

BOROUGH OF FREEHOLD

COUNTY OF MONMOUTH

#2024/3

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18 (ZONING) BY
AMENDING CHAPTER 18.07 THE FREEHOLD CENTER CORE REDEVELOPMENT
PLAN**

WHEREAS, the Mayor and Council of the Borough of Freehold have been designated as the redevelopment entity for the Freehold Center Core Redevelopment Plan ("FCCRP"); and

WHEREAS, a 2019 Center Core Rehabilitation Plan ("Rehabilitation Plan") was prepared by Pennoni, Group Melvin Division, and said Plan was adopted by the governing body on December 16, 2019; and

WHEREAS, the Rehabilitation Plan has been incorporated as part of the zoning ordinance under Chapter 18.070; and

WHEREAS, since its adoption, the governing body has become aware of several areas that needed review and possible revision; and

WHEREAS, Auto Pro Collision, LLC ("Auto Pro") previously was granted preliminary site plan approval, which required certain amendments to the FCCRP; and

WHEREAS, in connection with Applicant's previous approval, the CCRP was amended to indicate, "preexisting auto-related uses are permitted in the Downtown Zone on secondary frontages only. Such uses may be renovated, provided the existing use is not expanded more than 150% of the (footprint or FAR)"; and

WHEREAS, Applicant's property should not be considered secondary frontage and that the building footprint expanded more than the allowed via amendment; and

WHEREAS, Auto Pro appeared before the Governing Body sitting as the Redevelopment Entity seeking to amend its previous approval so as to the reduce the size of the previously granted building footprint and further subdivide the property to grant to the Borough parking; and

WHEREAS, as a result of the amended application, the Governing Body believes it is in the best interest of the Borough to further amend the FCCRP.

NOW, THEREFORE, BE IT ORDAINED that Chapter 18.070, the Freehold Center Core Redevelopment Plan, be amended and supplemented as follows:

Section I

It is hereby found and determined that the 2019 Core Center Core Rehabilitation Plan, as amended, is further amended as follows:

Section 3.a.2

Only Preexisting auto-related uses are permitted in the downtown zone ~~on secondary frontages only~~. Such uses may be renovated, provided the existing use is not expanded more than ~~150~~ 210% of the (footprint ~~or FAR~~).

Section II

It is hereby found and determined that the aforementioned Amendment to the Rehabilitation Plan will afford maximum practical opportunity consistent with the sound needs of the locality as a whole, for the redevelopment of the area.

Section III

This amendment to the 2019 Core Center Core Rehabilitation Plan is in conformity with the Local Redevelopment and Housing Law of New Jersey (N.J.S.A. 40A:12A-1 et. seq.), which allows a municipality to designate an “Area in Need of Rehabilitation” and create a Redevelopment Plan to govern the Rehabilitation Area which plan may include area, bulk, design, or other development standards meant to revitalize the area in a way consistent with the municipal goals and objectives identified in the Master Plan.

Section IV

All other portions of the 2019 Center Core Rehabilitation Plan shall remain in full force and effect.

Section V

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 VI

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

Section VII

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

Introduced: February 20, 2024

Public Hearing/Adoption: March 18, 2024