

**BOROUGH OF FREEHOLD
COUNTY OF MONMOUTH
NO. 2014/14**

ORDINANCE AMENDING AND SUPPLEMENTING TITLE 16, (LAND USE PROCEDURES), SECTION 16.24 (SITE PLAN REVIEW AND APPROVAL) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

WHEREAS, the Planning Board and its professionals have recommended certain changes to the requirements for site plan approval; and

WHEREAS, the Mayor and Council concur with these recommendations.

NOW, THEREFORE, BE IT ORDAINED that Title 16 (Land Use Procedures) shall be amended and supplemented as follows:

SECTION 1

Chapter 16. 24 Site Plan Review and Approval

16.24.010 When required.

A. Site plan review and approval shall be required before:

1. Any change of use which would impact or have an effect on parking requirements, or
2. Any of the following actions taken in contemplation of or in preparation for the development of land for any use or purpose not specifically exempted herein:
 - a). Excavation
 - b). Removal of soil
 - c). Clearing of site
 - d). Modifying the natural condition of any land
 - e). Placing of any fill on the land
 - f). Addition, elimination or reconfiguration of parking area or traffic circulation
 - g). Increase in impervious coverage

B. Except as hereinafter provided, no building or zoning permit shall be issued for any building or use or structure, or reduction or enlargement in size or other

alteration of any building or structure or change in use of any building including accessory structures and outdoor storage and sales areas or when any such renovation or change in use will affect any of the site plan elements enumerated in Section 16.24.020(C)(9) through (24) inclusive unless a site plan is first submitted and approved by the Planning Board, and no certificate of occupancy shall be given unless all construction and development conforms to the plans as approved by the Planning Board.

C. Site plan approval shall not be required for any detached one- or two-dwelling-unit buildings or any uses accessory thereto, such as a private garage or storage shed incidental to residential uses, but this shall not limit the requirements for submission and approval of plats as otherwise required by chapter.

D. The planning board or zoning board may waive full site plan detail approval as a precondition to issuance of a building permit if the construction, alteration, change of occupancy or use does not affect existing traffic circulation, on site or off site drainage facilities, the relationship of buildings to each other on site, landscaping, buffering, lighting or other considerations relating to site plan review and approval as set forth hereinafter.

SECTION 2

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

SECTION 3

Any Ordinance or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed and superseded.

SECTION 4

This Ordinance shall take effect upon final passage and publication in accordance with Law.

Offered By: Schnurr

Seconded By: Griffiths

Roll Call:

Ayes: DiBenedetto, Kane, Griffiths, Schnurr, Shutzer

Nays: None

Absent: Sims

Abstain: None

NOTICE IS HEREBY GIVEN that Ordinance #2014/14 was introduced at a meeting of the Freehold Borough Council in the County of Monmouth, New Jersey, held on November 3, 2014 and passed on first reading and that such Ordinance will be further considered for final passage after public hearing at a meeting of said Mayor and Council to be held at the Municipal Building, 51 West Main Street in said Borough on December 1, 2014 at 7:00 PM or at any meeting to which that meeting may be adjourned, at which time all persons who may be interested therein will be given an opportunity to be heard.



TRACI L. DIBENEDETTO
BOROUGH CLERK

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NOTICE IS HEREBY GIVEN that the forgoing Ordinance was approved for final adoption by the Mayor and Council of the Borough of Freehold at a meeting held on December 1, 2014.



TRACI L. DI BENEDETTO
BOROUGH CLERK