in Block 16. The expansion area includes the western +/- 5.8 acre portion of the lot at Rolling Hills Court currently designated R-60 Residential.

Block	Lot	Tax Sheet	Acreage	Location
16	4.01	3	+/-5.8 Ac. Expansion (20.34 Ac. total lot)	Rolling Hills Ct.

ZONING REVISION

It is recommended that Section 190-99, Zoning Map be revised to include the above-referenced Master Plan revisions and four (4) additional zoning revisions to be consistent with Land Use Plan designations as follows:

From P-2 Professional Office – 25,000 S.F. to P-1 Professional Office – 2 Acres:

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
69	16, 37, 37.01, 37.02, 38, 39, 40, 41, 42, 43, 44, 45, 46.01, 46.02, 47	23	+/-8.5 Ac.	West Main Street and Wemrock Road

69.05	35.03	23	1.57 Ac.	West Main Street and Castranova Way
70	21 (portion) 22,23,24,27	23, 31	10.3 Ac.	West Main Street and Stillwells Corner Road

From P-2 Professional Office – 25,000 S.F. to P-1 Professional Office – 2 Acres:

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
50	29.01 (portion)	24	+/-0.30	South Street
52	1, 2, 3	24	+/- 0.85	South Street
53	1, 2, 2.01, 3, 4	24	+/- 0.85	South Street
56	6, 7, 8	24	+/- 0.85	South Street
57	5, 6.01	24	+/- 0.85	South Street

From R-60 Residential to RC – Recreational Campground:

Block	Lot	Tax Sheet	Approximate Acreage	Location
16	4.01	3	+/-5.8 Ac. Expansion (20.34 Ac. total lot)	Rolling Hills Ct.

Area 1 - From M-1 (Industrial 5 Acres) to LI-3 (Light Industrial 3 Acres):

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
79	4, 6, 6.01, 7	28 and 33.01	+/- 28 Ac.	Halls Mill Road

Area 2 - From M-1 (Industrial 5 Acres) to LI-3 (Light Industrial 3 Acres):

Block	Lot(s)	Tax Sheet	Approximate Acreage	Location
49	10,12,12.01, 13, 18 17 (portion)	25, 26	+/- 76.0 Ac.	Rt. 33 / Halls Mill Road

Area 3 - From M-1 (Industrial 5 Acres) to LI-3 (Light Industrial 3 Acres):

Block	Lot(s)	Tax Sheet	Acreage	Location
45	1,2,3	27	15.2 Ac.	Crow Hill Road
44	4,5,6,7,8,9,10	26,27	79.5 Ac.	Asbury Avenue / Route 33 / Crow Hill Road
42	27.01,26.01, 26.011,26.012, 26.0127, 26.0128, 26.0121, 26.0122, 26.0123, 26.0124, 26.0126, 26.0125	16,17,26,27	44.2 Ac.	Asbury Avenue / Commerce Drive

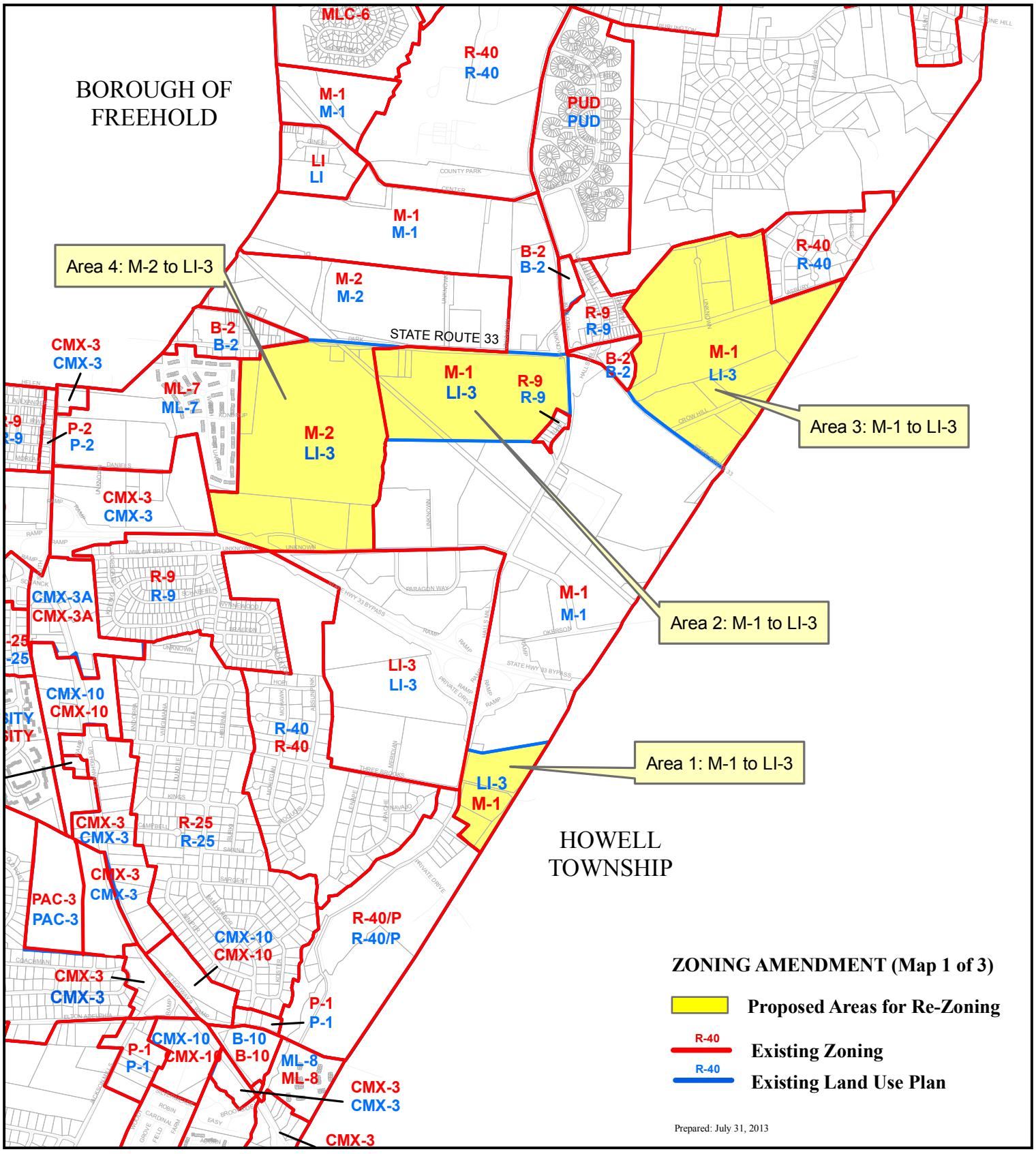
Area 4 - From M-2 (Industrial 2 Acres) to LI-3 (Light Industrial 3 Acres):

Block	Lot(s)	Tax Sheet	Acreage	Location
49	19,20,21,25	25	110.0 Ac.	Rt. 33 and Daniels Way
49	14,15,16, 17(portion)	25	+/-2.5 Ac.	Rt. 33
49	44,45	25	29.9 Ac.	Rt. 33 and Daniels Way
49	46.01(portion)	25	+/- 5.0 Ac.	Willow Brook Road
72.13	4,5	25,29	2.36 Ac.	Willow Brook Road/Rt. 33

7 - 13. No revisions

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," PL. 1992, c.79 (C.40A:12A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

No revisions.



FREEHOLD TOWNSHIP

Monmouth County, New Jersey

0 400 800 1,600 2,400 3,200 Feet

N W E S

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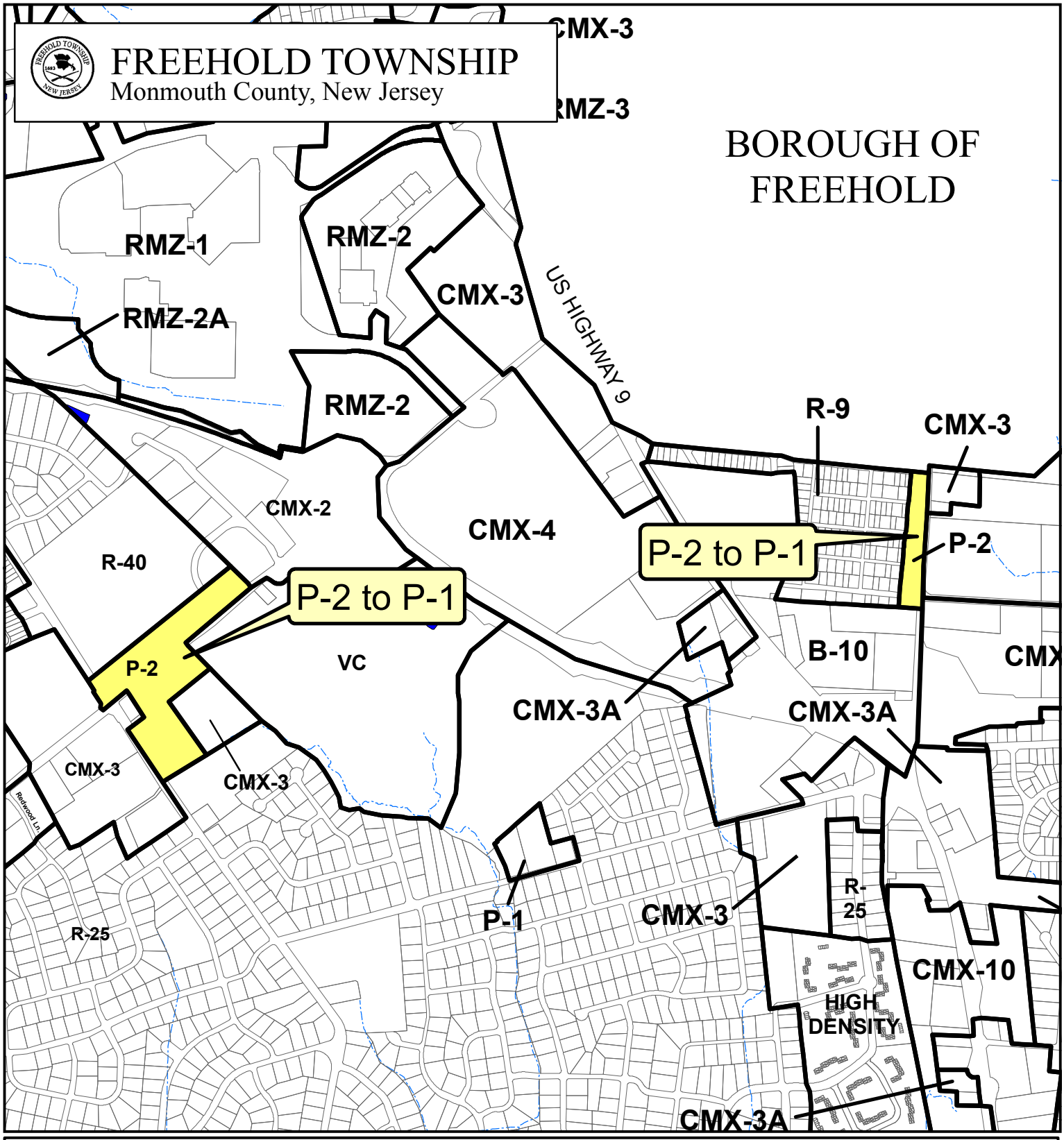

Zoning Amendment (Map 2 of 3)
P-2 Professional Office to
P-1 Professional Office

Prepared: July 31, 2013

P-2 Zone to P-1 Zone

Existing Zoning

0 405 810 1,620 2,430 3,240 Feet

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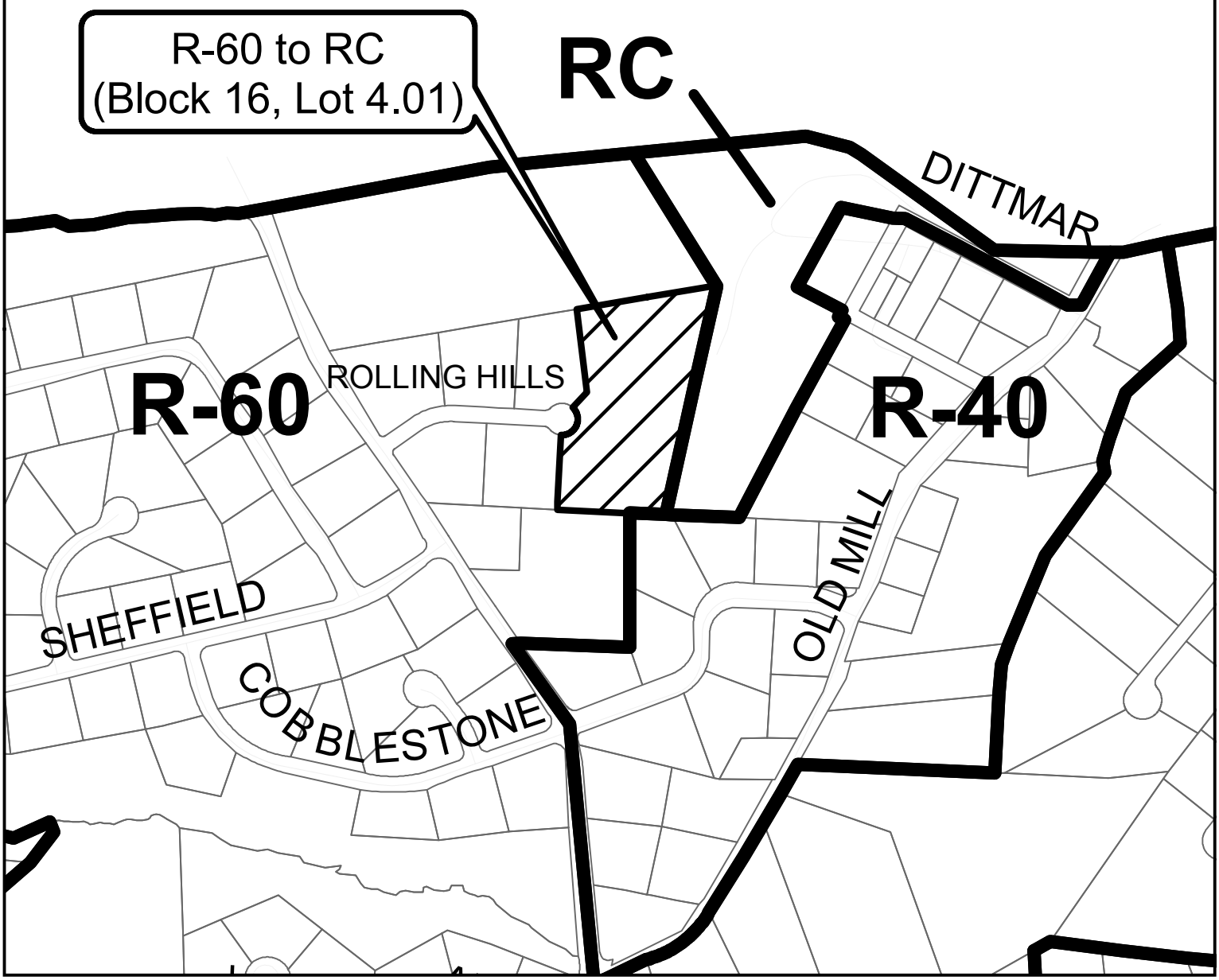
FREEHOLD TOWNSHIP
Monmouth County, New Jersey



Zoning Amendment (Map 3 of 3)
R-60 Residential to
RC Recreational Campground
Block 16, Lot 4.01

Prepared: July 31, 2013

Existing Land Use Plan Areas

Land Use Plan Amendment

0 150 300 600 900 1,200 Feet

N W E S

Source: Freehold Township Zone Map - amended through Ord. O-12-18 adopted- 8/28/12

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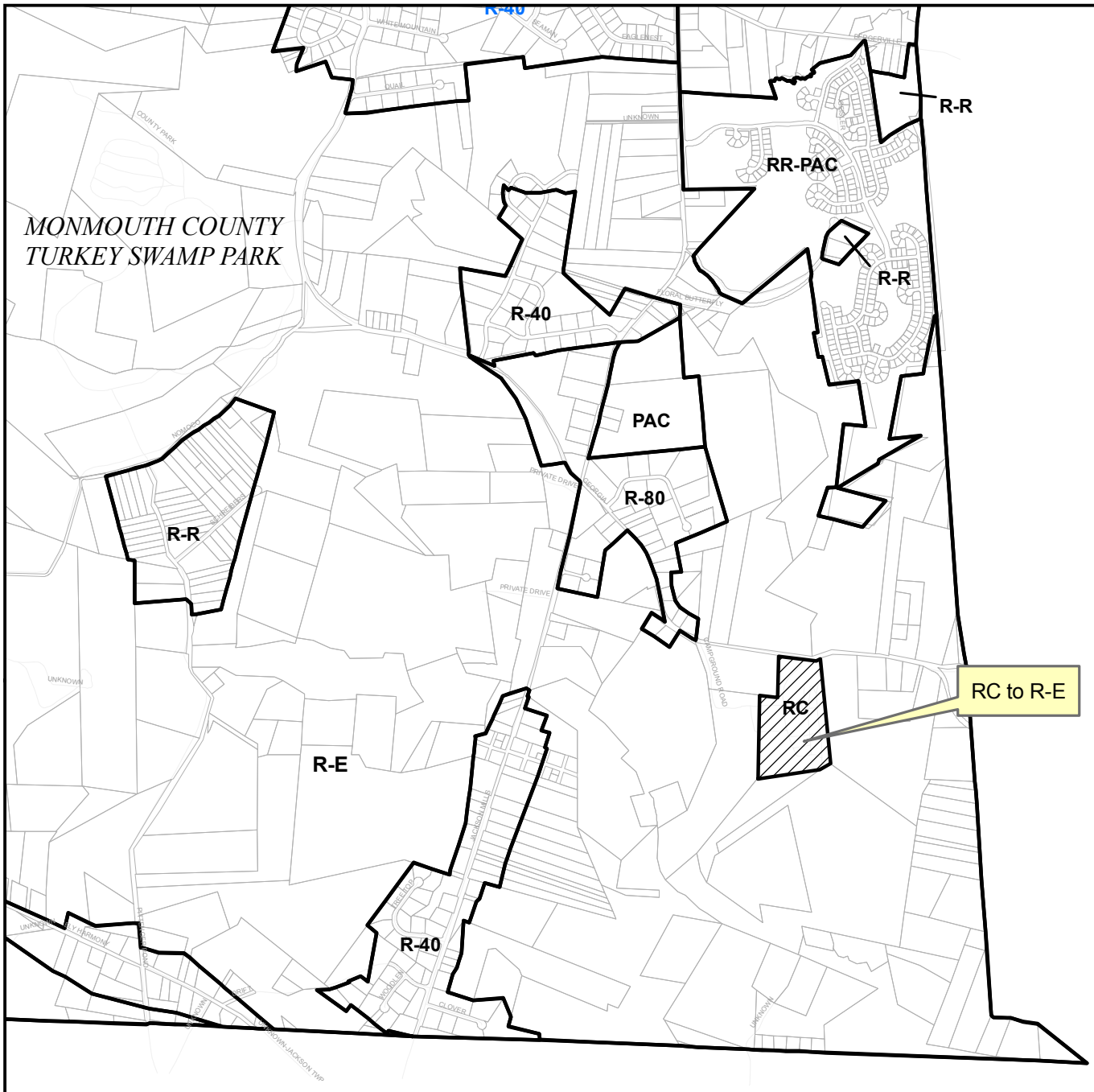

Land Use Plan Amendment - Master Plan (Map 1 of 3)

Land Use Plan Amendment (RC to R-E)

R-40 Existing Land Use Plan

Prepared: August 19, 2013

FREEHOLD TOWNSHIP
Monmouth County, New Jersey

0 400 800 1,600 2,400 3,200 Feet

N W E S

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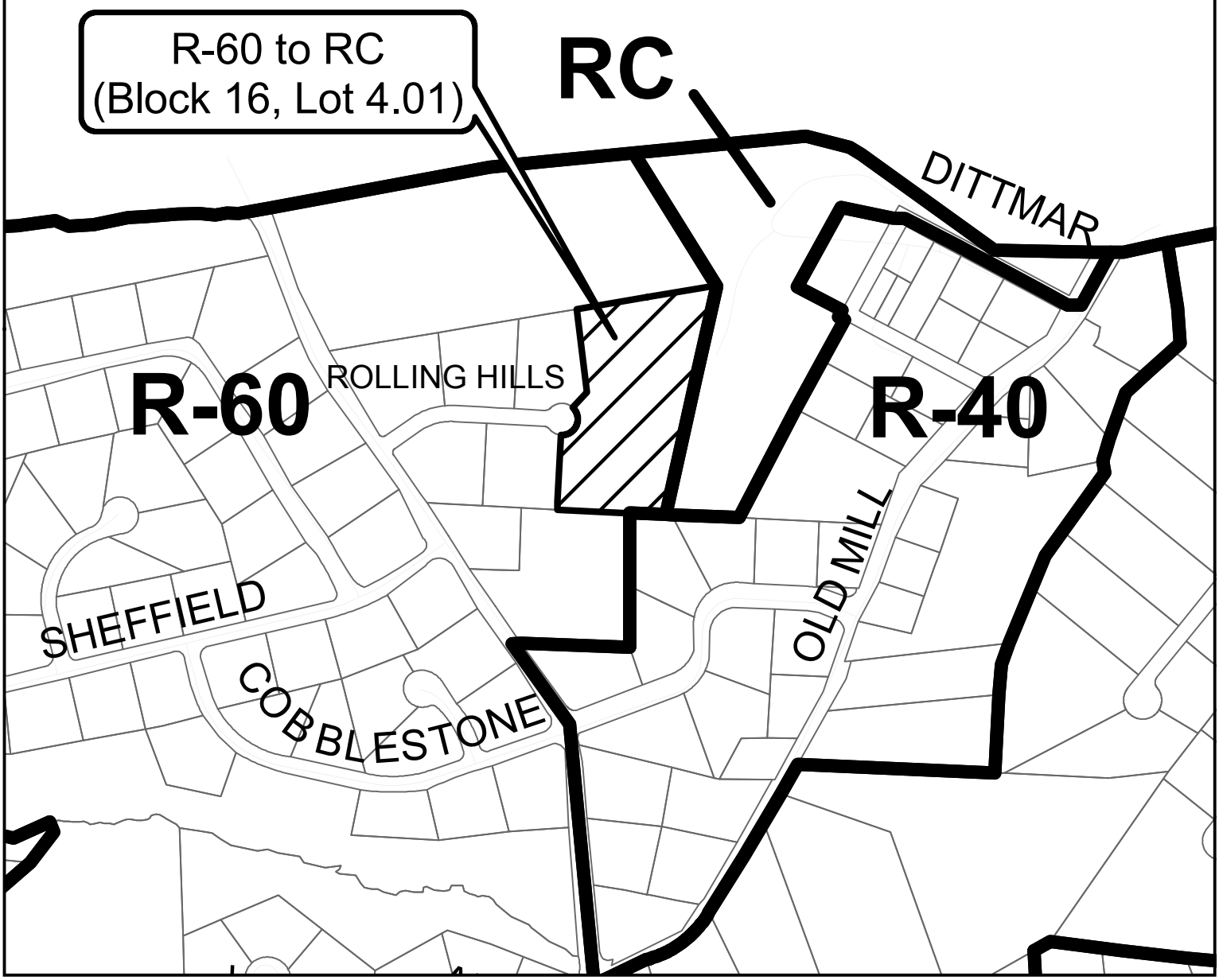

Land Use Plan Amendment (Map 2 of 3)
R-60 Residential to
RC Recreational Campground
Block 16, Lot 4.01

Prepared: August 19, 2013

Existing Land Use Plan Areas

Land Use Plan Amendment

0 150 300 600 900 1,200 Feet

N W E S

Source: Freehold Township Zone Map - amended through Ord. O-12-18 adopted- 8/28/12

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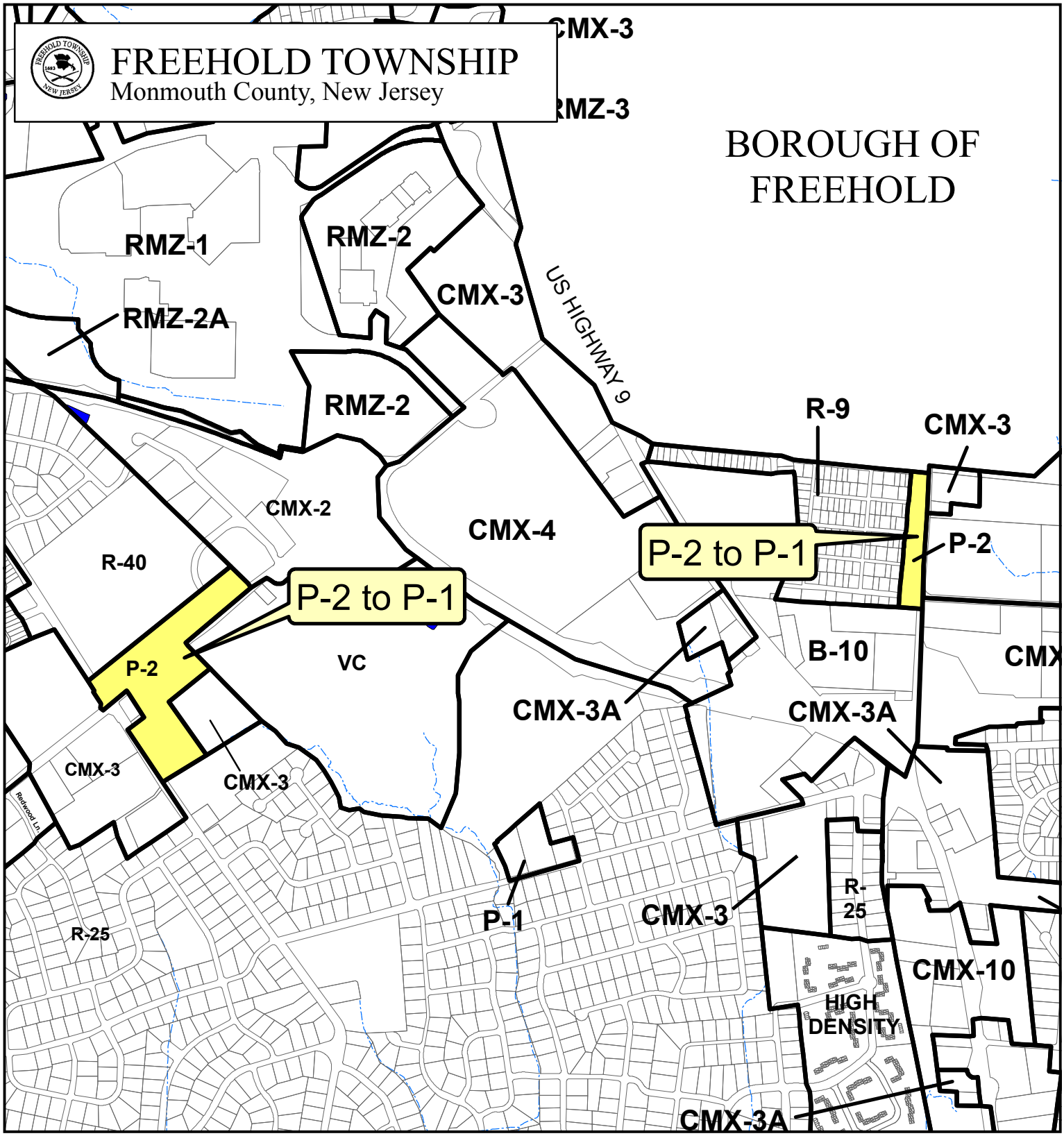

Land Use Plan Amendment-
Master Plan (Map 3 of 3)
P-2 Professional Office to
P-1 Professional Office

Prepared: August 19, 2013

P-2 Zone to P-1 Land Use Plan Amendment

Existing Land Use Plan Areas

0 400 800 1,600 2,400 3,200 Feet

N W E S

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RESOLUTION
PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

REEXAMINATION REPORT
of the
MASTER PLAN and LAND USE and DEVELOPMENT REGULATIONS

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years, and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described, and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations, and

WHEREAS, a report entitled "Addendum No. 6 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" Township of Freehold, Monmouth County, New Jersey" dated July 31, 2013 was prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.IC.P., Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultants, and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. A Reexamination Report of the Freehold Township Master Plan and Development Regulations was adopted by the Planning Board on June 7, 2012.

2. Addendum No 1 to the December 6, 2007 Reexamination Report was adopted by the Planning Board on August 2, 2012; addendum No 2 was adopted on September 20, 2012, Addendum No 3 was adopted on December 6, 2012; Addendum No 4 was adopted April 4, 2013; and Addendum No 5 was adopted May 2, 2013.

3. Addendum No. 6 to the June 7, 2012 Reexamination Report recommends changes in the Master Plan and Zoning Map including:

    a. The elimination of the P-2 - Professional Office Land Use Plan designation located on South Street just south of Freehold Borough and along West Main Street between the intersection of Wemrock Road and Stillwells Corner Road and Castranova Way. These areas are changed to P-1 -

Professional Office areas.

b. The elimination of the RC – Recreational Campground Land Use Plan designation on Georgia Road.

c. The expansion of the RC – Recreational Campground Land Use Plan and Zoning at Rolling Hills Day Camp west of Robertsville Road.

d. The Reexamination Report also recommends revisions to four (4) zoning areas to be consistent with the Land Use Plan Element as depicted on the attached maps.

4. The Planning Board hereby adopts the report entitled "Addendum No. 6 to the June 7, 2012 Reexamination Report of the Master Plan and Land Use And Development Regulations" dated July 31, 2013 prepared by Thomas A. Thomas P.P., and T. Andrew Thomas, P.P., A.I.C.P., Thomas Planning Associates, L.L.C., Freehold Township Planning Board Consultants, and attached to this Resolution.

BE IT FURTHER RESOLVED, that copies of this Resolution, certified by the Secretary of the Planning Board to be a true copy, be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Municipal Clerk's of the Borough of Freehold and Townships of Colts Neck, Millstone, Howell, Marlboro, and Manalapan in the County of Monmouth and to the Township of Jackson in Ocean County.

ROLL CALL:

YES: Mayor McMorrow; Mr. Ammiano; Mr. Bazzurro; Mr. Gatto; Mrs. Howley; Mr. Kash; Mr. Shortmeyer; Mr. Bruno; Mr. Kirk

NO: - - - - -

ABSENT: Mr. Toto

ABSTAINED: - - - - -

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on September 19, 2013.

Robert Shortmeyer, Secretary

REEXAMINATION REPORT
of the
MASTER PLAN
and
LAND USE AND DEVELOPMENT REGULATIONS

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

by the
FREEHOLD TOWNSHIP PLANNING BOARD

Prepared: August 2014

Prepared by:

Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07030

Paul A. Phillips
N.J. Professional Planner's License #3046

REEXAMINATION REPORT
OF THE
MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

The Freehold Township Planning Board has reviewed its Master Plan, Zoning Map and Land Use and Development Regulations in accordance with the periodic reexamination requirements of the Municipal Land Use Law contained in N.J.S.A. 40:55D-89. The Municipal Land Use Law provides that municipalities are to prepare and adopt a Reexamination Report at least once every ten years.

Freehold Township adopted its last Reexamination Report on June 7, 2012 and since that time there have been six (6) addendums to that report. The addendums and their dates of adoption are as follows:

- Addendum No. 1 was adopted August 2, 2012
- Addendum No. 2 was adopted September 20, 2012
- Addendum No. 3 was adopted December 6, 2012
- Addendum No. 4 was adopted April 4, 2013
- Addendum No. 5 was adopted May 2, 2013
- Addendum No. 6 was adopted September 19, 2013.

Reexamination reports were previously adopted by the Planning Board on July 21, 1982, July 7, 1988, July 20, 1994, August 7, 1997, June 18, 1998, February 17, 2000, December 2001, and December 6, 2007.

Freehold Township regularly reviews its planning documents and has adopted amendments to its Master Plan and Land Use and Development Regulations on an as-needed basis. This has been particularly evident in the last two years with the number of addendums that were adopted between August 2, 2012 and September 19, 2013. These addendums all included proposed amendments to the Land Use Plan Element.

The Township Committee and Planning Board created a Master Plan Subcommittee in January 2007 to review and update the Master Plan, the Zoning Map and the Land Use and Development Regulations. The Master Plan Subcommittee includes members of the Township Planning Board and the Township Committee, the Planning Board Attorney, the Township Administrator, the Township Engineer, the Township Planner and the Construction and/or Zoning Officer. The Master Plan Subcommittee meets periodically to review Master Plan and Zoning issues and has provided recommendations for revisions to elements of the Master Plan, including the Land Use Plan, Circulation Plan, Conservation Plan and Recycling Plan Elements since 2007.

Recommended amendments to the Master Plan adopted by the Planning Board included areas within the Township along or in the vicinity of Monmouth Road (CR 537) and Siloam Road; Kozloski and Thoreau Roads; Route 9; West Main Street and Redwood Lane; West Main Street and Castranova Way; Rolling Hill Court; South Street; and the Route 33 corridor industrial areas.

The Municipal Land Use Law requires that periodic Reexamination Reports address five major points in accordance with N.J.S.A. 40:55D-89 that are listed and identified as A-E in the Municipal Land Use Law, as follows:

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF FREEHOLD AT THE TIME OF LAST REEXAMINATION REPORT

Revising the Master Plan and Land Development Regulations in selected study areas was the primary objective since the time of the adoption of the Reexamination Report on June 7, 2012. Specific recommendations were made in the six addendums to the Reexamination Report for revising portions of the Land Use Plan Element of the Master Plan.

Major problems and objectives at the time of the last Reexamination Report resulted from the uncertainty of the Third Round COAH Rules. The Housing Plan Element was recommended to be updated upon adoption of revised Third Round Affordable Housing Rules by the New Jersey Council on Affordable Housing. On April 30, 2014, COAH proposed new regulations (N.J.A.C. 5:99) to govern municipal housing obligations for the "Third Round." The "Proposed Rules" establish the Statewide affordable housing need for the period 1999 through 2024, assign each municipality its affordable housing obligation, and set forth the affordable housing delivery techniques available to each municipality to address its obligation. The rules were published in the New Jersey Register on June 2, 2014 commencing a 60-day public comment period which terminates on August 1, 2014. A public hearing was held on July 2, 2014. Presumably, COAH will schedule the regulations for a vote in fall 2014 which will become effective upon publication in the New Jersey Register.

The Parks, Recreation, Conservation and Open Space Element was recommended to be updated to reflect the acquisition of open space and park land by the Township, Monmouth County and the State of New Jersey.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE (Reexamination Report adopted in 2012 with addendums through 2013)

In accordance with the recommendations made in the 2012 Reexamination Report, the six Addendums between August 2, 2012 and September 19, 2013 and the ongoing review of the Master Plan, several amendments were adopted by the Planning Board. These amendments were made to the Land Use Plan Element. Portions of the Land Use Plan that were modified included Monmouth Road (CR 537) and Siloam Road; Kozloski and Thoreau Roads; Route 9; West Main Street and Redwood Lane; West Main Street and Castranova Way; Rolling Hill Court; South Street; and the Route 33 corridor industrial areas.

As noted, COAH has proposed new Third Round Rules. Although the Proposed Rules have been published, they are months away from adoption and may still be subject to lawsuits and further modifications. As such, only the First and Second (i.e., 1987-1999) Round Rules remain in effect at this time.

On September 20, 2012 the Township adopted a revised Housing Plan Element. The purpose of the "Housing Plan Element and Fair Share Plan" was to:

(a) Memorialize how the Township satisfied its obligations with respect to its known Prior Round 1 and 2 obligations and its current rehabilitation obligations; and

(b) Identify how it plans to apply the Rounds 1 and 2 1987-1999 surplus and ongoing development of affordable housing units after 1999 against any possible future responsibilities.

COAH has taken no action on approving the September 2012 Freehold Township Housing Plan Element.

As part of the implementation of the Housing Plan Element, the Township also adopted an Affordable Housing Spending Plan on April 24, 2012. Minor revisions were made on June 28, 2012, April 4, 2013 and May 6, 2013 at the request of the Court-Appointed Special Master. COAH approved the Township Spending Plan on January 8, 2014 and the Township was approved to spend Affordable Housing Trust Fund money on the identified projects and programs in the Plan.

Periodic updating of the Master Plan, Zoning Map and Land Use Ordinance has provided the Township with planning regulatory tools to address unforeseen changes in development patterns, new land uses and changes in the Municipal Land Use Law; Federal and State planning and environmental laws; and the adoption and updating of land development policies and regulations by the Monmouth County Planning Board, the Monmouth County District Solid Waste Management Agency, the Monmouth County and Ocean County Water Quality Management Agencies, the New Jersey State Planning Commission, the Manasquan Watershed Management Group and other State and Federal regulatory agencies as they may affect the Township of Freehold.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES

The assumptions, policies and objectives forming the basis for the Master Plan and Land Use Ordinances with regard to the density and distribution of population and land uses have not changed significantly since the adoption of the Master Plan as last amended on September 19, 2013.

The Master Plan text and mapping continue to be reviewed and updated as needed to reflect changes in Zoning Districts, historic preservation, circulation plans and review of permitted uses.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED

Specific changes that are recommended to the Master Plan and Development Regulations are listed below:

Master Plan

1. The Background Planning Studies Section of the Master Plan is recommended to be updated utilizing the recently released and ongoing release of the 2010 Census data published by the U.S. Census Bureau and the State of New Jersey.

2. It is recommended that the statement of the "Relationship of the Master Plan to State, Regional and Adjacent Municipal Master Plans" be updated to reflect changes in the State Development and Redevelopment Plan, Monmouth County Water Quality Management Plans, NJDEP regulations and mapping of freshwater wetlands and Category 1 Streams and changes that may have occurred in adjacent municipal Master Plans and Zoning Districts.

3. The "Existing Land Use" section is recommended to be updated utilizing the Township Geographic Information System (GIS). Land uses were mapped utilizing the Township GIS Program along the Route 9 Corridor in May 2012. The remainder of the existing land uses should be mapped utilizing the Township GIS program through linkage with the Township MOD IV tax assessment records.

4. The Housing Plan Element is recommended to be updated upon adoption of revised Round 3 Affordable Housing Rules by COAH. It is recommended the Township also apply the Affordable Housing Trust Fund in accordance with the approved Spending Plan and periodically review and potentially revise the Spending Plan as needed.

5. It is recommended that a Historic Preservation Element be included in the Master Plan incorporating the Historic Preservation Ordinance standards and designated historic sites and buildings. It is recommended that portions of the current Master Plan section entitled "History" be incorporated into the new Historic Preservation Element.

6. The Planning Board recommends that properties in major subdivisions that were reduced in lot area in accordance with the Variable Lot Option and Cluster Regulations be rezoned to reflect the developed lot areas. For example, in the R-60 Zone, where lots were reduced to the R-40 development standards, the lots that were modified would be rezoned to R-40. This change is

recommended due to mortgage lending institutions that require letters from the Township verifying that a 40,000 square foot lot within an R-60 Zone is, in fact, in conformance with the provisions of the R-60 Zone. Lending institutions require documentation for lots that appear to be non-conforming in the zoning district in which they are located.

7. It is recommended that the Land Use Element be amended to include Block 70.05, Lot 17 known as the "Bellemead Tract" containing ±77 acres from CMX-4 Corporate Multi-Use 4 acres to a new Master Plan designation of PUD-1 Planned Unit Development-1 Zone. The PUD-1 description in the Land Use Plan should include:

PUD-1–Planned Unit Development-1 Zone

The Planned Unit Development-1 Zone area is comprised of Block 70.05, Lot 17 commonly known as the "Bellemead Tract," which is owned by MACW Freehold, LLC. The parcel contains ±77 acres and is located at the intersection of New Jersey Route 33 Bypass and County Route 537 extending to and with direct access to U.S. Route 9 and County Route 537. The property is across from U.S. Route 9 on the east, and from Trotters Way, the entrance to the Freehold Raceway Mall, from the west. Due to its large size and strategic location, the parcel affords a unique opportunity to provide areas for a range of neighborhood and community retail uses, hotels and conference centers, entertainment and recreational facilities and restaurants and also multi-family residential units, all of which would be part of a planned development whereby the various components of the project would be designed and phased in a coordinated rather than piecemeal fashion.

Such a planned unit development scheme would be consistent with the provisions for same as set forth in the Municipal Land Use Law (MLUL). Per N.J.S.A. 40:55D-6 of the MLUL, a "planned unit development" is defined as follows:

> An area with a specified minimum contiguous or noncontiguous size as specified by ordinance to be developed as a single entity according to a plan, containing one or more residential clusters or planned residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of non-residential uses to residential uses as shall be specified in the zoning ordinance.

The planned unit development zone regulations will establish the development standards for the various uses described above and will further require that the developer obtain general development plan ("GDP") approval prior to seeking any individual site plan or subdivision approval. The Municipal Land Use Law now provides for GDPs for planned unit development on properties of less than 100 acres provided certain thresholds are met in terms of both non-residential floor area and total number of residential dwellings. The principal advantage of the GDP to Freehold Township is that the entire tract can be planned and approved with the basic development parameters and locations and integration of uses established prior to the build-out

of the tract. This would not otherwise be the case if the property were developed through a series of piecemeal site plan and/or subdivision applications under a conventional development scenario. The GDP also provides for a phasing schedule intended to insure that coincident with any and all phases of the project being completed, all required improvements for each phase are in place so as to protect the interests of the public, including the residents of the development.

The development of the Planned Unit Development-1 Zone area includes several roadway and intersection improvements. Trotters Way would be extended through the middle of the site and connected to U.S. Route 9 across from the Freehold Mall entrance. Additional intersection improvements will be required for County Route 537 and Trotters Way and subsequently for the Trotters Way extension at the U.S. Route 9 intersection as part of the phased development of the property. These improvements are shown on the Circulation Plan Element.

8. It is recommended that the Land Use Element be further amended to include Block 83, Lot 1.01 containing approximately 21 acres from CMX-10 Corporate Multi-Use 10 acres and P-1 Professional to a new Master Plan designation of HMUD Highway Mixed Use Development Zone. The HMUD description in the Land Use Plan should include:

HMUD–Highway Mixed Use Development Zone

The Highway Mixed Use Development Zone area is comprised of Block 83, Lot 1.01, which is owned by JSM at Eaton, LLC. The parcel contains a total of ±21 acres and is located along southbound U.S. Route 9 at its intersection with Elton-Adelphia Road (County Route 524). The property also has frontage along Jackson Mills Road. Most of the property is located within the limits of the CMX-10 zone, including all of the lands fronting on U.S. Route 9 (including that which abuts the reverse jughandle on the far side of the intersection of Elton-Adelphia Road). The rearmost acreage, including the lands fronting on Jackson Mills Road, currently lie within the limits of the P-1 Professional zone.

JSM and Eaton, LLC obtained site plan approval from the Planning Board in 2011 and the property was subsequently developed for several uses, including the Malverne School, a preschool facility, and a TD Bank. The property owner obtained approval for an 8,000 square foot commercial building (for which a building permit was secured) and two additional restaurant pad sites along the Route 9 frontage Although internal access roads/utility infrastructure has been constructed to accommodate these additional uses, no building construction has occurred to date. There have been no approvals obtained for the rear acreage.

The fact that the site plan approvals have not been perfected is in part related to the unavailability of liquor licenses to serve either of the restaurant sites as well as what has been a generally weak market for commercial office-type use. These limitations are further compounded

by the sheer size of the reverse jughandle, which not only hampers site visibility but also produces a large gap in the frontage at the intersection of Route 9 and County Route 524, which renders it difficult to attract zoned uses.

Considering its size and partially developed state with roadway and utility infrastructure in place, the parcel is an ideal candidate for a mixed commercial residential land use scheme whereby those lands along the Route 9 frontage immediately south of the jughandle that were approved for restaurant use would be redeveloped for multi-use buildings with ground floor retail space and residential apartments on the second and third floors. Meanwhile, lands along the County Route 524 frontage would continue to be utilized for commercial use. The remaining, rearmost lands (i.e., surrounding the TD Bank) would transition to a series of up to 4-story multi-family apartment buildings with a combination of garage, surface and tuck under building parking. The new Mixed Use Development Zone would provide for an overall residential density in the range of 8 to 12 units per acre as applied to the total tract area.

9. It is recommended that the Circulation Plan Element be amended to incorporate revisions to the "Proposed Intersection and Roadway Improvements" map. This would include the proposed roadway realignment item "E"—Trotters Way extension to Route 9 and also the modification to Intersection Improvement "5"; the elimination of Proposed Roadway item "F"—Wemrock Road to Mall Outer Ring Road and Intersection Improvement "12"—Wemrock Road and Freehold Raceway Mall Entrance; and the elimination of Proposed Roadway item "D"—Three Brooks Road Extension and Intersection Improvement "6"—U.S. Route 9 and Three Brooks Extension.

Development Regulations

1. It is recommended that the Township continue its periodic review of application submission requirements, fees and subdivision and site plan design requirements to maintain up-to-date Zoning Regulations to guide future development of the Township.

2. Specific recommendations to the Township Land Use Ordinance include revising Article XIV, "Off-Street Parking, Loading and Unloading Requirements," and creating new solar regulations for freestanding solar facilities and solar farms.

3. It is recommended that Block 70.05, Lot 17 (known as the "Bellemead Tract") be rezoned from CMX-4 (Corporate Multi-Use—4 acres) to a new PUD-1 Planned Unit Development-1 Zone. The new zone should permit the following uses as part of the planned unit development:

    a. Multi-family residential dwellings in buildings wrapping structured parking together with associated outdoor recreational amenities for residents.

    b. Retail sales and service stores and shops, including garden centers.

c. Retail stack/storage and wholesale clubs, including garden centers.

d. Restaurants (including fast food and drive-through restaurants that do not access directly onto and/or off a public road).

e. Office buildings for professional, executive or administrative purposes, and related business support services.

f. Hotel and conference/convention centers, which shall contain a minimum of 100 guest rooms and which may also include ancillary restaurant, meeting, banquet, fitness and guest service facilities.

g. Municipal and other governmental facilities.

h. Public utility installations and structures.

i. Banks with or without a drive-thru, financial institutions, insurance and real estate businesses.

j. Theaters, assembly halls, bowling alleys, sports arenas, fitness and physical therapy centers, and other public recreation and entertainment facilities.

k. Passenger bus stations.

Permitted accessory uses would include:

a. A gasoline filling station with convenience store as an accessory use to a permitted retail stack/storage and wholesale club provided it does not access directly onto and/or off a public roadway.

A discrete set of development standards consistent with the MLUL requirements for planned development and general development plan ("GDP") approval should be provided for the PUD-1 zone.

4. It is recommended that Block 83, Lot 1.01 (known as JSM at Eaton, LLC) be rezoned from CMX-10 (Corporate Multi-Use–10 acres) and P-1 (Professional) to a new HMUD Highway Mixed Use Development Zone. The new zone should permit the following uses subject to discrete standards intended to further a mixed use development concept:

a. Retail Sales and service stores

b. Restaurants

c. Specialty food and food markets

d. Offices for professional, executive or administrative purposes, and related business support services

e. Banks, financial institutions, insurance and real estate businesses

f. Mixed-use buildings with residential dwellings located above ground floor non-residential space.

g. Multi-family residential dwellings with associated amenities for residents

h. Child care centers.

The overall residential density should be in the range of 8 to 12 units per acre as applied to the total tract area.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOMPENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOMPENT AND HOUSING LAW," P.L. 1992, c. 79 (C.40A:12-A-1 et seq.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY

On October 8, 2013, 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 (Block 50, Lots 31, 31.01, 32 and 32.01) 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.).

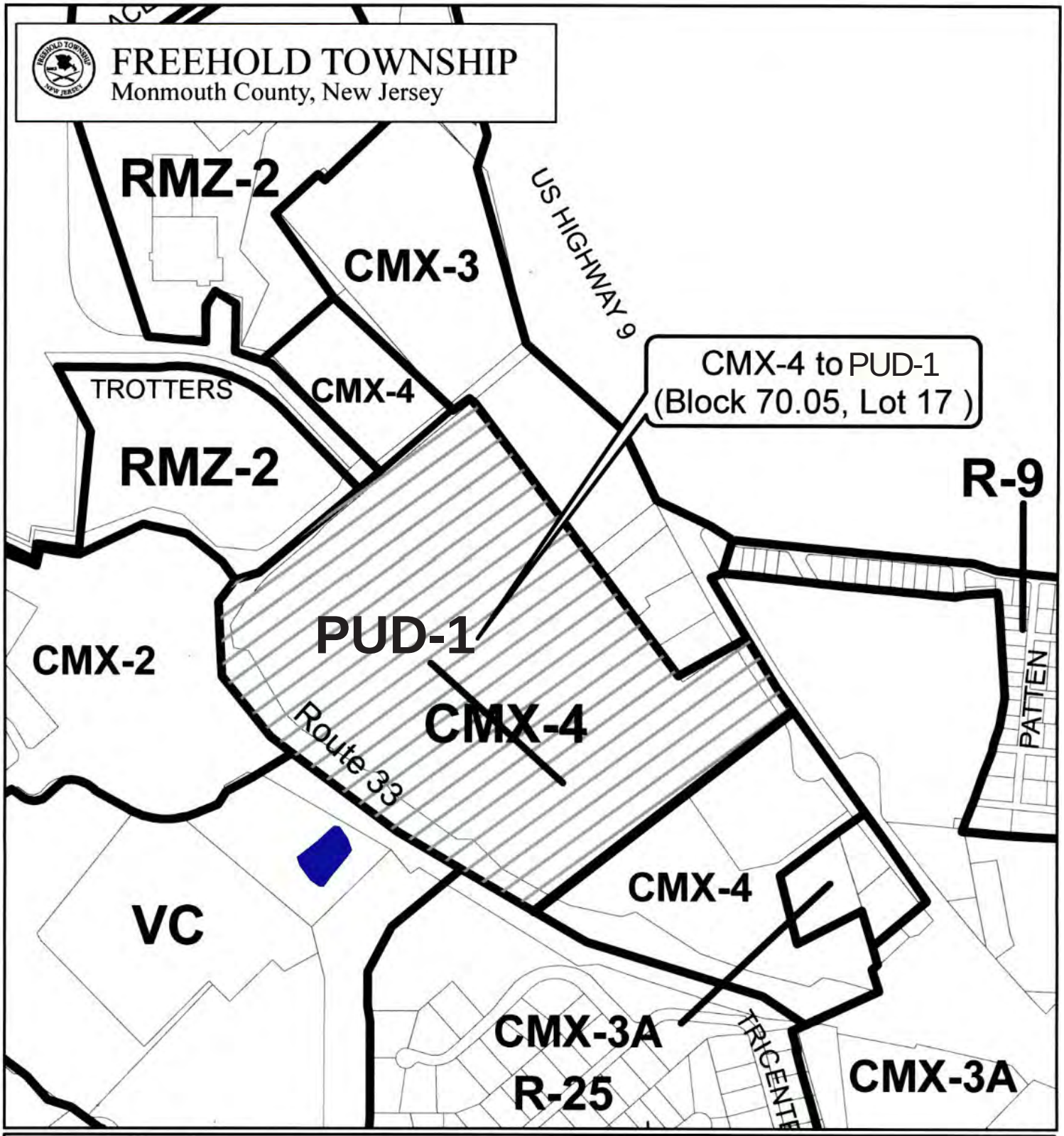
On November 7, 2013 the Planning Board adopted a Resolution authorizing the Township Planner and Engineer to investigate the South Freehold Shopping Center properties, prepare a recommended redevelopment area boundary map and prepare a report setting forth the basis for the investigation with findings 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 which amended the October 8, 2013 Resolution stating its intentions not to exercise the power of eminent domain for the designated "area in need of redevelopment." The amended Resolution was adopted in accordance with amendments to N.J.S.A. 40A:12-A-6 approved as P.L. 2013 Chapter 159 on September 6, 2013.

On December 19, 2013 the Planning Board conducted a public hearing on a report entitled "A Preliminary Investigation of the South Freehold Shopping Center (Block 50, Lots 31, 31.01, 32 and 32.01) for a Determination of Suitability to be Designated an Area in Need of Redevelopment in Accordance with N.J.S.A. 40A:12A-1 et seq." dated November 26, 2013. Following the Public Hearing, the Planning Board determined through its investigation that the area designated as Block 50, Lots 31, 31.01, 32 and 32.01 comprising the South Freehold Shopping Center is an area in need of redevelopment within the provisions of N.J.S.A. 40:12A-1 et seq. The Planning Board adopted the Resolution on December 19, 2013 entitled "Resolution of Determination Regarding Redevelopment Area."

It is recommended that the Township continue to work through the statutory steps of the redevelopment process, including the preparation and adoption of a Redevelopment Plan for the South Freehold Shopping Center.

The Planning Board has determined that no additional redevelopment plans are proposed as part of the Land Use Element of the Master Plan or to the Land Use Regulations of the Township pursuant to the "Local Redevelopment and Housing Law."



Zoning Amendment
CMX-4 Corporate Multi-Use 4 Acres to
PUD-1 Planned Unit Development -1 Zone
Block 70.05, Lot 17

Prepared August 2014

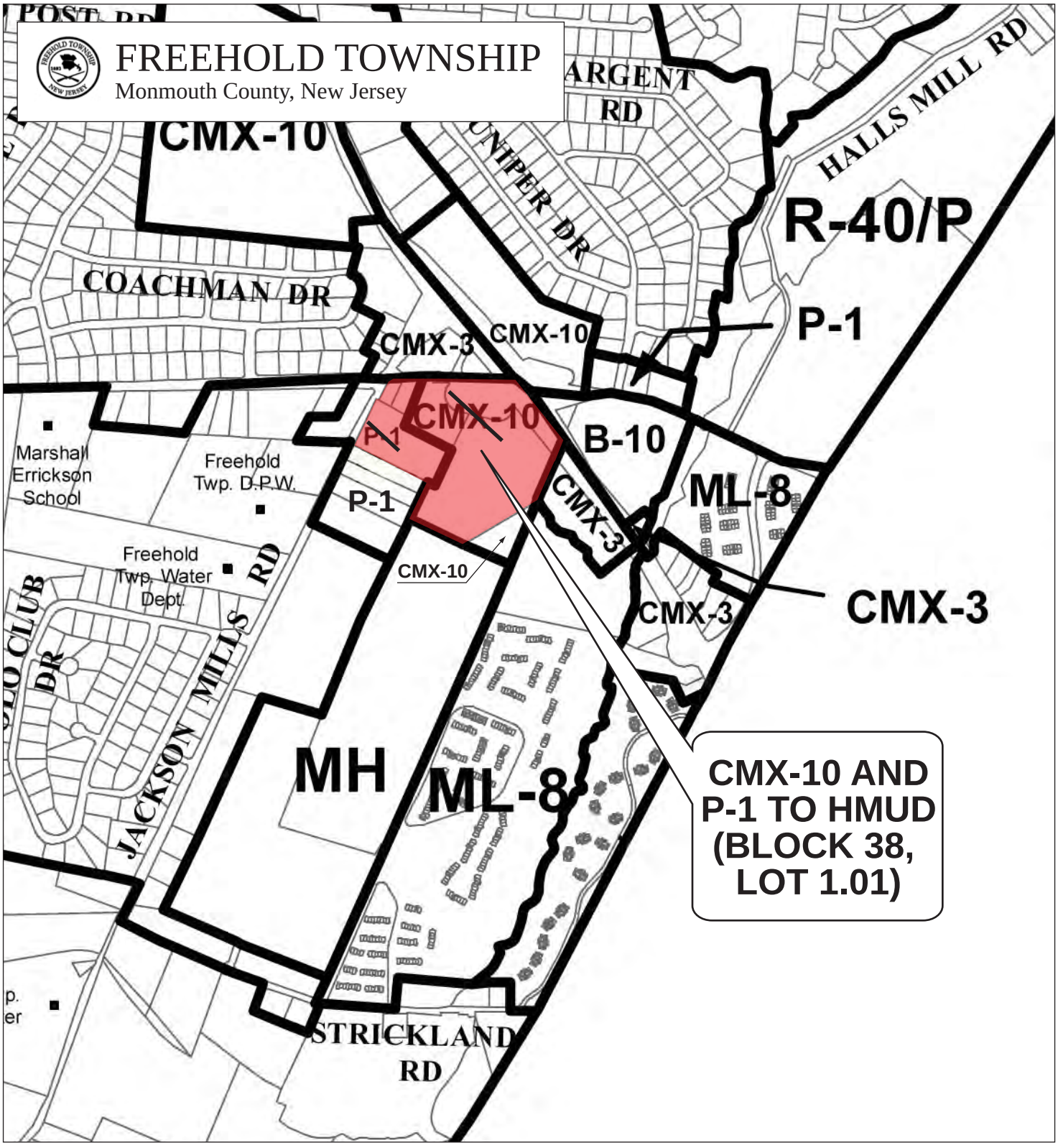
0 175 350 700 1,050 1,400 Feet

Source: Freehold Township Land Use Plan Map - amended through September 19, 2013

Existing Land Use Plan Areas

Land Use Plan Amendment

PHILLIPS PREISS GRYGIEL LLC 2014



Zoning Amendment
CMX-10 Corporate Multi-Use 10 Acres
and P-1 Professional to
HMUD Highway Mixed Use Development Zone
Block 38, Lot 1.01

Prepared August 2014

0 500 1,000 2,000 Feet

Source: Freehold Township Land Use Plan Map - amended through September 19, 2013

Existing Land Use Plan Areas

Land Use Plan Amendment

PHILLIPS PREISS GRYGIEL LLC 2014

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RESOLUTION ADOPTING REEXAMINATION REPORT OF THE MASTER PLAN AND LAND USE AND DEVELOPMENT REGULATIONS

RESOLUTION

Mr. Shortmeyer moved the adoption of the following Resolution which was seconded by Mr. Bazzurro.

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires the periodic reexamination of municipal Master Plans and Land Use and Development Regulations at least once every ten (10) years; and

WHEREAS, the Freehold Township Planning Board has conducted such a reexamination and determined that amendments to both the Master Plan and the Development Regulations of the Township of Freehold are recommended as hereinafter described; and

WHEREAS, N.J.S.A. 40:55D-89 requires the Planning Board to prepare and adopt a Resolution reporting the findings of the reexamination of the Master Plan and Land Use and Development Regulations; and

WHEREAS, a report entitled "Reexamination Report of the Master Plan and Land Use and Development Regulations, Township of Freehold, Monmouth County, New Jersey" dated August 2014 was prepared by Paul A. Phillips, P.P., AICP, Phillips Preiss Grygiel LLC, Freehold Township Planning Board Consultant; and

WHEREAS, the Freehold Township Planning Board has considered the contents of this report and concurs with the findings and recommendations of the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Freehold Township Planning Board makes the following findings and recommendations hereinafter set forth, as follows:

1. The prior Reexamination Report of the Freehold Township Master Plan and Development Regulations was undertaken in 2012 with the Planning Board having adopted the report on June 7, 2012, with the Planning Board having adopted addendums since then, most recently on September 19, 2013.

2. The Planning Board finds and recommends the Land Use Plan Element (text and map), Circulation Plan Element (text and map) and Zoning Map require amendments, including the creation of a new PUD-1—Planned Unit Development-1 Zone, the creation of a new HMUD-Highway Mixed Use Development Zone and revisions to the "Proposed Intersection and Roadway Improvements" map in the Circulation Plan Element.

3. The Planning Board hereby adopts the report entitled "Reexamination Report of the Master Plan and Land Use and Development Regulations, Township of Freehold, Monmouth County, New Jersey" dated August 2014 was prepared by Paul A. Phillips, P.P., AICP, Phillips Preiss Grygiel LLC, Freehold Township Planning Board Consultant, and attached to this resolution.

BE IT FURTHER RESOLVED that copies of this resolution, certified by the Secretary of the Planning Board to be a true copy, together with the attached August 2014 Reexamination Report be forwarded to the Township Committee, the Board of Adjustment, the Environmental Commission and Historic Preservation Commission of the Township of Freehold; to the Monmouth County Planning Board; and to the Clerks of the Borough of Freehold, Township of Colts Neck, Township of Marlboro, Township of Manalapan, Township of Millstone, Township of Jackson and Township of Howell.

ROLL CALL:

YES: Mayor Salkin; Mr. Cook; Mr. Bazzurro; Mr. Gatto; Mr. Shortmeyer; Mr. Bruno; Mr, Kirk; Mr. Boutote

NO: - - - - -

ABSENT: Ms. Howley; Mr. Kash

ABSTAINED: - - - - -

I hereby certify that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its regular meeting held on August 21, 2014.

Secretary

REEXAMINATION REPORT

Township of Freehold
Monmouth County, New Jersey

PLANNING BOARD

Prepared: July 18, 2024

Adopted: August 1, 2024

PLANNING BOARD MEMBERS - 2024

Jason Levy, Chairman
John Bazzurro, Vice Chairman
Anthony J. Ammiano, Mayor
Matthew R. Barbieri
Leon Bruno, Jr.
John B. Krok
Apryl Kurtz
Christopher Marion
Kay Poklemba-Holtz
Thomas Cook (Mayor's Designee)
Michael Pucci
Robert Shortmeyer
Alan C. Walker

Lori Bivona – Administrative Officer
Todd Brown, P.P., A.I.C.P. - Board Planner
Matthew J. Bryant, P.E. - Board Engineer
Michael J. Edwards, Esq. - Board Attorney
T. Andrew Thomas, P.P. - Thomas Planning Associates, Consulting Board Planner

Prepared By:

T. ANDREW THOMAS, P.P.
THOMAS PLANNING ASSOCIATES, L.L.C.
P.O. Box 363
Brielle, New Jersey 08730
Telephone: 732-556-6711 / E-mail: andyplan@aol.com

The original of this document has been signed and sealed in accordance with New Jersey Law.

REEXAMINATION REPORT
TOWNSHIP OF FREEHOLD

INTRODUCTION

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89 et seq. requires that Municipal Planning Boards review municipal master plans and zoning and land development regulations for their municipalities at least once every ten (10) years. The statute requires that the Reexamination Report be adopted by the Planning Board by Resolution and distributed to the County Planning Board, the New Jersey Office of Planning Advocacy, and adjacent municipalities.

The Township's last Reexamination Report was adopted by the Planning Board on August 21, 2014. Prior Reexamination Reports were adopted:

- July 7, 1988
- July 20, 1994
- August 7, 1997
- June 18, 1998
- February 17, 2000
- December 2001
- December 6, 2007
- June 7, 2012
- August 2, 2012 - Addendum #1 to June 7, 2012 Report
- September 20, 2012 - Addendum #2 to June 7, 2012 Report
- December 6, 2012 - Addendum #3 to June 7, 2012 Report
- April 4, 2013- Addendum #4 to June 7, 2012 Report
- May 2, 2013- Addendum #5 to June 7, 2012 Report
- September 19, 2013 - Addendum #6 to June 7, 2012 Report

The purpose of a Reexamination Report (as prepared in accordance with the Municipal Land Use Law) is to periodically reexamine the master plan, zoning and land development regulations of a municipality to determine whether they continue to address the development goals and objectives of the municipality. It also provides the opportunity to list recommendations to address changes in development goals, the impact of development within the municipality and the impact of planning and development regulations by the County, State of New Jersey and Federal government. The Municipal Land Use Law requires that municipalities review the master plan and zoning and land development regulations in terms of the following items:

a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and housing Law", P.L. 1992, c. 79 (N.J.S.A. 40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicles infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

FREEHOLD TOWNSHIP PLANNING DOCUMENTS

The Freehold Township Planning Board reexamined the planning documents of the Township including: the Master Plan; and prior Reexamination Reports as previously listed. A listing of these documents and their adoption/amendment dates are as follows:

Master Plan:

Basic Planning Studies (March 20, 1985)
History
Population
Existing Land Use
Natural Resources

Master Plan (March 20, 1985 – Amendments as Noted)
Statement of Objectives, Principles, Assumptions, Policies, & Standards
Land Use Plan Element (August 4, 2016)
Housing Plan Element (July 15, 2021)
Community Facilities and Utility Services Plan Element (November 4, 1999)
Circulation Plan Element (August 21, 2014)
Parks, Recreation, Conservation and Open Space Element
Conservation Plan Element (November 4, 2010)

Stormwater Management Plan (March 17, 2005)
(See Separate Document – Township Engineering Dept.)
Recycling Plan Element (November 4, 2010)
Relationship of Master Plan to State, Regional and Adjacent Municipal Plans

Chapter 190 – Land Use Ordinance (including Zoning):

There have been more than 50 amendments to Chapter 190 Land Use Ordinance, including zoning map revisions, that have occurred since the last Reexamination Report in August 2014. The following amendments are as follows:

*Note: Zoning Map revisions are marked with an **

- O-14-12 09/09/2014
- O-14-13 10/28/2014
- O-14-14 10/28/2014
- O-14-18* 12/23/2014
- O-14-19* 12/23/2014
- O-14-21 12/23/2014
- O-14-18 12/23/2014
- O-15-4 03/24/2015
- O-15-5 03/24/2015
- O-15-24* 12/22/2015
- O-15-25* 10/28/2015
- O-16-2 02/23/2016
- O-16-6 06/28/2016
- O-16-10* 08/09/2016
- O-16-11 08/09/2016
- O-16-15 11/01/2016
- O-17-1* 01/24/2017
- O-17-10 09/12/2017
- O-17-17 12/19/2017
- O-17-18 12/19/2017
- O-18-2 02/13/2018
- O-18-3 02/13/2018
- O-18-6 05/22/2018
- O-18-11 08/15/2018
- O-18-12 10/09/2018
- O-18-14 10/23/2018
- O-19-02 01/29/2019
- O-19-03 01/29/2019
- O-19-12 07/23/2019
- O-20-1 01/14/2020
- O-20-3 01/28/2020
- O-20-5 02/11/2020
- O-20-7* 03/10/2020
- O-20-9 03/12/2020
- O-20-14* 11/24/2020
- O-21-1 01/26/2021
- O-21-2 02/09/2021
- O-21-9* 04/27/2021
- O-21-10* 05/25/2021
- O-21-11 05/25/2021
- O-21-13 07/27/2021
- O-21-14 08/17/2021
- O-21-16* 11/09/2021
- O-22-4* 03/29/2022
- O-22-10* 06/28/2022
- O-22-23* 12/20/2022
- O-23-2 02/21/2023
- O-23-3 03/28/2023
- O-23-4 04/25/2023
- O-23-7* 04/25/2023
- O-23-16* 07-25-2023
- O-23-23 12-19-2023
- O-24-8 05-28-2024
- O-24-12 07-16-2024

REEXAMINATION OF MASTER PLAN AND LAND USE REGULATIONS

The Municipal Land Use Law statutory components of a Reexamination Report pursuant to N.J.S.A. 40:55D-89 et seq. are listed below in paragraphs A - F. and presented in bold type.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF ADOPTION OF THE LAST REEXAMINATION REPORT.

Freehold Township adopted its last Reexamination Report on August 21, 2014. Major problems and/or recommendations identified at that time included:

MASTER PLAN

1. The Background Planning Studies Section of the Master Plan is recommended to be updated utilizing the recently released and ongoing release of the 2010 Census data published by the U.S. Census Bureau and the State of New Jersey.

2. It is recommended that the statement of the "Relationship of the Master Plan to State, Regional and Adjacent Municipal Master Plans" be updated to reflect changes in the State Development and Redevelopment Plan, Monmouth County Water Quality Management Plans, NJDEP regulations and mapping of freshwater wetlands and Category 1 Streams and changes that may have occurred in adjacent municipal Master Plans and Zoning Districts.

3. The "Existing Land Use" section is recommended to be updated utilizing the Township Geographic Information System (GIS). Land uses were mapped utilizing the Township GIS Program along the Route 9 Corridor in May 2012. The remainder of the existing land uses should be mapped utilizing the Township GIS program through linkage with the Township MOD IV tax assessment records.

4. The Housing Plan Element is recommended to be updated upon adoption of revised Round 3 Affordable Housing Rules by COAH. It is recommended the Township also apply the Affordable Housing Trust Fund in accordance with the approved Spending Plan and periodically review and potentially revise the Spending Plan as needed.

5. It is recommended that a Historic Preservation Element be included in the Master Plan incorporating the Historic Preservation Ordinance standards and designated historic sites and buildings. It is recommended that portions of the current Master Plan section entitled "History" be incorporated into the new Historic Preservation Element.

6. The Planning Board recommends that properties in major subdivisions that were reduced in lot area in accordance with the Variable Lot Option and Cluster Regulations be rezoned to reflect the developed lot areas. For example, in the R-60 Zone, where lots were reduced to the R-40 development standards, the lots that were modified would be rezoned to R-40. This change is recommended due to mortgage lending institutions that

require letters from the Township verifying that a 40,000 square foot lot within an R-60 Zone is, in fact, in conformance with the provisions of the R-60 Zone. Lending institutions require documentation for lots that appear to be non-conforming in the zoning district in which they are located.

7. It is recommended that the Land Use Element be amended to include Block 70.05, Lot 17 known as the "Bellemead Tract" containing ±77 acres from CMX-4 Corporate Multi-Use 4 acres to a new Master Plan designation of PUD-1 Planned Unit Development-1 Zone.

8. It is recommended that the Land Use Element be further amended to include Block 83, Lot 1.01 containing approximately 21 acres from CMX-10 Corporate Multi-Use 10 acres and P-1 Professional to a new Master Plan designation of HMUD Highway Mixed Use Development Zone.

9. It is recommended that the Circulation Plan Element be amended to incorporate revisions to the "Proposed Intersection and Roadway Improvements" map. This would include the proposed roadway realignment item "E"—Trotters Way extension to Route 9 and also the modification to Intersection Improvement "5"; the elimination of Proposed Roadway item "F"—Wemrock Road to Mall Outer Ring Road and Intersection Improvement "12"—Wemrock Road and Freehold Raceway Mall Entrance; and the elimination of Proposed Roadway item "D"— Three Brooks Road Extension and Intersection Improvement "6"—U.S. Route 9 and Three Brooks Extension.

LAND USE AND ZONING REGULATIONS

1. It is recommended that the Township continue its periodic review of application submission requirements, fees and subdivision and site plan design requirements to maintain up-to-date Zoning Regulations to guide future development of the Township.

2. Specific recommendations to the Township Land Use Ordinance include revising Article XIV, "Off-Street Parking, Loading and Unloading Requirements," and creating new solar regulations for freestanding solar facilities and solar farms.

3. It is recommended that Block 70.05, Lot 17 (known as the "Bellemead Tract") be rezoned from CMX-4 (Corporate Multi-Use—4 acres) to a new PUD-1 Planned Unit Development-1 Zone.

4. It is recommended that Block 83, Lot 1.01 (known as JSM at Eaton, LLC) be rezoned from CMX-10 (Corporate Multi-Use–10 acres) and P-1 (Professional) to a new HMUD Highway Mixed Use Development Zone.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE.

Since the 2014 Reexamination Report, the Township has addressed several issues and amended the Township Master Plan and Land Use Ordinance accordingly to address those issues.

Master Plan

The Master Plan has been updated as follows to address the specific recommendations from the prior Reexamination Report as noted above.:

- Land Use Plan – August 21, 2014, November 5, 2015, August 4, 2016
- Circulation Plan – August 21, 2014
- Housing Plan - July 9, 2021 and Amended July 15, 2021

Zoning and Stormwater Management Ordinance Revisions

There have been more than 50 amendments to Chapter 190 – Land use Zoning since 2014 and have been identified in the "Freehold Township Planning Documents" listed above. A summary of these revisions include (in no specific order):

- Several new zones were adopted including, MU-1, MU-2, MU-3, FSX, HMUD, PAC-3, PAC-4, PAC-AHO, HD-2, ML, ML-9
- Four Redevelopment Plans were adopted (further described in Section E. below)
- Amendments to existing zones include new permitted uses and conditionally permitted uses
- Revisions/additions to definitions section
- Fee schedule modifications
- Addition of residential standby generator regulations
- Planning Board membership and voting requirements
- Amended prohibition of uses section
- Affordability and affordable housing requirements were amended
- Amendments to wireless telecommunications facilities
- Performance guarantee amendments
- Outdoor storage sales and display
- Sober living residence ordinance was adopted
- Addition of medical cannabis dispensary in H-1 zone
- Applicability ordinance whereby Zoning Officer may approve zoning permit on minor architectural improvements/changes, not requiring a site plan application.

Revisions to §190-80 – Stormwater Management regulations were adopted on December 9, 2021 per Ordinance #O-21-2 to comply with the latest stormwater management regulations further described in C.8 below. Additional revisions to §190-80 were adopted on May 28, 2024.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS, AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

There have been changes in the underlying assumptions, policies and objectives forming the basis for the Master Plan and Land Use Ordinance since the adoption of the 2014 Reexamination Report including:

1) New Jersey State Plan

In 2012 the New Jersey State Planning Commission drafted a State Strategic Plan (SSP). The Plan was a revision to the State Development and Redevelopment Plan (State Plan) and was designed to meet the statutory charges of the State Planning Act. The overall goal of the SSP was to guide future growth by balancing development and conservation objectives to meet the needs of New Jersey. The State Planning Commission was scheduled to take action to adopt the Final Plan at its November 13, 2012 meeting. However, Superstorm Sandy, which occurred on October 27, 2012, put a hold on the adoption of the Plan.

Although there have been no significant changes to the State Plan since its adoption, there has been a renewed effort to revise the Plan beginning in 2023 and continuing into early 2024. As of the date of this Reexamination Report the State Planning Commission is drafting a new State Development and Redevelopment Plan in consultation with various stakeholders and should be released in the summer of 2024.

Monmouth County will coordinate the process of cross-acceptance with each of the county municipalities. Cross-acceptance is the process of comparing the policies of New Jersey and specifically the New Jersey State Plan with policies of county, regional and local governments in order to provide for consistency in policy statements and any future land use mapping. It will be important for all municipalities, including the Township of Freehold to actively engage in the drafting of this new State Plan and participate in the Cross-Acceptance process.

2) New Jersey Energy Master Plan

Governor Murphy unveiled the States New Jersey Energy Master Plan in January 2020. The Plan outlines strategies to reach a stated goal of "100 percent clean energy by 2050 by shifting away from energy production that contributes to climate change." The strategies in the Energy Master Plan are as follows:

"Strategy 1: *Reducing Energy Consumption and Emissions from the Transportation Sector, including encouraging electric vehicle adoption, electrifying transportation systems, and leveraging technology to reduce emissions and miles traveled.*

Strategy 2: *Accelerating Deployment of Renewable Energy and Distributed Energy Resources by developing offshore wind, community solar, a successor solar incentive program, solar thermal, and energy storage. It also involves adopting new market structures to embrace clean energy development and contain costs, opening electric distribution companies' circuits for distributed energy resources (DER), and developing low-cost loans or financing for DER.*

Strategy 3: *Maximizing Energy Efficiency and Conservation, and Reducing Peak Demand including enacting 0.75 percent and 2 percent utility energy efficiency standards for natural gas and electricity, respectively, improving energy efficiency programs in New Jersey, adopting new clean energy and energy efficiency financing mechanisms, and strengthening building and energy codes and appliance standards.*

Strategy 4: *Reducing Energy Consumption and Emissions from the Building Sector through decarbonization and electrification of new and existing buildings, including the expansion of statewide net zero carbon homes incentive programs, the development of EV-ready and Demand Response-ready building codes, and the establishment of a long-term building decarbonization roadmap.*

Strategy 5: *Decarbonizing and Modernizing New Jersey's Energy System through planning and establishment of Integrated Distribution Plans, investing in grid technology to enable increased communication, sophisticated rate design, and reducing our reliance on natural gas.*

Strategy 6: *Supporting Community Energy Planning and Action in Underserved Communities through incentivizing local, clean power generation, prioritizing clean transportation options in these communities, and supporting municipalities in establishing community energy plans.*

Strategy 7*: Expand the Clean Energy Innovation Economy by expanding upon New Jersey's existing 52,000 clean energy jobs and investing in developing clean energy knowledge, services, and products that can be exported to other regions around the country and around the world, thereby driving investments and growing jobs. New Jersey will attract supply chain businesses to create dynamic new clean energy industry clusters and bring cutting-edge clean energy research and development the state."*[1]

[1] *1/27/20 Press Release – "Governor Murphy Unveils Energy Master Plan and Signs Executive Order Directing Sweeping Regulatory Reform to Reduce Emissions and Adapt to Climate Change."*

3) Affordable Housing

On July 15, 2021 the Township of Freehold adopted an amended Housing Plan in compliance with the requirements of COAH substantive and procedural Rules amended through April 6, 2009 and a Township Court Settlement Agreement. The adopted Housing Plan Element addressed the COAH determined Round 1 and Round 2 obligation for the Township and the 1999-2018 Round 3 projected affordable housing growth share obligation for the Township established by COAH. The Township was granted a final order of Compliance and Repose of its amended Housing Plan on February 22, 2023 by Judge Linda Grosso Jones, J.S.C. of Monmouth County.

Subsequent to the Township's Compliance Order the New Jersey Supreme Court in 2013 upheld and modified a 2010 Appellate Division ruling, which partially invalidated the above referenced COAH Rules for the period from 2004 through 2018 (N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was charged with adopting new affordable housing rules. COAH prepared revised Rules but the Council on Affordable Housing failed to adopt them due to a tie vote.

On March 10, 2015, due to COAH's failure to adopt new Rules, the New Jersey Supreme Court returned jurisdiction back to the trial courts for processing Mount Laurel compliance. To effectuate this ruling, the Supreme Court created transitional procedures for municipalities to petition designated trial judges for review of their plans voluntarily, or, in the alternative, wait to be brought under the jurisdiction of the Court via a "Constitutional Compliance Challenge".

On March 8, 2018, Mercer County Assignment Judge Mary C. Jacobson issued an Opinion which addressed methodologies for determining four components that comprise regional and municipal fair share affordable housing obligations: Present Need, Prior Round Obligation, Gap Period Obligation and Prospective Need. This opinion (known as the Jacobson opinion) set a non-binding precedent for determining municipal obligations throughout the State.

The 4th Round of affordable housing will begin on July 1, 2025 and extend to June 30, 2035.

Governor Murphy signed bill A-4/S-50 on March 20, 2024 which establishes a new framework and process for determining and enforcing municipal affordable housing obligations. The process replaces the Council on Affordable Housing (COAH) which the bill formally abolishes and will begin with the Department of Community Affairs (DCA) publishing non-binding calculations of municipalities' current and prospective need for affordable housing by October 20, 2024 using the prior Jacobson opinion. At that time municipalities may accept the DCA's calculation of their fair share obligation or adopt their own using the methodology outlined within the law. Municipalities must adopt their obligations through a new dispute resolution program on an expedited process before January 31, 2025. Interested parties have until February 28, 2025, to challenge municipal determinations.

Additional dates in the new Round 4 process are as follows:

- April 1, 2025: A resolution to any disputes must be finalized.
- June 30, 2025: Towns must establish housing element and fair share plans to meet their obligations.
- Aug. 31, 2025: Interested parties can challenge the fair share plan and housing element.
- Dec. 31, 2025: Towns must commit to revising the plan or explain why it won't make certain changes.
- March 15, 2026: Towns must adopt changes to municipal ordinances.

The Township is aware the new Round 4 regulations and specific dates that have been adopted and will act upon those regulations accordingly.

4) Monmouth County Master Plan / Reexamination Report

The latest Monmouth County Master Plan was adopted on September 19, 2016. The Master Plan serves as a County-wide policy statement about the future development of Monmouth County. The Plan does not make any specific recommendations or statements regarding Freehold Township, however there are a number of County wide goals and objectives related to a variety of land use topics including: land use; natural resources; open space; arts, historic and cultural resources; utilities; transportation and mobility; agriculture and economic development; community development and housing; and community resiliency.

The County also adopted a Reexamination Report on October 15, 2018. There were no specific recommendations for the Township in that report.

5) Notice Requirements

New notice requirements for adoption of Master Plans and Master Plan amendments were revised pursuant to adoption of P.L. 2016 Chapter 21 on August 1, 2016 which included notifying the New Jersey Office of Planning Advocacy within the Department of State.

6) 2020 U.S. Census

The 2020 U.S. Census data was taken nationwide and was released over a period of three years. The overall population in Freehold Township decreased from 36,184 persons in 2010 to 35,369 persons in 2020. This was a decrease of 815 persons or 2.3 percent. Contributing factors to the loss of populations includes a decrease in average household size, higher vacancy rate and out-migration.

In 2010 there were a total of 13,140 housing units in Freehold Township. It rose to 13,500 housing units per the 2020 Census, an increase of 360 units or 2.7 percent. This was primarily due to new developments including 209 units for the "Edge at Freehold" and 102 units at "Regency at Freehold."

The total number of housing units in Freehold Township was comprised of 12,577 occupied housing units and 563 vacant housing units per the 2010 Census. This increased to 12,897 occupied housing units and 603 vacant housing units in 2020. The percentage increase of vacant housing units between 2010 and 2020 was 7.1 percent.

The number of owner-occupied housing units increased slightly between 2010 and 2020 from 10,368 units to 10,376 units, or 0.1 percent. There was however a large increase in the number of renter- occupied units during that same period from 2,209 units to 2,521 units a 14.1 percent increase.

2010 and 2020 Selected Census Data
Freehold Township

	2010	**2020**	**Change**	**Percent Change**
Population	36,184	35,369	-815	-2.3%
Housing Units - Occupied	12,577	12,897	320	2.5%
Housing Units - Vacant	563	603	40	7.1%
Total	**13,140**	**13,500**	**360**	**2.7%**
Owner-Occupied Units	10,368	10,376	8	0.1%
Renter Occupied Units	2,209	2,521	312	14.1%

Source: U.S. Bureau of Census - 2010 and 2020

The American Community Survey (part of the U.S. Census) releases counts on the municipal level for selected population and housing categories. This data can be accessed through the Census.gov website.

7) New Jersey Multi-Jurisdictional Hazard Mitigation Plan

The Disaster Mitigation Act of 2000 (DMA 2000) requires local jurisdictions to adopt a Federal Emergency Management Agency (FEMA)-approved hazard mitigation plan (HMP) and update that plan every five (5) years in order to remain eligible for Federal disaster assistance and grant funds.

The HMP process identifies local risks and vulnerabilities associated with disasters and develops long-term strategies to protect people and property from future hazardous events. The long-term strategies goal is to stop the cycle of damage, reconstruction, and

repeated damage from disasters.

Monmouth County adopted its first HMP in 2009 (known as "The Multi-Jurisdictional Hazard Mitigation Plan - Monmouth County"). The Plan was updated in 2015 and the most recent adoption was on February 21, 2021. The 2021 HMP update identifies risks and vulnerabilities to natural and human-made hazards across Monmouth County and includes suggested actions to reduce the overall risk and building resilience throughout the County.

There is a separate section within the 2021 HMP that identifies particular mitigation action summary items for each municipality in the County.

A total of 15 mitigation action summary items were identified for the Township of Freehold. These items include for example:

- Reconstructing several culverts
- Purchasing and installing generators for pump stations, the Centra State Hospital and the water treatment plant
- Preparing a Wildfire Mitigation Plan
- Rehab, repair or removal of the Lake Topanemus Dam
- Cleaning and de-snaging streams throughout the Township

8) Stormwater Management Regulations

Amendments to New Jersey's stormwater management rules took effect March 2, 2021, and require the use of green infrastructure. Green infrastructure refers to a set of stormwater management practices that either use or mimic the natural water cycle to capture, filter, absorb and/or re-use stormwater. The rules require "best management practices" (BMPs) such as vegetated swales, bioretention, green roofs, cisterns, wet ponds, infiltration basins and constructed wetlands so stormwater will infiltrate in what could be described as a more natural manner.

The Township amended its stormwater management regulations (§190-80 - Stormwater Management) on February 9, 2021 by Ordinance No. O-21-2, and is currently preparing a revised Stormwater Management Plan Element.

9) The New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act

The New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (Act) was signed into law legalizing and regulating cannabis use and possession for adults 21 years and older (A-21 (P.L.2021,c.16). Municipalities had 180 days (until August 21, 2021) to take action to either prohibit or limit the number of cannabis establishments, distributors, or delivery services. The Act also included the location, manner, times of operation, and establishment of civil penalties for violation of ordinances.

Under the Act, there are six classes of licensed cannabis businesses:

Class 1: Cultivation	Class 4: Distribution
Class 2: Manufacturing	Class 5: Retail
Class 3: Wholesaling	Class 6: Delivery

A municipality that failed to enact an ordinance prohibiting the operation of one or more classes of cannabis establishments, before August 21, 2021, was precluded from passing an ordinance banning the operation for a period of 5 years. After the 5-year period, a municipality had another 180-day window to prohibit or limit cannabis operations, but that action only applied prospectively.

Accordingly, the Township adopted Chapter 251 – Recreational Cannabis per Ordinance O-21-12 (May 25, 2021) prohibiting the consumption of cannabis items within the Township to the extent possible under the Act.

Cannabis within the Township was specifically prohibited in the Land Use Ordinance under §190-117 Prohibition of Uses Ordinance O-18-12 (May 25, 2021). It was amended by Ordinance O-21-11 on May 25, 2021 to permit a medical cannabis dispensery as a permitted use in the H-1 zone.

9) Master Plan Requirements for Land Use Plan (N.J.S.A. 40:55D-28b.(2))

The Land Use Plan element is a required element of a Master Plan pursuant to N.J.S.A. 40:55D-28b.(2) requiring specific items (a) through (d) to be addressed. Land Use Plan element requirements were amended in 2016, 2017, 2019, and 2021 to add items (e), (f), (g) and (h) as follows:

The Land Use Plan required elements were amended August 1, 2016 by PL 2016 c. 21 to require item (e):

(e) showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;

The Land Use Plan required elements were amended January 8, 2018 by PL 2017 c. 275 to require item (f):

(f) including, for any land use element adopted after the effective date of P.L.2017, c.275, a statement of strategy concerning: (i) smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations, (ii) storm

resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and (iii) environmental sustainability; and

The Land Use Plan required elements were amended by November 26, 2019 by PL 2019 c. 267 to require item (g):

(g) showing the existing and proposed location of public electric vehicle charging infrastructure

The Land Use Plan required elements were amended by February 4, 2021 by PL 2021 c. 6 to require item (h):

(h) including, for any land use plan element adopted after the effective date of P.L.2021, c.6, a climate change-related hazard vulnerability assessment which shall

(i) analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;

(ii) include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subsubparagraph (i) of this subparagraph related to that development;

(iii) identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;

(iv) analyze the potential impact of natural hazards on relevant components and elements of the master plan;

(v) provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;

(vi) include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and

(vii) rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

These MLUL amendments represent a significant change in the preparation of or amendment to the Master Plan. Much of the legislation amendments relate to environmental policy.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

This section provides a list of recommended Master Plan and zoning ordinance revisions:

Recommended Master Plan Revisions

(1) The Township Master Plan is currently comprised of separate documents that have been adopted and/or amended over an extended period of time dating to 1985. It is recommended that the Master Plan be updated as follows:

a. Principles, goals and objectives

b. All background data selections including the current population and housing data from the 2020 U.S. Census.

c. Environmental data.

d. The Land Use Plan Element to address elements (e), (f), (g), and (h) as specified in Subsection C. 9 above.

e. The Round 4 Affordable Housing Round will begin in 2025. The Township should review and update its Housing Plan as needed based upon the revised legislation.

f. Update environmental mapping and descriptions pursuant to latest State and Federal GIS data.

(2) It is recommended and also anticipated that the Stormwater Management Plan be updated by the end of 2024.

Recommended Zoning Ordinance Revisions

This section provides a list of recommended zoning revisions in Chapter 190 – Land Use. The revisions also include recommendations from the Planning Board as discussed and presented in the Boards Annual Report between 2017 and 2023. The following are Ordinance recommendations that are still pending:

- Review the installation of generators on commercial sites which have been subject of past variance applications.

- The Board and sign sub-committee heard a number of sign applications requesting relief on nonpermitted sign colors. The current ordinance notes a large number of approved colors from a discontinued color manufacturer, of which samples are no longer available.

It is recommended that the current sign ordinance have some "housekeeping" completed to standardize identification numbers for all approved colors.

- The current zoning ordinance prohibits a sport court in any side yard, creating a hardship for corner lot properties. Proposed ordinance modifications are recommended to clarify required setbacks and stormwater drainage requirements.

Other Recommendations

(1) Review items identified in Subsection C. to determine if any additional zoning or Master Plan revisions are required.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW", P.L. 1992, C. 79 (C.40A:12A-1 ET AL.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

Freehold Township has adopted four (4) Redevelopment Plans in accordance with N.J.S.A. 40A:12A et seq., the Local Redevelopment and Housing Law since the last Reexamination Report as follows:

3M Redevelopment Plan

The 3M Redevelopment Plan was adopted on November 22, 2022. The 3M site (as it was previously known) is located on Willow Brook Rd. in the east central portion of Freehold Township between Route 33 bypass and Route 33 business with access from Willow Brook Road just west of Halls Mill Road. The properties contain a total of +/- 53.52 acres and are identified as Block 49, Lots 46.01 and 46.02 on the Township tax maps. The Redevelopment Plan includes applicable zoning provisions to permit warehousing and other permitted uses pursuant to the M-1 zone. The Redevelopment Plan provides for zoning requirements, design standards, administrative and procedural requirements, and other redeveloper obligations.

There is an amendment that is anticipated for the 3M Redevelopment Plan with regard to warehousing definition and various administrative updates.

Freehold Mall Redevelopment Plan

The Freehold Mall Redevelopment Plan was adopted on October 26, 2021. The Freehold Mall Redevelopment Area is located on U.S. Route 9 northbound and known as Block 50, Lot 25 and contains a total of +/- 24.8 acres. The Freehold Mall Redevelopment Plan includes applicable zoning provisions to permit the redevelopment and upgrading of the existing shopping center which is nearly completed as of this date.

Lone Pine Landfill Redevelopment Plan

The Lone Pine Landfill Redevelopment was adopted on June 14, 2022. The landfill is located toward the terminus of Burke Road and accessed from Elton Adelphia Road approximately 1.0 mile to the north. The redevelopment area is comprised of Block 91, Lots 51-54; and Block 92, lots 25 & 41. The Redevelopment Plan includes applicable zoning provisions to permit a solar energy facility on the site while allowing for the existing landfill and associated remediation activities to occur unimpeded. The Redevelopment Plan provides for zoning requirements, design standards, administrative and procedural requirements, and other redeveloper obligations.

South Freehold Shopping Center Redevelopment Plan

The South Freehold Shopping Center Redevelopment Plan was adopted on July 11, 2023. The property 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. The Redevelopment Plan permits the redevelopment of the existing South Freehold Shopping Center which contains Shop Rite. It also permits a variety of commercial uses in accordance with and defined in the NAICS code and similar to those uses in the current B-10 zone. The Redevelopment Plan also provides for zoning requirements, design standards, administrative and procedural requirements, and other redeveloper obligations.

There is an amendment that is anticipated for the South Freehold Redevelopment Plan with regard to site plan and building location.

The Township is in the process of reviewing sites within the Township for other potential redevelopment areas. There are no specific areas that have been identified but the Township anticipates adopting other Redevelopment Plans in the future.

F. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING LOCATIONS APPROPRIATE FOR THE DEVELOPMENT OF PUBLIC ELECTRIC VEHICLES INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, COMMERCIAL DISTRICTS AND, AREAS PROXIMATE TO PUBLIC TRANSPORTATION AND TRANSIT FACILITIES AND TRANSPORTATION CORRIDORS, AND PUBLIC REST STOPS; AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY OR APPROPRIATE FOR THE DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE.

According to information by the United States Department of Energy – Alternative Fuel Data, New Jersey contains 1,350 EV charging stations with 3,807 ports. In total there are 3,845 alternative fueling stations offering electric, hydrogen, propane, biodiesel, compressed natural gas (CNG) and ethanol fuel flex (E85)[2]. The Township of Freehold contains the following alternative fuel stations that offer Compressed Natural Gas (CNG), and electric charging:

[2] *Source: Alternative Fuel Data Center – U.S Department of Energy (New Jersey Station and Fuel Count)*

N.J. Natural Gas – Shore Point Distributing Co.
850 Route 33 Bypass (Rt. 33 and Halls Mills Rd.)
24 hrs./day
Open to the public / credit card accepted
Compressed Natural Gas (CNG)
Fast Fill – 3,600 psi

Broad #2 Broad 4 Paragon
4 Paragon Way
24 hrs./day
Open to the public
Electric Vehicle Charging Station
ChargePoint / Level 2 / 2 charging ports / J1772 connector

Broad #2 Broad 4 Paragon
2 Paragon Way
24 hrs./day
Open to the public
Electric Vehicle Charging Station
ChargePoint / Level 2 / 2 charging ports / J1772 connector

Broad #2 Broad 303 Main 2
303 West Main Street
24 hrs./day
Open to the public
Electric Vehicle Charging Station
ChargePoint / Level 2 / 2 charging ports / J1772 connector

Broad #2 Broad 303 Main 1
303 West Main Street
24 hrs./day
Open to the public
Electric Vehicle Charging Station
ChargePoint / Level 2 / 2 charging ports / J1772 connector

Macerich's Freehold Raceway Mall
3710 U.S. Route 9
24 hrs./day
Open to the public
Electric Vehicle Charging Station
Electrify America / DC Fast / 4 charging ports / CHAdeMO and CCS connectors

DCH Freehold Nissan
4041 Route 9 North
Open to the public / call ahead / dealership business hours
Free

Electric Vehicle Charging Station
Level 2 / 1 charging port / J1772 connector

Freehold Hyundai – Verizon 1
4075 U.S. Route 9
24 hrs./day
Open to the public
Electric Vehicle Charging Station
ChargePoint/ DC Fast / 1 charging port / CHAdeMO and CCS connectors

Freehold Hyundai – Verizon 2
4075 U.S. Route 9
Open to the public / 24 hrs./day
Electric Vehicle Charging Station
ChargePoint/ DC Fast / 1 charging port / CHAdeMO and CCS connectors

Pond Road South
4331 Route 9
Open to the public / 24 hrs. day
Electric Vehicle Charging Station
ChargePoint / Level 2 / 2 charging ports / J1772 connector

Freehold Chrysler Jeep
4304 U.S. Route 9
Open to the public / 24 hrs. day
Electric Vehicle Charging Station
Blink / Level 2 / 2 charging ports / J1772 and CCS connectors
DC Fast / 1 charging port

There are no other alternative fueling stations within the Township.

On November 21, 2023 the state of New Jersey announced the adoption of the Advanced Clean Cars II Program (ACC II). The regulations in this program follow the California vehicle emissions standards and compliance requirements pursuant to the California Air Resources Board Advanced Clean Cars II regulation[3]. The overall goal of the program is to have cleaner emissions and air quality within the state of New Jersey. This includes the requirement that all vehicles sold in New Jersey (including passenger vehicles, light-duty trucks and medium duty vehicles) transition to be zero-emission vehicles (ZEV) by 2035. As part of the regulations light duty vehicles are planned to begin this transition in 2026 (model year 2027).

The MLUL was amended in 2019 and 2021 to require the development of more EV charging stations within New Jersey as follows:

[3] *(Reference New Jersey Administrative Code 7:27-29.1 through 7:27-29A.7.)*

(1) The Land Use Plan of the Master Plan required elements were amended by PL 2019 c. 267 to require item (g) of 40:55D-28 b.(2)(g) *showing the existing and proposed location of public electric vehicle charging infrastructure.*

(2) A Model Statewide Municipal Electric Vehicle (EV) Ordinance was published by the DCA on September 1, 2021, to comply with P.L. 2021, c. 171, and adopted on July 9, 2021. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning districts. N.J.A.C. 40:55D-66.20 a. and b. requires specific numerical and zoning standards for the installation of EV supply equipment and "make-ready" parking spaces.

The following are recommendations concerning the locations of public vehicle infrastructure in Freehold Township:

(1) The Township should review its public facilities, as well as those managed by the school district, to identify areas that may be suitable for EV charging, both for municipal fleet vehicles and those for public use.

(2) Development of public EV infrastructure should be maximized by applying the most recent (i.e., July 2021) amendments of the MLUL to all future development within the Township including multifamily residential and commercial uses.

(3) Any future redevelopment plans (although none recommended in this Report) should include specific requirements and provisions for the development of zero emission vehicle fueling and charging infrastructure pursuant to the amendments of the Local Redevelopment and Housing Law (LRHL), and specifically 40A:12A-7. Adoption of Redevelopment Plan.

Single family residential houses generally have the capacity to charge EV vehicles from their house either in the garage or driveway using an external power outlet. Therefore, no additional recommendations are necessary for single-family residential zones.

Expanding access to electric vehicle charging stations in these locations and zones of the Township can help reduce potential "range anxiety[4]." Range anxiety is noted in New Jersey's 2019 Energy Master Plan as one of the largest barriers to passenger electric vehicle usage.

[4] *"Range anxiety" is what an electric vehicle (EV) driver feels when the battery charge is low, and the usual sources of electricity are unavailable. It sparks a fear of getting stranded somewhere, which adds time, inconvenience, and stress to a journey. Studies show that driving range and a lack of charging infrastructure are the primary reasons people do not consider EVs when buying a new vehicle.*