

BOROUGH OF FREEHOLD

COUNTY OF MONMOUTH

#2021/16

**ORDINANCE OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH,
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 18
(ZONING) BY AMENDING CHAPTER 9.0 (HISTORIC REHABILITATION
STANDARDS) 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 ("FCCRCP"); 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 18.07; and

WHEREAS, the Rehabilitation Plan included a chapter encouraging redevelopment, alterations, or improvements to "Key" and "Contributing" buildings in a way that restores and preserves the unique architectural details of buildings, consistent with the Borough's existing Historic Preservation Advisory Commission Ordinance (HPACO); and

WHEREAS, the standards set forth in therein are to apply to development applications involving the redevelopment, alteration, or any improvement of a building, structure, accessory structure, or site that is identified as a "Key" or "Contributing" historic asset as defined in Section 2.114.030 of the HPACO; and

WHEREAS, for all applications to the Redevelopment Entity, a property owner is to submit a request to the Historic Preservation Advisory Commission ("Historic Commission") for a determination as to whether the building, structure, accessory structure, sites, or object qualifies as "Key," "Contributing," "or Noncontributing" as defined; and

WHEREAS, the Rehabilitation Plan provides that alternatively, the Redevelopment Entity may determine the status of an application based on the Historic Preservation Advisory Commission's Historic Assets Study once it is published; and

WHEREAS, the Historic Commission prepared the Historic Assets Study and presented same to the governing body; and

WHEREAS, the governing body has reviewed same and agrees with the amendments.

NOW, THEREFORE, BE IT ORDAINED that Chapter 18.07, the Freehold Center Core Redevelopment Plan, be amended and supplemented as follows:

Section 1

It is hereby found and determined that the aforementioned Historic Assets Study provides more predictability to property owners looking to rehabilitate their historic properties and ensures that any applications are reviewed, and determinations made in a timely manner in accordance with the standards set forth in the Historic Rehabilitation Standards Section.

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

The Historic Assets Study 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

The Historic Assets Study, dated July 6, 2020, having been duly reviewed and considered, is hereby approved and adopted, and the Borough Clerk is hereby directed to file a copy of the Historic Assets Study with the Meeting Minutes and to keep a copy on file in the Office of the Borough Clerk.

Section V

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

Section VI

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 VII

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

Section VIII

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

Freehold Borough Historic Sites Inventory - 2020 - 2.114.050 E. 1

| Address | Block | Lot | Classification | Historic Property Criteria |
|-------------------|-------|-------|------------------|---|
| 1 East Main | 40 | 16 | Key | 2.114.030 Historic Property Criteria: #s 1, 4 & 5 |
| 2 East Main | 62 | 1 | Key | 2.114.030 Historic Property Criteria: #s 1 and 4 |
| 4 East Main | 62 | 2 | Key | 2.114.030 Historic Property Criteria: #s 1 and 4 |
| 6 East Main | 62 | 3 | Key | 2.114.030 Historic Property Criteria: # 1 |
| 8 East Main | 62 | 4 | Contributing | 2.114.030 Historic Property Criteria: # 2 |
| 10 East Main | 62 | 5 | Non-contributing | N/A |
| 14 East Main | 62 | 6 | Key | 2.114.030 Historic Property Criteria: # 1 |
| 16 East Main | 62 | 7 | Key | 2.114.030 Historic Property Criteria: #s 1, 4 |
| 18-20 East Main | 62 | 8.01 | Key | 2.114.030 Historic Property Criteria: #s 1, 4, 5 |
| 22-28 East Main | 62 | 9.01 | Contributing | 2.114.030 Historic Property Criteria #2 |
| 25-29 East Main | 40 | 10 | Key (Statue) | Pertaining to the Statue only: 2.114.030 Historic Property Criteria: # 1 |
| 28 1/2 East Main | 62 | 10 | Key | 2.114.030 Historic Property Criteria: #s 1,2, 4 & 5 |
| 30 East Main | 62 | 11 | Contributing | 2.114.030 Historic Property Criteria #2 |
| 31 East Main | 40 | 9 | Non-contributing | N/A |
| 34 East Main | 62 | 12 | Non-contributing | N/A |
| 35-39 East Main | 40 | 8 | Non-contributing | N/A |
| 38 East Main | 62 | 13 | Non-contributing | N/A |
| 41 East Main | 40 | 7 | Non-contributing | N/A |
| 42 East Main | 62 | 14 | Contributing | N/A |
| 45 East Main | 40 | 6 | Non-contributing | N/A |
| 47 East Main | 41 | 19 | Key | 2.114.030 Historic Property Criteria: #s 1 and 4 |
| 49 East Main | 41 | 18 | Non-contributing | N/A |
| 50 East Main | 62 | 15 | Key | 2.114.030 Historic Property Criteria: # 4 |
| 55 East Main | 41 | 17 | Key | 2.114.030 Historic Property Criteria: #s 2 and 4 |
| 56 East Main | 51 | 1 | Non-contributing | N/A |
| 59 East Main | 41 | 16 | Key | 2.114.030 Historic Property Criteria: #s 4 and 5 |
| 60 East Main | 51 | 3 | Contributing | 2.114.030 Historic Property Criteria: # 2 |
| 62 East Main | 51 | 4 | Key | 2.114.030 Historic Property Criteria: # 4 |
| 63 East Main | 41 | 15 | Non-contributing | N/A |
| 64 East Main | 51 | 5 | Key | 2.114.030 Historic Property Criteria: #s 1 and 4 |
| 68 East Main | 51 | 6 | Non-contributing | N/A |
| 1 Broadway | 42 | 15 | Non-Contributing | N/A |
| 7 Broadway | 42 | 13 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 9 Broadway | 42 | 12 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 11 Broadway | 42 | 11 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 13 Broadway | 42 | 10 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 15-17 Broadway | 42 | 9 | Non-contributing | N/A |
| 7 Spring Street | 42 | 16 | Non-Contributing | N/A |
| 6-8 Spring Street | 41 | 13.01 | Non-Contributing | N/A |
| 9 Spring Street | 42 | 1 | Non-Contributing | N/A |
| 11 Spring Street | 41 | 13.01 | Non-Contributing | N/A |

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|-----------------------|----|------|-------------------|---|
| 10-12 Spring Street | 41 | 13 | Non-Contributing | N/A |
| 5 Sheriff Street | 41 | 1 | Non-Contributing | N/A |
| 6 Sherriff Street | 40 | 5.01 | Non-Contributing | N/A |
| 7 Sherriff Street | 41 | 2 | Non-Contributing | N/A |
| 8 Sherriff Street | 40 | 5 | Non-Contributing | N/A |
| 9 Sheriff Street | 41 | 3 | Non-contributing* | N/A |
| 11 Sherriff Street | 41 | 4 | Non-contributing | N/A |
| 13 Sheriff Street | 41 | 5 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 1 Broad Street | 37 | 14 | Key | 2.114.030 Historic Property Criteria: #s 1, 2, 4, 5 |
| 2A/2B Broad Street | 36 | 7 | Non-Contributing | N/A |
| 3 Broad Street | 37 | 15 | Key | 2.114.030 Historic Property Criteria: #s1, 2, 4, 5 |
| 4 Broad Street | 36 | 6 | Non-Contributing | N/A |
| 6 Broad Street | 36 | 5 | Non-Contributing | N/A |
| 7 Broad Street | 37 | 16 | Non-Contributing | N/A |
| 8-10 Broad Street | 36 | 3 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 11 Broad Street | 37 | 18 | Contributing | 2.114.030 Historic Property Criteria: # 5 |
| 12-14 Broad Street | 36 | 2, 1 | Non-contributing | N/A |
| 17 Broad Street | 37 | 19 | Non-contributing | N/A |
| 21 Broad Street | 34 | 17 | Non-contributing | N/A |
| 25 Broad Street | 34 | 1 | Non-contributing | N/A |
| 28 Broad Street | 35 | 17 | Non-Contributing | N/A |
| 30 Broad Street | 35 | 16 | Non-Contributing | N/A |
| 32-40 Broad Street | 35 | 15 | Key | 2.114.030 Historic Property Criteria: #s 1, 5 |
| 8A/8B Court Street | 36 | 14 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 12-14-16 Court Street | 36 | 35 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 20 Court Street | 36 | 36 | Key | 2.114.030 Historic Property Criteria: #s 1, 3, 4 |
| 22 Court Street | 36 | 11 | Non-Contributing | N/A |
| 26 Court Street | 36 | 9 | Non-Contributing | N/A |
| 28 Court Street | 36 | 8 | Non-Contributing | N/A |
| 35 Court Street | 39 | 12 | Key | 2.114.030 Historic Property Criteria: #s 4, 5 |
| 37 Court Street | 39 | 11 | Key | 2.114.030 Historic Property Criteria: #s 2, 4 & 5 |
| 39 Court Street | 39 | 10 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 41 Court Street | 39 | 9 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 43 Court Street | 39 | 8 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 45 Court Street | 39 | 7 | Key | 2.114.030 Historic Property Criteria: # 4, 5 |
| 47 Court Street | 39 | 6 | Key | 2.114.030 Historic Property Criteria: #s 1, 2, 4 |
| 10 Center Street | 62 | 12 | Non-contributing | N/A |
| 13 Center Street | 51 | 14 | Contributing | 2.114.030 Historic Property Criteria: # 4 |

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|---------------------|----|-------|------------------|-----------|---------------------------------------|
| 14-16 Center Street | 62 | 17 | N/A | N/A | |
| 15 Center Street | 51 | 13 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 20 Center Street | 62 | 18 | Contributing | 2.114.030 | Historic Property Criteria: # 5 |
| 22 Center Street | 62 | 20 | Non-contributing | N/A | |
| 12 Elm Street | 76 | 5 | Non-contributing | N/A | |
| 15 Elm Street | 73 | 23 | Non-contributing | N/A | |
| 17-19 Elm Street | 73 | 22 | Contributing | 2.114.030 | Historic Property Criteria: # 2, 3, 4 |
| 21 Hudson Street | 62 | 27 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 25 Hudson Street | 62 | 26 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 27 Hudson Street | 62 | 25 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 29 Hudson Street | 62 | 24 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 31 Hudson Street | 62 | 23 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 33 Hudson Street | 62 | 22 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 35 Hudson Street | 62 | 21 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 11 Mechanic Street | 62 | 37.01 | Non-contributing | N/A | |
| 30 Mechanic Street | 73 | 1.01 | Non-contributing | N/A | |
| 33 Mechanic Street | 62 | 31 | Non-contributing | N/A | |
| 7 Marcy Street | 76 | 17 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 9 Marcy Street | 76 | 16 | Non-contributing | N/A | |
| 11 Marcy Street | 76 | 15 | Non-contributing | N/A | |
| 6 McLean Street | 82 | 15 | Non-contributing | N/A | |
| 8 McLean Street | 82 | 14 | Non-contributing | N/A | |
| 10 McLean Street | 82 | 13 | N/A | N/A | |
| 16 McLean Street | 82 | 12 | Key | 2.114.030 | Historic Property Criteria: # 1, 2, 4 |
| 2 Monmouth Ave | 34 | 36.02 | Key | 2.114.030 | Historic Property Criteria: # 1, 4 |
| 5 South Street | 62 | 48.01 | Non-Contributing | N/A | |
| 7-9 South Street | 62 | 48 | Key | 2.114.030 | Historic Property Criteria: #4 |
| 8 South Street | 71 | 10 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 10 South Street | 71 | 11 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 11 South Street | 62 | 47 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 12 South Street | 71 | 11 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 13 South Street | 62 | 46 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 14 South Street | 71 | 11 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 16 South Street | 71 | 11 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 17-19 South Street | 62 | 44 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 18 South Street | 71 | 12 | Non-contributing | N/A | |
| 19 South Street | 62 | 44 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 20 South Street | 71 | 12 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 21 South Street | 62 | 43 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 23 South Street | 62 | 42 | Contributing | 2.114.030 | Historic Property Criteria: #4 |

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| 24 South Street | 71 | 12 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 26 South Street | 71 | 13 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 26B South Street | 71 | 13 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 27 South Street | 62 | 41.01 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 29 South Street | 62 | 40 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 30 South Street | 71 | 14 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 31 A South Street | 62 | 40 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 31 B South Street | 62 | 40 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 35 South Street | 62 | 40 | Contributing | 2.114.030 | Historic Property Criteria: #4 |
| 36 South Street | 71 | 14 | Non-Contributing | N/A | |
| 37 South Street | 73 | 3 | N/A | N/A | |
| 38-40 South Street | 71 | 15 | Non-Contributing | N/A | |
| 44 South Street | 71 | 21 | Non-Contributing | N/A | |
| 45 South Street | 73 | 25-29 | Non-Contributing | N/A | |
| 57 South Street | 76 | 5 | Key | 2.114.030 | Historic Property Criteria: #s 2, 4 |
| 59 South Street | 76 | 4 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 61 South Street | 76 | 3 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 63 South Street | 76 | 2 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 65 South Street | 76 | 1 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 66 South Street | 72 | 18 | Non-Contributing | N/A | |
| 67A/B/C South Street | 83 | 7 | Non-Contributing | N/A | |
| 68 South Street | 72 | 19 | Contributing | 2.114.030 | Historic Property Criteria: #s 2, 4 |
| 69 South Street | 83 | 6 | Non-Contributing | N/A | |
| 70 South Street | 72 | 20 | Non-Contributing | N/A | |
| 71 South Street | 83 | 5 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 72 South Street | 72 | 21 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 73 South Street | 83 | 4 | Key | 2.114.030 | Historic Property Criteria: #s 1, 2, 4 |
| 74 South Street | 72 | 22 | Non-Contributing | N/A | |
| 75 South Street | 83 | 3 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 78 South Street | 82 | 16 | Non-Contributing | N/A | |
| 80 South Street | 82 | 17 | Non-Contributing | N/A | |
| 82 South Street | 82 | 21, 22 | N/A | N/A | |
| 83 South Street | 83 | 1 | Non-Contributing | N/A | |
| 85 South Street | 83 | 30 | Non-Contributing | N/A | |
| 87 South Street | 83 | 29 | Non-contributing | N/A | |
| 51 Lincoln Pl | 82 | 23 | Contributing | 2.114.030 | Historic Property Criteria: # 2 |
| 6 Throckmorton | 72 | 17.01 | Non-Contributing | N/A | |
| 8 Throckmorton | 72 | 16 | Non-Contributing | N/A | |
| 10 Throckmorton | 72 | 15 | Non-Contributing | N/A | |
| 12 Throckmorton | 72 | 14 | Non-Contributing | N/A | |
| 13 Throckmorton | 71 | 26 | Non-Contributing | N/A | |
| 14 Throckmorton | 72 | 13 | Non-Contributing | N/A | |

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|-----------------|----|-------|------------------|--|
| 15-17 | | | | |
| Throckmorton | 71 | 27 | N/A | N/A |
| 16 Throckmorton | 72 | 12 | Non-Contributing | N/A |
| 18 Throckmorton | 72 | 11 | Non-Contributing | N/A |
| 20 Throckmorton | 72 | 10 | Non-Contributing | N/A |
| 22 Throckmorton | 72 | 10 | Non-Contributing | N/A |
| 26 Throckmorton | 72 | 9 | Non-Contributing | N/A |
| 31 Throckmorton | 36 | 28 | Key | 2.114.030 Historic Property Criteria: #s 1, 2, 3 & 4 |
| 31 Throckmorton | 36 | 28 | Key | 2.114.030 Historic Property Criteria: #s 1, 2, 3, 4 |
| 39-49 | | | | |
| Throckmorton | 36 | 29,30 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 46-50 | | | | |
| Throckmorton | 35 | 25 | Non-Contributing | N/A |
| 51 Throckmorton | 36 | 32 | Key | 2.114.030 Historic Property Criteria: #s 1, 3 & 4 |
| 52 Throckmorton | 35 | 24 | Non-Contributing | N/A |
| 57 Throckmorton | 36 | 32 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 58 Throckmorton | 35 | 23 | Non-Contributing | N/A |
| 59 Throckmorton | 36 | 33 | Non-Contributing | N/A |
| 60 Throckmorton | 35 | 20 | Non-Contributing | N/A |
| 61 Throckmorton | 36 | 34 | Key | 2.114.030 Historic Property Criteria: # 4 |
| 62 Throckmorton | 34 | 33 | Non-Contributing | N/A |
| 75 Throckmorton | 37 | 20 | Non-Contributing | N/A |
| 77 Throckmorton | 37 | 20 | Non-Contributing | N/A |
| 78 Throckmorton | 34 | 35 | Contributing | 2.114.030 Historic Property Criteria: # 1 |
| 79 Throckmorton | 37 | 22 | Non-Contributing | N/A |
| 80 Throckmorton | 34 | 34 | Non-Contributing | N/A |
| 81 Throckmorton | 37 | 22 | Non-Contributing | N/A |
| 83 Throckmorton | 37 | 23 | Non-Contributing | N/A |
| 85 Throckmorton | 37 | 24 | Non-Contributing | N/A |
| 87 Throckmorton | 37 | 25 | Non-Contributing | N/A |
| 1 West Main | 36 | 15 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| | | | Contributing/Key | |
| 2 West Main | 71 | 10 | (sign = key) | 2.114.030 Historic Property Criteria: # 1 |
| 3 West Main | 36 | 15 | Key | 2.114.030 Historic Property Criteria: # 4 |
| 4 West Main | 71 | 10 | Contributing | 2.114.030 Historic Property Criteria: # 1 |
| 5 West Main | 36 | 17 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 6 West Main | 71 | 10 | Contributing | 2.114.030 Historic Property Criteria: # 1 |
| 7 West Main | 36 | 19 | Contributing | 2.114.030 Historic Property Criteria: # 4 |
| 8 West Main | 71 | 10 | Contributing | 2.114.030 Historic Property Criteria: # 1 |
| 10A West Main | 71 | 9 | Key | 2.114.030 Historic Property Criteria: # 4 |
| 10B West Main | 71 | 9 | Key | 2.114.030 Historic Property Criteria: # 4 |
| 12 West Main | 71 | 8 | Key | 2.114.030 Historic Property Criteria: #s 4, 5 |
| 13 West Main | 36 | 22 | Non-contributing | N/A |
| 14 West Main | 71 | 8 | Key | 2.114.030 Historic Property Criteria: #s 4 & 5 |
| 15-17 West Main | 36 | 23 | Non-contributing | N/A |
| 16 West Main | 71 | 8 | Key | 2.114.030 Historic Property Criteria: #s 4 & 5 |
| 16A West Main | 71 | 8 | Non-Contributing | N/A |

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|-------------------|----|-------|------------------|-----------|--|
| 18 West Main | 71 | 7 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 19 West Main | 36 | 24 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 20 West Main | 71 | 7 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 21 West Main | 36 | 25 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 22 West Main | 71 | 6 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 23 West Main | 36 | 26 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 24 West Main | 71 | 6 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 25 West Main | 36 | 27 | N/A | N/A | |
| 26 West Main | 71 | 5 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 28 West Main | 71 | 5 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 30 West Main | 71 | 4 | Non-Contributing | N/A | |
| 31 West Main | 36 | 28.01 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 32 West Main | 71 | 4 | Non-Contributing | N/A | |
| 33 West Main | 36 | 28.02 | Key | 2.114.030 | Historic Property Criteria: #s 1, 2, & 4 |
| 34 West Main | 71 | 4 | Non-Contributing | N/A | |
| 35 West Main | 36 | 28.02 | Key | 2.114.030 | Historic Property Criteria: #s 1, 2, & 4 |
| 36 West Main | 71 | 3.03 | Contributing | 2.114.030 | Historic Property Criteria: #s 1 |
| 37 & 39 West Main | 36 | 28.02 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 40 West Main | 71 | 2 | Non-Contributing | N/A | |
| 46 West Main | 72 | 9 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 47 West Main | 35 | 26 | Key | 2.114.030 | Historic Property Criteria: #s 1, 4 |
| 48 West Main | 72 | 8 | Key | 2.114.030 | Historic Property Criteria: #s 2, 4 |
| 49 West Main | 35 | 27 | Key | 2.114.030 | Historic Property Criteria: # 1, 4 |
| 51 West Main | 35 | 28 | Non-Contributing | N/A | |
| 52 West Main | 72 | 7 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 54 West Main | 72 | 6 | Non-Contributing | N/A | |
| 53 West Main | 35 | 29 | Non-Contributing | N/A | |
| 54 West Main Rear | 72 | 6.01 | Non-Contributing | N/A | |
| 55 West Main | 35 | 30 | Key | 2.114.030 | Historic Property Criteria: #s 1, 2, 4 |
| 56 West Main | 72 | 5 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 57 West Main | 35 | 31 | Key | 2.114.030 | Historic Property Criteria: #s 2, 4 |
| 58 West Main | 72 | 4 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 60 West Main | 72 | 4 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 61 West Main | 35 | 32 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 62 West Main | 72 | 3 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 63 West Main | 35 | 33 | Key | 2.114.030 | Historic Property Criteria: #s 2, 4 |
| 64 West Main | 72 | 2.01 | Key | 2.114.030 | Historic Property Criteria: #s 2, 4 |
| 65 West Main | 35 | 34 | N/A | N/A | |
| 67 West Main | 35 | 35 | Key | 2.114.030 | Historic Property Criteria: #s 1, 4 |
| 68 West Main | 72 | 1.01 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 69 West Main | 35 | 36 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 71 West Main | 35 | 37 | Non-contributing | N/A | |
| 72 West Main | 80 | 7 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 73 West Main | 35 | 38 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 75 West Main | 35 | 39 | Key | 2.114.030 | Historic Property Criteria: # 4 |

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|--------------|----|-------|--------------|-----------|--|
| 76 West Main | 80 | 6 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 77 West Main | 35 | 40 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 78 West Main | 80 | 5 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 79 West Main | 35 | 41 | Key | 2.114.030 | Historic Property Criteria: #s 1, 4 |
| 80 West Main | 80 | 4 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 81 West Main | 35 | 42 | Key | 2.114.030 | Historic Property Criteria: #s 1, 4, 5 |
| 83 West Main | 28 | 15.01 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 84 West Main | 80 | 4 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 85 West Main | 28 | 17 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 86 West Main | 80 | 1 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 87 West Main | 28 | 18 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |
| 90 West Main | 88 | 7 | Key | 2.114.030 | Historic Property Criteria: #s 1, 4 |
| 92 West Main | 88 | 6 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 94 West Main | 88 | 5 | Key | 2.114.030 | Historic Property Criteria: # 4 |
| 96 West Main | 88 | 4 | Contributing | 2.114.030 | Historic Property Criteria: # 4 |

DEFINITIONS

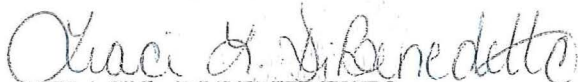
2.114.030

- Key* Means any improvements, buildings, structures, accessory structures, sites or objects which due to their significance, would individually qualify as a historic property.
- Contributing* Means any improvements, buildings, structures, accessory structures, sites or objects which are integral components of a historic district either because they date from a time period for which the historic district is significant, or because they represent an architectural style, period, or construction method for which the historic district is significant/
- Noncontributing* Means any improvements, buildings, structures, accessory structures, sites or objects which are not integral components of a historic district because they neither date from a time period for which the historic district is significant, nor represent an architectural style, period or construction method for which the historic district is significant.
- Historic Property* Means any improvements, buildings, structures, accessory structures, sites, areas objects or districts which possess integrity of location, design, setting, materials, workmanship, and association and which have been determined, pursuant to the terms of this chapter to be:
- 1 Of particular historic significance to the borough of Freehold by reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, state or community; or
 - 2 Associated with the historic personages important in national, state or local history; or
 - 3 The site of a historic event which had a significant effect on the development of the nation, state or community; or
 - 4 An embodiment of the distinctive characteristics of a type, period, architectural style, method of construction or engineering; or
 - 5 Representative of the work or works of a locally, regionally or nationally important or recognized builder, designer, artist or architect; or
 - 6 Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
 - 7 Able or likely to yield information important in prehistory or history.

**BOROUGH OF FREEHOLD
COUNTY OF MONMOUTH
NO. 2021/16**

**ORDINANCE OF THE BOROUGH OF FREEHOLD, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING
CHAPTER 18 (ZONING) BY AMENDING CHAPTER 9.0 (HISTORIC
REHABILITATION STANDARDS) THE FREEHOLD CENTER CORE
REDEVELOPMENT PLAN**

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 October 4, 2021.



TRACI L. DI BENEDETTO
BOROUGH CLERK