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BOROUGH OF FREEHOLD

MO NMOUTH COUNTY, NEW JERSEY

MASTER PLAN REEXAMINATION

AND

AMENDMENT

MARCH 2005

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MC Project No. 01-0491G

The original of this report was signed and sealed in accordance with N.J.S.A.45:14A-12

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FORWARD

Freehold Borough has a rich and unique history. Settled more than three centuries ago it is the seat of county government. It has prospered as both the hub of an agricultural economy and as a textile manufacturing center. Over the years the Borough has been the home to a diverse populace contributing to its cultural history. Freehold has the kind of unique and irreplaceable charm that comes only with time. A major goal of the community is to preserve significant elements of Freehold's past. Residents should be aware of the aesthetic and economic benefits of historic preservation and be encouraged to preserve the historic fabric and character of individual structures and streetscapes. It is in this spirit that the following document has been prepared.

INTRODUCTION

The New Jersey Municipal Land use Law, NJSA 40:55 D-1 et seq. stipulates that each municipality in the State of New Jersey reexamine its Master Plan and development regulations at least every six years. Specifically, NJSA 40:55D-89 states:

> "The governing body shall, at least every six years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which shall be sent to the County Planning Board and the municipal clerk of each adjoining municipality."

This reexamination of the Borough of Freehold Master Plan conforms with the requirements of the Municipal Land Use Law and addresses the requirements of NJSA 40:55D-89 by including the following:

a. The major problems and objectives relating to land development in the municipality at the time of the Master Plan adoption, or last revision or reexamination, if any.

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 such plan or regulations as last revised, with particular regard to 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 (C.40A:12A-1 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 most recent Borough of Freehold Master Plan Reexamination was adopted on February 12, 2003. Further consideration has been given to two of the areas of concern in the Borough, parking standards and appropriate boundaries for the B-2B General Commercial Zoning District adjacent to Jerseyville Avenue and Park Avenue. These two areas of concern have given rise to the need for this Reexamination Report.

A. Major Problems and Objectives Relating to Land Development in the Borough of Freehold in 2003, the Year the Current Reexamination of the Master Plan Was Adopted.

The major problems and objectives related to land development in the Borough of Freehold in 2003 were existing land uses in the CM (Commercial Manufacturing) Zoning Districts and the various business zones and the Apartment District. The following revisions were recommended to these zones in 2003:

1. Revisions to CM Zoning Districts

   a. It was recommended that Block 85, Lots 14 and 15 be added to the REC Zone District. These lots were vacant and immediately adjacent to the newly created REC Zone District. Other vacant lands at the eastern end of Institute Street (Block 85, Lots 1-13 and Block 93, Lots 29-56) were recommended to be rezoned from CM to R-5 to accommodate proposed single family residential subdivisions.

   b. CM Zones adjacent to Jerseyville Avenue and Throckmorton Streets were recommended to be modified to allow service establishments (excluding restaurants) contractors storage yards, auto repair and body shops and sale of retail goods. These uses are currently present in these areas. The CM Zone adjacent to Bannard Street was recommended to be modified to allow similar types of uses to those which currently exist along Bannard Street and other low traffic generating uses such as self-service storage facilities and document storage facilities.

   c. The CM Zone, which encompasses Freehold Raceway, was recommended to be rezoned to a new zone district allowing specialty retail uses and offices. The zone standards should include a unified design theme with architectural controls.

2. Revisions to Business Zones

a. The B-1a Zone District on Park Avenue established by Ordinance No. 27/99 should be reflected on the Zoning Map. Also the adjacent B-1 Zone District should be extended to the east one lot so that it abuts the B-1a District. Block 106, Lot 3 (rear) and Lot 13 should be rezoned from R-5 to B-1.

b. It was recommended that on the north side of West Main Street between Park Avenue and Route 9 a new zone should be created which would permit single family residences, as well as home based offices as a conditional use.

c. Expansion of the B-1 Office Commercial District was recommended in several locations around the fringes of the Central Business District and expansion of the B-2 General Commercial District was recommended in one location. The areas recommended for expansion of the B-1 Zone district are adjacent to either B-1 or B-2 Zone districts and will provide additional land for office uses which are in great demand in the Borough. The areas recommended for expansion of the B-1 Zone were; the northeast corner of Sherriff Street and Lafayette Street; six lots on the north side of McLean Street to the east of St. Rose of Lima Church parking lot; and the A-Apartment District on South Street opposite St. Rose of Lima School. The area recommended for the expansion of B-2 Zone was the portion of the A-Apartment District off Broad Street, which is the location of the Parker House Condominiums, Block 34, Lot 30.

Also, the 2003 Reexamination Report references the "Borough of Freehold Parking Study" prepared by Abbington Associates, Inc. and dated January 8, 2003 for a comprehensive analysis of downtown parking. Parking in the downtown area has consistently been a problem identified in all Master Plan and Master Plan Reexamination Reports.

B. The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since 2003.

A review of the major problems and objectives that were current in 2003 indicates the following:

1. Revisions to CM Zoning Districts

   Zoning ordinance amendments have been drafted to accomplish the recommendations of the 2003 Reexamination Report with regard to the CM Zoning Districts.

2. Revisions to Business Zones

   Zoning ordinance amendments have been drafted to accomplish the revisions to the Business Zones as recommended in the 2003 Reexamination Report. During the time period that these amendments were being drafted, Borough officials became aware of the fact that Block 108, Lots 11 and 12, which are developed and utilized for office and retail uses are in fact in the A – Apartment Zone. This is a concern that should be addressed since zoning should reflect the actual use of properties in this area where current uses are deemed appropriate and consistent with the intent of the Zoning Ordinance.

3. Parking Standards

   Revised parking standards were prepared by Abbington Associates Inc. in February 2005 as recommended in the 2003 Reexamination Report.

C. The Extent to Which There Have Been Significant Changes In the Assumptions, Policies and Objectives Forming the Basis For the 2003 Reexamination.

There have been no significant changes in the overall Assumptions, Policies, and Objectives forming the basis for the 2003 Reexamination. However, there is a change regarding assumptions with respect to the B-2B Zone District boundaries and policies for parking standards. The 2003 Reexamination Report recommended the expansion of

Business Districts in several locations including expansion of the boundaries of the B-1, B-2 and B-1a Zone Districts. No recommendations were made concerning the B-2B Zone District which lies along Park Avenue (Business Route 33) to the east of South Street since there were no known issues regarding this Zone District or its boundaries. It has recently come to the Borough's attention that the Zone District boundaries between the B-2B Zone District and the adjacent A Apartment District do not reflect existing conditions. Specifically, Lots 11 and 12 in Block 108 which are both long narrow lots are designated on the Borough Zoning Map as being in the A Apartment District, despite the fact that they are not developed for apartment use or in any way associated with the garden apartment complex on adjacent Lot 1 which is correctly placed in the A Apartment District. Lot 11 is developed with two small office buildings (First Jersey Agency Insurance and Union Paving) and their associated parking. Lot 12 is completely developed with a parking area for the adjacent Food Town Supermarket on Lot 9. Based on the existing uses on lots 11 and 12, which are longstanding, and their consistency with the intent of the B-2B General Commercial District which permits the sale of retail goods (specifically listed are grocery stores as a permitted use) and business and professional uses; the subject lots should be located within the B-2B General Commercial Zone District consistent with the intent of the Zone Ordinance and Zone Pan.

Since the 2003 Reexamination Report, Abbington Associates, Inc. has reviewed parking standards and has developed revised parking standards. The revised standards were recommended in February 2005. This represents a change in policies regarding such standards which should be incorporated into the Borough's Land Use Procedures Ordinance.

D. Recommended Revisions to the Borough Master Plan and Development Regulations.

It is recommended as a result of this Master Plan Reexamination that there be the following revisions to the Borough Master Plan and Development Regulations.

1. Block 108, Lots 11 and 12 should be rezoned so that they are removed from the A Apartment District and incorporated into the B-2B General Commercial District consistent with existing uses and the intent of the Zone Plan.

2. The revised parking standards prepared by Abbington Associates Inc. should be incorporated into the Land Use Procedures (Title 16) of the Borough Code.

E. Recommendations Concerning Incorporation of Redevelopment Plans.

At this time there are no recommendations concerning the incorporation of redevelopment plans.

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