



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-130

Date of Adoption: June 22, 2021

TITLE: RESOLUTION DENYING EXTENSION FOR PLANNING BOARD REPORT, SETTING NEW HEARING DATE FOR ORDINANCE O-21-10, AND REQUESTING PLANNING BOARD RECONSIDERATION

- - - R E S O L U T I O N - - -

WHEREAS, the Township Committee, on May 25, 2021, introduced Township Land Use Ordinance O-21-10 concerning changes in the RMZ Zone; and,

WHEREAS, the Township Committee referred said Ordinance to the Administrative Officer of the Freehold Township Planning Board on May 26, 2021 for a report and recommendation of the consistency or inconsistency of the Ordinance with the Freehold Township Master Plan; and,

WHEREAS, in accordance with N.J.S.A 40:55D-26, the Planning Board must submit said report to the Township Committee within thirty-five (35) days of receipt of same; and,

WHEREAS, the Freehold Township Planning Board, at their meeting of June 17, 2021 did not affirmatively adopt a report and resolved to request an extension of time to refer the matter to the Master Plan Subcommittee; and,

WHEREAS, the Township Committee having introduced O-21-10 and set a hearing date for June 22, 2021, must act to acknowledge the actions and request of the Planning Board and take appropriate action on the Ordinance,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold, that the following actions are taken by the Township:

1. The request from the Planning Board for a sixty (60) day extension is hereby denied; and,
2. The hearing date for Ordinance O-21-10 is hereby rescheduled from its original date of June 22, 2021 to the Township Committee Meeting of July 13, 2021; and,
3. The Township Committee hereby acknowledges that the Planning Board may

submit to the Township Committee a report consistent with N.J.S.A. 40:55D-26, regarding consistency with the Township Master Plan, approving an extension to July 12, 2021 so it may be considered prior to the rescheduled hearing on July 13, 2021;

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to the Administrative Officer of the Planning Board, Planning Board Chairman, and Township Engineer.

No. R-21-130

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano		X	X				
Mrs. Fasano			X				
Mr. Preston	X		X				
Mr. Walker			X				
Mayor Cook			X				

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent

ORDINANCE NO. O-21-10

TOWNSHIP MEETING DATE: May 25, 2021

AN ORDINANCE AMENDING CHAPTER 190, LAND USE, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Township Committee of the Township of Freehold, County of Monmouth, and State of New Jersey as follows:

I.

PURPOSE: The purpose of this Ordinance is to amend the following subsections of Chapter 190, Land Use, of the Revised General Ordinances of the Township of Freehold:

Article I, General Provisions, §190-3, Definitions

Article XI, Zones and Schedule of Requirements, §190-97 Zones, §190-98, Zoning Map (Schedule B) and §190-199 Zoning Map Amendments

Article XI, Zones and Schedule of Requirements, §190-101, Schedule of Area, Yard and Bulk Requirements (Schedule C)

Article XIII, Zone Regulations, §190-158, Regional Mall Zones RMZ-1, RMZ-2, RMZ-2A and RMZ-3

Article XIV, Off-Street Parking, Loading and Unloading Requirements, §190-163, Minimum Parking Spaces

Article XVII, Signs, §190-181, Signs permitted in RMZ Regional Mall Zones

These amendments are intended to update zoning and land use requirements related to the Freehold Raceway Mall and the Township's RMZ zones by amending definitions for new and existing uses; eliminating the RMZ-2A Zone and rezoning said properties to RMZ-1 and RMZ-2 as set forth in the Amended General Development Plan for Freemall Associates, LLC adopted December 7, 2006; permitting certain new principal, accessory, and conditional uses in the RMZ-1 zone; amending the parking requirements for regional mall shopping centers; and amending permitted signage in the RMZ-1 and RMZ-2 zones.

Note: Additions are underlined and deletions are shown with ~~strikethroughs~~.

II.

Article I, General Provisions, §190-3, Definitions is hereby amended and supplemented to read as follows:

190-3 Definitions

A. No change.

B. As used in this chapter, the following terms shall have the meanings indicated:

COWORKING SPACE

A building or portion thereof consisting of a shared office environment containing desks or other workspaces and customary office facilities, which allows individuals and groups employed by various organizations to operate independently or collaboratively.

DRIVE THRU FACILITY

A facility such as a window or kiosk associated with a commercial use which permits customers to order, pay for, or receive goods or services while remaining in their automobile outside of an enclosed building.

INDOOR COMMERCIAL RECREATION

An establishment where recreation activities are provided to the general public within an enclosed building and for which user fees are charged. Uses include, but are not limited to, movie theaters, performing arts facilities, assembly halls, roller- and ice-skating rinks, indoor climbing gyms, amusement arcades, bowling alleys, billiards, batting cages, play equipment, and virtual experience centers. Indoor commercial recreation does not include fitness and recreational sports centers (NAICS 713940), nightclubs; or instructional schools or studios.

INSTRUCTIONAL SCHOOLS AND STUDIOS

Establishments which provide classes, instruction, courses of study, and workshops to the general public, including but not limited to dance, yoga, Pilates, personal training, culinary arts, creative arts and crafts, music, martial arts, academics and athletics.

PAD SITE

An ancillary, freestanding commercial development area located within a shopping center or planned commercial development but separate and apart from the principal structure(s).

REGIONAL MALL SHOPPING CENTER

An integrated commercial development consisting of over 400,000 square feet of gross leasable area, which is planned, constructed, and operated as single entity consisting of such uses as retail stores and shops, personal service establishments, professional and business offices, banks, post offices, restaurants, and indoor commercial recreation housed in an enclosed building or buildings on one or more lots and utilizing such common facilities as customer parking, pedestrian walkways, truck loading and unloading space, utilities, and sanitary facilities.

RESTAURANT, COUNTER-SERVICE

An eating establishment at which food and beverages are typically ordered and paid for at a counter within an enclosed building for consumption on or off the premises.

RESTAURANT, FAST-FOOD

An eating establishment at which food and nonalcoholic beverages are typically ordered, paid for, and served to patrons at a counter within an enclosed building and/or within automobiles outside of an enclosed building via a drive-thru facility, for consumption on or off the premises. ~~to patrons seated within or outside an enclosed building and also available for consumption in motor vehicles parked at the premises or by pedestrian patrons and for takeaway by pedestrians or vehicular traffic.~~

RESTAURANT, FULL-SERVICE

An eating establishment at which food and beverages are ordered by and delivered to patrons at a seating area for consumption on the premises, with or without service of alcoholic beverages, and which may provide ancillary take-out service.

RETAIL STACK STORAGE

A retail use that stocks an inventory of goods in large quantities for the purpose of selling retail from a building in which the goods are held and which utilizes warehouse stack storage technique on the sales floor area. A retail stack storage use is open to the general public, and its patronage is not restricted by a membership requirement. ~~This type of use includes the term "big box retail."~~

WAREHOUSE CLUB

A business that sells goods or items in bulk or large quantity at costs below market price to individuals and/or businesses paying an annual membership fee.

C. No change.

III.

Article XI, Zones and Schedule of Requirements, §190-97, Zones, is hereby amended to remove the following zone:

§190-97 Zones

For the purpose of this chapter, the Township is divided into the following classes of zones:

~~RMZ-2A Regional Mall – Hotel/Conservation Center Zone~~

IV.

Article XI, Zones and Schedule of Requirements, §190-98, Zoning Map (Schedule B) and §190-199 Zoning Map Amendments, are hereby amended for the following blocks and lots or portions thereof, as depicted on a map dated December 2020 prepared by Phillips Preiss Grygiel Leheny Hughes LLC attached hereto and made a part hereof and to add the Ordinance amendment and adoption date as follows:

Regional Mall Zone RMZ-2A to Regional Mall Zone RMZ-1

Block	Lot	Tax Sheet	Approximate Area	Location
69.01	18.01 (portion)	20	22 acres	North of Raceway Mall Drive; east of Winners Circle; west of U.S. 9; south of Business NJ-33

Regional Mall Zone RMZ-2A to Regional Mall Zone RMZ-2

Block	Lot	Tax Sheet	Approximate Area	Location
69.01	18.02 (portion)	21, 22, 23	21 acres	North of NJ-33; west of Winners Circle

V.

Article XI, Zones and Schedule of Requirements, §190-101, Schedule of Area, Yard and Bulk requirements, is hereby amended to remove the **RMZ-2A zone** from Schedule C Schedule of Area, Yard and Building Requirements.

VI.

Article XII, Zone Regulations, § 190-158 Regional Mall Zones RMZ-1, RMZ-2, RMZ-2A and RMZ-3, is hereby amended to read as follows:

§ 190-158 Regional Mall Zones RMZ-1, RMZ-2, ~~RMZ-2A~~ and RMZ-3.

The RMZ-1, RMZ-2, ~~RMZ-2A~~ and RMZ-3 Regional Mall Zones are intended to provide for the planned development of properties primarily devoted to a regional mall shopping center ~~mall~~ as permitted within the RMZ-1 Zone and development of adjacent parcels of property contiguous to the mall within the RMZ-2, ~~RMZ-2A~~ and RMZ-3 Zones for uses that complement and enhance the overall development of the regional mall and to provide for the orderly development of the regional mall area through coordinated roadway, drainage and utility infrastructure improvements and architectural and site design. ~~Development within the RMZ Zones shall be in accordance with a general development plan approved by the Freehold Township Planning Board.~~

A. Permitted uses within the RMZ-1 Zone:

- (1) Regional mall shopping center, which may contain any combination of uses permitted in this subsection.
- (2) Retail stores and shops, including temporary, nonpermanent and permanent vendor displays.
- (3) Personal service establishments including barbershops, beauty parlors, shoe repair shops, tailor shops and similar types of uses.
- (4) ~~Theaters and assembly halls.~~ Indoor commercial recreation.
- (5) Restaurants, including full-service restaurants, and cafes; counter-service restaurants, and fast-food restaurants without drive-through facilities. ~~provided, however, that fast-food-type restaurants shall be located within a permitted mall shopping center structure.~~
- (6) Offices buildings for professional, executive or administrative purposes, including coworking spaces.
- (7) Hotels and convention centers.
- (8) Passenger bus stations.
- (9) Municipal and other governmental facilities; senior citizen, cultural, civic and other similar facilities of general public interest.
- ~~(10) Extension and commercial schools.~~
- (10) Higher educational institutions, including colleges, universities, medical education associated with a hospital or health care system, extension schools, technical schools and business schools.
- (11) Public utility installations and structures.
- (12) Banks, financial institutions, insurance, and real estate businesses. ~~professional and administrative offices.~~
- (13) Fitness and recreational sports centers (NAICS 713940).
- (14) Instructional schools and studios; commercial schools.
- (15) Brewpubs and other brewery, winery, and craft distillery facilities subject to licensing requirements of the State of New Jersey Division of Alcoholic Beverage Control.
- (16) Medical and health care facilities providing outpatient care such as offices for the examination and treatment of patients by physicians, dentists, psychologists or other medical personnel; ambulatory surgery centers; and urgent care centers. Such facilities may include customary ancillary services such as laboratories, pharmacies, and medical education as permitted by Subsection A(11).
- (17) Warehouse clubs.
- (18) Child care centers licensed by the State of New Jersey Department of Human Services.

(19) Storage of new automobiles by automobile dealerships located in Freehold Township, in locations outside of the loop road (Winners Circle) only.

B. Permitted accessory uses within the RMZ-1 Zone.

(1) Storage buildings on a temporary or permanent basis, provided that it can be demonstrated to the satisfaction of the reviewing board that such accessory buildings are necessary to the successful operation of the principal use on the premises, and that a definite economic hardship or a health or safety hazard would be created if such accessory building were not permitted; and further provided that no accessory building be used for retail, wholesale or bulk storage purposes of any nature.

(2) Signs in accordance with Article XVII of this chapter, § 190-173 et seq.

(3) Fences.

(4) Garbage storage and recycling enclosures.

(5) Parking garages.

(6) Electric vehicle charging stations.

(7) Roof- or building-mounted solar energy systems; fuel cells.

(8) Outdoor seating areas associated with a permitted restaurant use, subject to site plan review.

(9) Gasoline or alternative motor vehicle fueling stations associated with a warehouse club, in locations outside of the outer loop road (Winner's Circle)

C. Uses permitted subject to issuance of conditional use permit within the RMZ-1 Zone. ~~Day care centers, provided that they are contained within the mall shopping center structure, or a commercial or office building. One freestanding day care center of not less than 5,000 square feet nor greater than 10,000 square feet may be permitted in the RMZ-1 Zone adjacent to Winners Circle (outer loop road).~~

(1) Self-service storage facilities, provided that the following standards are met:

(a) The minimum rental storage area shall be 40,000 square feet.

(b) No storage of any kind shall be permitted out of doors.

(c) Self-service storage facilities shall provide for the dead storage of customer's goods and materials only. No business activity other than the rental of storage space, related office operations, and the sale of packing materials associated with moving and/or storage of goods and materials shall be permitted.

(d) All storage units shall be accessed from the interior of the building. No unit doors, loading bays, or docks shall be visible from the building's exterior except in designated loading areas.

(e) One (1) designated loading space shall be provided for each 20,000 square feet of rental storage space.

(2) Restaurants with drive-through facilities, provided that the following standards are met:

(a) The restaurant shall be located on a pad site and meet all bulk requirements as set forth in §190-158G(2) of this chapter.

(b) One (1) drive-through facility such as a window or service area shall be permitted per establishment.

(c) A drive-through facility shall be utilized only for pickup of food for consumption off the premises, where an order has been placed and paid for in advance (i.e., "app-thru" service where orders are placed and paid for via mobile or internet platforms). No ordering or payment shall be permitted to be conducted via a drive through facility.

(d) No outdoor menu boards shall be permitted in conjunction with a drive-thru facility.

(e) All drive-through lanes shall be accessed via internal roadways and drive aisles; no direct access shall be permitted from Winners Circle, Trotters Way, or Raceway Mall Drive.

(f) Adequate on-site stacking spaces for vehicles shall be provided so that drive-through traffic does not interfere with vehicular traffic flow or pedestrian circulation or block access to and from internal roadways, parking spaces, or loading areas.

(3) Wireless telecommunications towers and antennas, subject to the conditional use regulations set forth in §190-206 of this chapter.

D. ~~RMZ-2, RMZ-2A~~ and RMZ-3.

(1) Permitted uses on property designated as RMZ-2:

(a) Retail stores, retail stack storage, warehouse clubs and restaurants, provided that each individual use, tenant, or unit within a building contains a minimum of ~~10,000~~ 2,500 square feet of gross floor area; and provided that for multi-tenant buildings, the average gross floor area for each use, tenant, or unit within such buildings on the overall development parcel is at least 20,000 square feet.

~~square feet of gross floor area and provided that the average gross floor area for each use, tenant, or unit on the overall development parcel is at least 40,000 square feet. On parcels where the aggregate gross floor area for each use, tenant, or unit on the overall development parcel is less than 75,000 square feet each individual use, tenant, or unit within a building shall contain a minimum gross floor area of 10,000 square feet and the average gross floor area for each use, tenant, or unit shall be at least 20,000 square feet. A retail stack storage use shall not exceed 65,000 square feet, provided that if more than one retail stack storage use exceeding 40,000 square feet of floor area is located within the RMZ-2 overall development parcel, then they shall be separated by a distance of at least 200 feet from each other.~~

(b) Theaters and assembly halls.

(c) Office buildings for professional, executive, medical or administrative purposes which contain a minimum gross leasable floor area of not less than 20,000 square feet.

- (d) Hotel and conference/convention centers.
- (e) Passenger bus stations.
- (f) Horse racetracks, horse racecourses, stables and accessory structures and premises wherein pari-mutuel wagering is permitted by the state.
- (g) Municipal and other governmental facilities, ~~including~~; senior citizen, cultural, civic and other similar ~~use public facilities~~ of general public interest.
- (h) Colleges, technical and business schools.
- (i) Public utility installations and structures.
- (j) Banks, financial institutions, insurance and real estate businesses.
- (k) Fitness and recreational sports centers (NAICS 713940).

~~(2) Permitted uses on property designated as RMZ-2A:~~

- ~~(a) Hotel and convention centers subject to special design standards for motels and hotels contained in § 190-204B(2), (3), (4), (5) and (6) of this chapter.~~
- ~~(b) Restaurants are permitted subject to the following: a minimum gross floor area of 5,000 square feet and a minimum of 225 seats for a freestanding restaurant on an individual lot and an average of 200 seats and an average of 4,500 square feet minimum gross floor area for two or more restaurants on one lot. All restaurants shall have a minimum parking ratio of one space for every four seats. No drive-through service shall be permitted in any restaurant in the RMZ-2A Zone.~~
- ~~(c) In the RMZ-2A Zone on parcels of less than five acres in accordance with the general development plan approved by the Planning Board June 9, 2003, in conjunction with P.B. Application 697-02, the following uses are permitted:~~
 - ~~[1] Banks and other financial institutions subject to the following: a maximum building coverage of 15%, a maximum floor area ratio of 0.25 and a minimum gross leasable floor area of 5,000 square feet.~~
 - ~~[2] Professional and administrative offices subject to the following: a maximum building coverage of 15%, a maximum floor area ratio of 0.25 and a minimum gross leasable floor area of 10,000 square feet.~~
- ~~(d) Office buildings for professional, executive or administrative purposes which contain a minimum gross leasable floor area of not less than 20,000 square feet.~~
- ~~(e) Fitness and recreational sports centers (NAICS 713940).~~

~~(3)~~ (2) Permitted uses on properties located in the RMZ-3 Zone:

- (a) Retail stores and shops, provided that the minimum gross floor area for each use, tenant or unit shall be at least 8,000 square feet; however, any building standing alone

and comprising less than 8,000 square feet may be used for any permitted retail use within the zone.

(b) Restaurants, provided that fast-food and drive-through restaurants shall not be permitted.

(c) Office buildings for professional, executive or administrative purposes.

(d) Horse racetracks, horse racecourses, and accessory structures and premises wherein pari-mutuel wagering is permitted by the state.

(e) Municipal and other governmental facilities.

(f) Public utility installations and structures.

(g) Banks, financial institutions, insurance and real estate businesses.

(h) Fitness and recreational sports centers (NAICS 713940). [Added 6-26-2012 by Ord. No. O-12-15]

E. Permitted accessory uses in the RMZ-2 and RMZ-2A RMZ-3 Zones: same as for RMZ-1 (§ 190-158B).

F. ~~Uses permitted subject to issuance of a conditional use permit.~~

~~(1) Same as permitted in the RMZ-1 Zone.~~

~~(2) In the RMZ-2A Zone only, restaurants are permitted subject to the following: a minimum lot area of four acres, a minimum gross floor area of 5,000 square feet, a minimum of 225 seats, no drive-through service, a minimum parking ratio of one space for every four seats and approval of a planned development concept plan for the entire RMZ-2A Zone delineating existing critical environmental features including steep slopes, freshwater wetlands and transition areas, streams, floodplains, heritage trees, and adjacent structures and roadways within 200 feet and the location of planned land uses, access drives, site circulation for vehicles and pedestrians, parking areas, water and sanitary sewers, stormwater management and development phasing plans.~~

G. Area, yard and building requirements: as provided for in Schedule C at the end of this chapter, subject, however to the following:

(1) Within the mall outer loop road, in the RMZ-1 Zone, for regional mall ~~developments~~ shopping centers where the approved mall structure contains 400,000 square feet or more of gross leasable floor area, and preliminary and final site plan approval for the mall structure development area has been obtained, the approved site plan parcel of property may be subdivided into lots within the approved development area having minimum dimensions as follows and subject to the conditions contained in Subsection G(2) herein.

(a) Minimum lot area: 40,000 square feet.

(b) Minimum lot dimensions; lot frontage, width and depth: 100 feet.

(c) Impervious surface coverage (including maximum building coverage): Principal and accessory buildings, roadways and parking areas combined shall not exceed the coverage shown on the approved final site plan. Landscape areas for buildings, parking islands and other areas within the subdivided area shall not be less following subdivision than the approved final site plan.

(d) Minimum yard depths: zero feet for principal and accessory buildings.

(e) Minimum size of principal building in square feet: 80,000 square feet total.

(f) Floor area ratio: FAR shall not apply to individual subdivided parcels; provided, however, that each freestanding structure or structures shall comply with the required maximum impervious surface coverage requirements.

(g) Public or private utility structures supporting the common uses on the property shall have minimum setback and yard depths to lot lines of zero feet.

(2) On properties in the RMZ-2 Zone, for non-mall facilities and combinations of connected and unconnected structures on contiguous parcels containing a minimum of 25,000 square feet of gross floor area per structure, where the initial approved site was not less than eight acres, and for which preliminary and final site plan approval for the overall development of the parcel has been obtained; the approved site plan parcel of property may be subdivided into lots within the approved development area having minimum dimensions as follows and subject to the conditions contained in Subsection G(4) herein.

(a) Minimum lot area: 100,000 square feet.

(b) Minimum lot dimensions, lot frontage, width and depth: 150 feet.

(c) Impervious surface coverage (including maximum building coverage): same as §190-158G(1)(c).

(d) Minimum yard depths: zero feet for principal and accessory buildings where buildings are connected by common or back-to-back walls, enclosed or covered walkways.

(e) Minimum size of principal building in square feet: 25,000 square feet gross floor area.

(f) Floor area ratio: FAR shall not apply to individual subdivided parcels.

(g) Public and private utility structures supporting the common uses on the property shall have minimum setback and yard depths to lot lines of zero feet.

(3) The following conditions must be met before the municipal agency can approve the above area, yard and bulk requirements:

(a) All applicable requirements of the preliminary and final site plan approval other than as provided for above shall apply to the subdivided lots as if the site plan approved parcel had not been subdivided; and

(b) Any areas designed in the approved site plan to be used in common with other approved site plan uses, or for the benefit of the public, shall be required of the subdivided lots.

(c) All improvements required by Article IX, § 190-70 et seq., as approved on final site plan approval for the subdivided parcel shall continue to apply; and so long as the recording of common usage easements or agreements are made a condition of subdivision approval, the subdivided lots shall be deemed to comply with Article IX of this chapter.

(d) All off-street parking, loading and unloading requirements that apply to the unsubdivided parcel approved final site plan pursuant to Article XIV of this chapter shall be deemed to be in conformity as to the subdivided lots, so long as the recording of common usage easements or agreements are made a condition of approval.

(4) The subdivisions provided for in Subsection G(1) and (2) above may be granted as minor subdivisions without further public hearings.

(5) In the RMZ-2 and ~~RMZ-2A~~ Zones, development of improvements shall be architecturally compatible as to facade and roof treatments, materials and exterior colors used, and landscaping so as to create aesthetic compatibility with the primary improvements in the RMZ-1 Zone and other surrounding structures and natural features.

(6) In the RMZ-1 Zone, a maximum of three (3) pad sites may be developed with freestanding commercial uses, which may be located within or outside of the mall outer loop road (Winners Circle). Subdivision shall not be required. Pad sites shall be subject to the following area, yard and bulk requirements:

(a) Pad site building footprints shall not exceed 25,000 square feet. Impervious coverage, building coverage, and floor area ratio shall be subject to the overall requirements for the RMZ-1 Zone as set forth in Schedule C.

(b) The minimum building setback shall be 25 feet from any property line or internal roadway. The minimum setback for accessory structures shall be 10 feet from same.

(c) Pad site buildings shall not be located within 500 feet of another pad site building except where separated by Winners Circle, Raceway Mall Drive, or Trotters Way.

(d) The number of parking spaces required for each pad site use shall be included in the overall parking calculation for the regional mall shopping center as determined by §190-163 of this chapter. Parking spaces serving each pad site use shall be adjacent to the use and shall not require pedestrian crossing of Winners Circle, Trotters Way, or Raceway Mall Drive.

(e) Pad site buildings shall have architectural treatments on all four sides and shall be architecturally compatible as to facade and roof treatments, materials and exterior colors used, and landscaping so as to create aesthetic compatibility with the primary improvements in the RMZ-1 Zone and other surrounding structures and natural features.

H. No Change

VII

Article XIV, Off-Street Parking, Loading and Unloading Requirements, §190-163, Minimum Parking Spaces is hereby amended to read as follows:

§190-163 Minimum Parking Spaces

<u>Use</u>	<u>Minimum Number of Spaces</u>	<u>Per</u>
Single or multifamily dwellings		Per New Jersey Site Improvement Standards (N.J.A.C. 5:21)
Mobile homes		Per New Jersey Site Improvement Standards (N.J.A.C. 5:21)
Auditoriums, houses of worship, theaters, stadia, community centers, union halls, and similar places of assembly	1	4 seats or for every 4 persons who may be legally admitted, whichever is maximum
Automobile service stations	2	Plus 1 per 200 square feet of floor area
Banks, financial and business offices and professional offices	1	For each and every 200 square feet gross floor area on first floor plus 1 per 300 gross square feet on any additional floors
Barber- and beauty shops	1 1/2	Barber or beauty chair, plus 1 per employee
Bowling alleys	5	Alley
Cemeteries	1	400 square feet of gross floor area for office
Drive-in restaurants, car-hops	1	Every 3 customer tables or booths, plus 1 for every 2 counter seats, plus 1 for every 2 employees
Health clubs	1	100 square feet, plus 1 per employee
Hospitals	1	4 beds, plus 1 per 2 employees and staff on maximum shift
Hotels, motels, rooming houses and boardinghouses	1	Sleeping or dwelling unit, plus 1 per employee, plus parking for any ancillary use based on the standards of this section
Industrial or manufacturing establishments	1 1/2	Every employee on maximum shift
Laundromats	1	2 washing machines
Life care facilities		
Nursing home	1	4 beds, plus 1 per employee for maximum shift
Congregate care/assisted life	1	3 beds, plus 1 per employee for largest shift
Individual living/personal care	1	2 beds, plus 1 per employee
Manufacturing	1	300 square feet

<u>Use</u>	<u>Minimum Number of Spaces</u>	<u>Per</u>
Mixed-use industrial/flex-office	1	Every 1.5 employees on the maximum shift for manufacturing area, plus 1 for every 5,000 square feet for storage area, plus 1 per 200 square feet of office area
Motor vehicle sales and service	1	200 square feet of floor area
Restaurants, luncheonettes cafeterias, bars, diners, nightclubs and taverns	1	2 persons allowed within the maximum occupancy load established by fire, building or health codes
Retail and service stores, except as otherwise specified	1	125 square feet of floor area
Retail furniture and appliance	1	300 square feet of floor area
Supermarkets, convenience stores and self-service food stores	2	100 square feet of floor area for the first 10,000 square feet, plus 1.5 per 1,000 square feet for the floor area greater than 10,000 square feet (storage areas and food preparation and processing areas may be excluded)
Swim clubs	1	2 memberships
Veterinarian/veterinarian hospitals	6	Doctor or examination room, whichever is greater
Warehouse	1	5,000 square feet

NOTE: When and wherever any of the uses above or other permitted uses are so combined or commingled in such a manner so as to constitute a regional mall shopping center, shopping center, shopping plaza or other combination of commercial, office, industrial or other facilities, except hotels or motels, the following parking requirements shall apply, in lieu of those stated heretofore:

Use	Number of Spaces
Shopping center containing more than 10,000 square feet but less than 100,000 square feet of gross leasable floor area	5.5 per 1,000 square feet of gross leasable floor area between 10,000 square feet and 100,000 square feet when the center includes a convenience store; centers which do not include a convenience store and/or supermarket shall provide a minimum of 5.0 parking spaces per 1,000 square feet of gross leasable floor area
Shopping center containing greater than 100,000 square feet and up to 350,000 square feet of gross leasable floor area.	5.5 per 1,000 square feet of gross leasable floor area for the first 10,000 to 100,000 square feet, plus 5.0 per 1,000 square feet for gross leasable area between 100,000 and 350,000 square feet; centers which do not include a convenience store and/or supermarket shall provide a minimum of 5.0 parking spaces per 1,000 square feet of gross leasable floor area
Shopping center containing greater than 350,000 square feet of gross leasable floor area; <u>or any shopping center in the RMZ-2 Zone</u>	4.5 per 1,000 square feet of gross leasable floor area ⁽⁴⁾
<u>Regional mall shopping center</u>	<u>4.0 per 1,000 square feet of gross leasable floor area⁽¹⁾</u>

Other As specified by the Planning Board based upon recognized national parking standards, including Urban Land Institute, Parking Generation by Institute of Traffic Engineers or other nationally recognized parking standards

NOTES:

(1) A parking management plan (PMP) shall be submitted and approved by the reviewing board if gross leasable floor area of an existing regional mall shopping is increased by 50,000 square feet or greater which details peak day parking requirements and plans for employee off-site, remote or peripheral area parking; shuttle bus service for employees and/or customers; valet parking for customers; shared parking with non-shopping-center facilities, including commuter parking facilities; and other planned programs for reducing peak-period parking requirements at the designated customer parking areas.

VIII

Article XVII, Signs, §190-176, General Requirements, is hereby amended to read as follows:

§190-176 General Requirements

A. – Z. No Change

AA. Electronic graphic display signs are permitted only in the RMZ-1 Regional Mall Zone in accordance with §190-181A, or on a site with an entertainment event center in accordance with the following:

(1)- (18) No Change

IX

Article XVII, Signs, §190-181, Signs permitted in RMZ Regional Mall Zones, is hereby amended to read as follows:

§190-181 Signs permitted in RMZ Regional Mall Zones

A. General requirements for Ppermitted signs in all RMZ Zones.

(1) – (5) No Change

~~(6) Along each public roadway that the mall fronts on directly, or on a contiguous parcel to the mall for which a sign structure easement has been obtained, the mall owner shall be permitted to erect one freestanding, illuminated, single-faced, double-faced or triple-faced sign designating the name and/or logo of the regional mall shopping center subject to the following:~~

~~(a) Lighting of the sign shall be by floodlights or spotlights at ground level or by internal or back lit forms of illumination.~~

~~(b) The sign shall be a maximum of 40 feet in height, including the support structure.~~

~~(c) No sign shall be erected closer than 50 feet from the edge of the right-of-way of any public roadway or closer than 25 feet to any adjacent lot line, other than a lot line for a lot owned by the mall owner.~~

~~(d) The enclosed face of each side of the sign shall not exceed 300 square feet.~~

(e) Where there is insufficient room at a public roadway entrance to install a sign in accordance with Subsection A(6)(a) through (d) above, the mall owner may install an entrance sign designed in accordance with Subsection A(8) and all of Subsection B.

~~(7) Separate mall-related activity signs may be placed by the mall owner at each of the main access roads to the mall on property owned by the mall owner or contiguous thereto, providing information as to events on the mall or contiguous properties, public interest messages, or for other directory and informational purposes as freestanding signs providing for one, two or three faces with a maximum printed area of 50 square feet per side, being a maximum of six feet high and being either internally or back lit illuminated. These signs, if provided for as an enclosed sign contained within the mall signs set forth in Subsection A(6) above so that this sign is combined within the enclosure of the freestanding mall signs, may be one-, two- or three-sided and 180 square feet maximum sign area on each side.~~

~~(8) Additional directional signs utilizing the appropriate logo may be placed at various locations along the access roads and parking areas for directional purposes. These signs shall be freestanding, no more than eight feet in height and containing no more than 32 square feet of sign space on each side. They shall be internally illuminated, backlit or illuminated by ground spotlights or floodlights.~~

~~(9) (6) Mall identification signs may be painted on permanent utility structures with the express consent of the utility structure owner entity on one, two or more sides limited however to mall identification, logo and location script subject to the following:~~

~~(a) The total amount of painted sign space shall not exceed 30% of the solid face area of the utility structure;~~

~~(b) Illumination may be by spotlight and/or floodlight either ground-mounted or structure-mounted.~~

~~(10) The mall building itself, as well as each anchor department store structure attached to the mall building, may display one or more signs on the exterior of each wall of the building to identify its company name, logo and/or principal function or service. These signs shall be applied flat against the building facade or extend out from the building wall by not more than 15 inches at a location that is not extended above the top of the parapet or beyond the ends of the facade of any walls. Such signs shall be backlit, illuminated from within and/or under parapet or ground, flood or spotlighted. Such signs shall not exceed 15% of the exterior face area of each side of the building.~~

~~(11) Non-mall or non-mall attached buildings in the RMZ Zone shall be permitted those signs set forth below:~~

~~(a) Each principal structure may display one or more signs, to identify the occupants and their principal function or service, flat against the building facade, facing each street on which the lot fronts; provided however, that the total area of all such signs shall not exceed 10% of the surface area of each side of the building to which the signs are attached; and providing no facade sign shall be located on the rear facade of a building unless any loading and trash areas are adequately screened from view from adjoining~~

public roadways and the building rear facade is finished with the same materials as the exterior walls of the structure.

(b) Each lot may have one double-faced or triple-faced, freestanding, internally illuminated or nonilluminated monument type sign not exceeding 20 feet in height and 45 square feet in area per sign face. For a retail commercial development or shopping center containing more than 300,000 square feet of floor area on a lot with more than 2,000 feet of frontage, two freestanding signs may be erected. The signs may be single-faced or double-faced and may contain not more than 200 square feet in area per sign face. The face of all freestanding signs shall be of a recognized geometric shape and shall not contain characters or graphics exceeding three inches in relief from the sign face. No freestanding sign shall be located closer than 25 feet to any property line or building line.

(c) For uses which exceed 25,000 square feet of gross floor area additional directional signs as set forth in Subsection A(8) may be installed.

(d) Theaters, cultural and recreational centers may erect one freestanding or attached sign of the type and size set forth in Subsection A(7) above, in addition to a similar sign on their own lot, along each public roadway on which the RMZ Zone fronts where the sign location is not within 300 feet of a residential zone.

(e) One temporary real estate sign shall be permitted to advertise a property for sale, rental or lease. Such sign shall be located only on the aforesaid property which is for sale, rental or lease. Such sign shall not exceed 150 square feet in surface area if it is a single-faced sign or 300 square feet if a double-faced sign.

B. Requirements for freestanding signs.

(1) The owner of the regional mall shopping center in the RMZ-1 Zone shall be permitted to erect one (1) freestanding illuminated sign along each public roadway on which the regional mall shopping center fronts directly, or where a sign structure easement has been obtained on a contiguous parcel with frontage on a public roadway.

(a) Each freestanding sign shall be constructed as a single-faced or double-faced sign. Each sign shall be illuminated by floodlights or spotlights at ground level or by internal or back lit forms of illumination and/or include an electronic graphic display sign in accordance with Subsection B(2).

(b) Each sign shall designate the name and/or logo of the regional mall shopping center, the names and/or logos of up to eight (8) stores/tenants of the regional mall shopping center or a contiguous property, and/or provide information as to events related to the regional mall shopping center or a contiguous property. No more than 50% of store/tenant panels may measure the full width of the sign. If an electronic graphic display sign is provided in accordance with Subsection B(2), no more than four (4) additional names and/or logos of stores/tenants may be displayed on the electronic portion of the sign, such that a maximum of twelve (12) stores/tenants are visible at any given time.

(c) No freestanding sign shall exceed the following heights, including the support structure, along a public roadway frontage:

[1] Route 537: 40 feet

[2] Route 33 & Route 9: 45 feet

(d) No freestanding sign shall be erected closer than 20 feet from the right-of-way of Route 33; 30 feet from the right-of-way of any other public roadway; or closer than 25 feet to any adjacent lot line, other than a lot line for a lot located within the RMZ-1 or RMZ-2 Zone.

(e) The area of the enclosed face of each side of the sign shall not exceed 500 square feet.

(f) The distance from ground level to the bottom of the enclosed face of each side of the sign shall not be less than 12 feet, except that if a raised decorative landscape planter is provided, the distance from ground level to the bottom of the sign face may be reduced to 10 feet. Such a raised decorative planter structure may not exceed than 3 feet in height.

(2) Electronic graphic display signs shall be allowed only as part of the enclosed face of a freestanding sign constructed along Route 33 or Route 9 as permitted per Subsection B(1). Such signs shall be subject to the requirements of §190-176AA, except as follows:

(a) Setback. The leading edge of the sign must be a minimum distance of 500 feet from an abutting single-family residential district boundary.

(b) Orientation. When located within 750 feet of a single-family residential district boundary, any part of the electronic graphic display sign shall be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on that lot.

(c) Electronic display area. The electronic graphic display area shall not exceed 50% of the total area.

(d) Limitation of characters. There shall be no limitation of characters on a sign, provided that it meets the requirements of Subsection B(2)(e) below.

(e) Limitation of Content. Content displayed on the electronic display sign shall be limited to signage and advertising related to the regional mall shopping center and its tenants, tenants on adjacent lots within RMZ zones, and events, promotions and activities that will occur on the site within two months of signage display. All content shall be in accordance with Subsection B(1)(b).

(3) In the RMZ-2 and RMZ-3 Zones, the following freestanding signs shall be permitted:

(a) For a retail commercial development or shopping center containing more than 150,000 square feet of floor area, one (1) freestanding sign may be erected per 1,000 feet of frontage. The sign(s) may be single-faced or double-faced, may contain no more

than 200 square feet in area per sign face, and may not exceed 20 feet in height. The face of all freestanding signs shall be of a recognized geometric shape and shall not contain characters or graphics exceeding three inches in relief from the sign face. No freestanding sign shall be located closer than 25 feet to any property line or building.

(b) Theaters shall be permitted up to two (2) freestanding signs providing for one, two or three faces with a maximum printed area of 50 square feet per side, being a maximum of six (6) feet high and being either internally or back-lit illuminated. One (1) such sign shall be located along a public roadway on which the RMZ-2 Zone fronts where the sign location is not within 300 feet of a residential zone and one (1) shall be located on the lot on which the theater is located.

(c) For all other uses, each lot may have one double-faced or triple-faced, freestanding, internally illuminated or nonilluminated monument-type sign not exceeding 20 feet in height and 45 square feet in area per sign face.

(d) One temporary real estate sign shall be permitted to advertise a property for sale, rental or lease. Such sign shall be located only on the aforesaid property which is for sale, rental or lease. Such sign shall not exceed 150 square feet in surface area if it is a single-faced sign or 300 square feet if a double-faced sign.

(4) Directional and/or directory signs may be placed at various locations along the access roads and parking areas for purposes related to the regional mall shopping center, its anchor stores, or any use in an RMZ Zone which exceeds 25,000 square feet of gross floor area. Such signs shall identify parking and loading areas, entrances, exits, mall-related activity, public interest messages, or similar features for the convenience of the general public. These signs shall be freestanding, no more than eight feet in height and containing no more than 50 square feet of sign space on each side. They shall be internally illuminated, backlit or illuminated by ground spotlights or floodlights.

C. Requirements for wall signs.

(1) Wall signs attached to a regional mall shopping center in the RMZ-1 Zone shall be subject to the following requirements:

(a) Each anchor store, mall tenant with an exterior entrance, or the regional mall shopping center as a whole shall be permitted to install wall signs identifying the name, logo, and/or principal function or service on one or more building facades.

(b) Up to two (2) walls signs identifying the name, logo, and/or principal function or service of mall tenants without exterior entrances shall be permitted at each common entrance to the regional mall shopping center. Such signs may be located above the entrance, beside the entrance, or below the parapet or roofline.

(c) The total area of all signs on each side of the building shall not exceed 15% of the exterior face area of such building side to which the signs are attached.

(d) Wall signs shall be applied flat against the building facade or extend out from the building wall by not more than 15 inches at a location that is not extended above the top of the parapet or beyond the ends of the facade of any walls.

(e) Wall signs shall be backlit, illuminated from within and/or under parapet or ground-, flood- or spotlighted.

(2) Wall signs attached to all other principal structures in an RMZ Zone shall be subject to the following requirements:

(a) All principal structures shall be permitted to install one or more wall signs, to identify the occupants and their principal function or service, flat against the building facade, facing each public street or internal roadway on which the structure fronts

(b) The total area of all signs on each side of a building shall not exceed 10% of the exterior face area of such building side to which the signs are attached.

(c) No wall sign shall be located on the rear facade of a building unless any loading and trash areas are adequately screened from view from adjoining public roadways and the building rear facade is finished with the same materials as the exterior walls of the structure.

~~B. D.~~ Prohibited signs. All signs prohibited by § 190-175 as well as all signs not specifically permitted above are prohibited.

~~C. E.~~ Application and approval procedures.

(1) Applications for signs provided for in Subsection A ~~(1), (2), (3), (4), (5) and (9)~~ of this §190-181 shall be allowed without the necessity of filing for a sign permit.

(2) Applications for new signs provided for in Subsections A(6), (7), (8), (10) and (11) ~~B and C~~ of this §190-181 shall be applied for to the Planning Board of the Township of Freehold by the filing of an architect's rendering of the types of signs to be installed setting forth architectural schematics of the signs providing for the height, width, amount of enclosed surface area on each side of the sign, color scheme, illumination, construction details and such other information as is necessary to determine compliance with the terms and provisions of this subsection together with a site plan setting forth the proposed locations of each of said signs which should be superimposed on a copy of the approved site plan for the mall development and such contiguous properties as are necessary. Approval of the signs shall be by a sign permit issued by the Construction Code Official after review and approval by the Planning Board.

(3) No Change

(4) No Change

(5) Graphic content of the sign may be modified without obtaining a new sign approval, provided that the proposed graphic content if originally submitted would have complied with the applicable provisions of this section and further provided that any condition of approval of a specific sign receiving conditional recommendation of the Planning Board shall not be modified

without additional review and recommendation by the Planning Board as to the graphic content modification.

(6) A sign approval once issued shall continue unless the specific sign structure permitted is abandoned, removed, moved more than five feet, or increased to a size which exceeds the allowed face size or height of the sign at any time. Replacement, renovation, maintenance and/or repair of a permitted sign shall not affect the sign permit.

D. Fees for signs.

(1) No Change

(2) There shall be an initial review fee as provided in §150-15D of Chapter 150, Fees, and an annual fee thereafter in accordance with ~~§ 150-15D~~ §150-62A(5) of Chapter 150 for signs provided for in Subsection ~~C(2)~~ E(2) above.

(3) There shall be an initial review fee as provided in §150-15D of Chapter 150, Fees, and an annual fee thereafter in accordance with ~~§ 150-15D~~ §150-62A(5) of Chapter 150 for each sign provided in Subsection ~~C(3)~~ E(3) above.

(4) No Change

E. General standards.

(1) All signs, unless specifically stated otherwise in this subsection, shall relate solely to the ownership, trade name, logo, use or occupancy of the property upon which the sign is located and/or affixed or for which a sign structure easement has been obtained; other than for recreational facility and informational and event signs; and/or directional signs where properties are interconnected by common driveways and/or common parking areas.

~~(2) Graphic content of the sign may be modified without obtaining a new sign approval, provided that the proposed graphic content if originally submitted would have complied with the applicable provisions of this section and further provided that any condition of approval of a specific sign receiving conditional recommendation of the Planning Board shall not be modified without additional review and recommendation by the Planning Board as to the graphic content modification.~~

~~(3)~~ ~~(11)~~ (2) – (10) No Change

~~(12) A sign approval once issued shall continue unless the specific sign structure permitted is abandoned, removed, moved more than five feet, or increased in size to a size which exceeds the allowed face size or height of the sign at any time. Replacement, renovation, maintenance and/or repair of a permitted sign shall not affect the sign permit~~

~~(13)~~ ~~(11)~~ No Change

EXPLANATORY STATEMENT

The purpose of this Ordinance is to update certain zoning and land use requirements related to Freehold Township's RMZ-1 and RMZ-2 Regional Mall Zones by amending Chapter 190, Land Use, Article XI, Zones and Schedules of Requirements; Article XIII, Zone Regulations; Article XIV, Off-Street Parking, Loading and Unloading Requirements; and Article XVII, Signs, to update definitions for new and existing uses; eliminate the RMZ-2A Zone and rezone said properties to RMZ-1 and RMZ-2; permit certain new principal, accessory, and conditional uses in the RMZ-1 Zone and RMZ-2 Zones; establish site development standards related to pad sites in the RMZ-1 Zone; amend the parking requirements for shopping centers in the RMZ-1 and RMZ-2 Zones; and amend permitted signage in the RMZ-1 and RMZ-2 zones.



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-131

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION ACKNOWLEDGING RECEIPT AND REVIEW OF
PLANNING BOARD REPORT RE: ORDINANCE NO. O-21-11**

- - - R E S O L U T I O N - - -

WHEREAS, the Township Committee introduced Ordinance No. O-21-11 on May 25, 2021 and referred it to the Planning Board, pursuant to N.J.S.A. 40:55D-26(a); and,

WHEREAS, on June 17, 2021 the Planning Board reported its findings on the Ordinance to the Township Committee and finds it to be consistent with the Freehold Township Master Plan as stated in the Board's most recent Master Plan Re-examination and Amendments;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee acknowledges receipt that it has reviewed the Planning Board report;

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to the Planning Board Secretary.

No. R-21-131

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent

ORDINANCE NO. O-21-11
TOWNSHIP MEETING DATE: May 25, 2021

AN ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE XII (GENERAL ZONING PROVISIONS), SECTION 190-117 (PROHIBITION OF USES) AND ARTICLE XIII (ZONE REGULATIONS), CHAPTER 190 (LAND USE), SECTION 190-149 (HOSPITAL ZONE H-1) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

WHEREAS, on October 9, 2018, the Township of Freehold adopted Ordinance O-18-12 providing for the prohibition of various marijuana facilities throughout the Township; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act provides, in relevant part, that “any ordinance enacted by a municipality prior to the effective date of this section addressing the issue of prohibiting one or more types of cannabis-related activities within the jurisdiction of the municipality is null and void[;]” and

WHEREAS, the Act authorizes municipalities to prohibit by ordinance the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality, except for the delivery of cannabis items and related supplies by a delivery service based and initiated from outside of the municipality; and

WHEREAS, the Township of Freehold wishes to amend its ordinances to provide for the prohibition of cannabis businesses in accordance with the Act.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, and State of New Jersey as follows:

I

Chapter 190 (Land Use), Article XII (General Zoning Provisions), Section 190-117 (Prohibition of Uses) is hereby amended as follows (additions are underlined, and deletions are in ~~brackets~~):

Section 190-117 – Prohibition of Uses.

A. [No change.]

B. ~~[For purposes of clarity, and not in any manner diluting the all-encompassing prohibition of Subsection A above, from time to time, given the advent of new uses, which may evolve and which may bear similarities to uses either permitted or conditionally permitted in certain zones, the following are descriptions of specifically prohibited uses:~~

~~(1) Retail or wholesale establishments, businesses, persons or entities selling or offering for sale:~~

- ~~(a) Marijuana or marijuana products, whether for medicinal and/or recreational use;~~
- ~~(b) Paraphernalia that facilitates any use of marijuana, including but not limited to inhalation, ingestion or injection of any substance which contains marijuana.~~

~~(2) The growing, cultivation or harvesting of any type of marijuana plant, including but not limited to cannabis sativa, cannabis indica, and cannabis ruderalis.]~~

For purposes of clarity, and not in any manner diluting the all-encompassing prohibition of Subsection A above, this Subsection B shall provide for specifically prohibited uses.

(1) Definitions.

- a. “Cannabis” means all parts of the plant Cannabis sativa L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L. 2016, c. 16 for use in cannabis products as set forth in this act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. “Cannabis” does not include: medical cannabis dispensed to registered qualifying patients pursuant to the “Jake Honig Compassionate Use Medical Cannabis Act,” P.L.2009, c.307 (C.24:6I-1 et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); marijuana as defined in N.J.S.2C:35-2 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.114 (C.2C:35B-1 et seq.), or marihuana as defined in section 2 of P.L.1970, c.226 (C.24:21-2) and applied to any offense set forth in the “New Jersey Controlled Dangerous Substances Act,” P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” P.L.2019, c.238 (C.4:28-6 et al.).

- b. “Cannabis cultivator” means any licensed person or entity that grows, cultivates, or produces cannabis in this State, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.
- c. “Cannabis delivery service” means any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.
- d. “Cannabis distributor” means any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.
- e. “Cannabis manufacturer” means any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.
- f. “Cannabis retailer” means any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.
- g. “Cannabis wholesaler” means any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

(2) Prohibition of Cannabis Uses. All cannabis cultivators, cannabis delivery services, cannabis distributors, cannabis manufacturers, cannabis retailers, and cannabis wholesalers are hereby prohibited from operating anywhere in the Township of Freehold, except for the delivery of cannabis items and related supplies by a licensed cannabis delivery service based and initiated from a cannabis delivery service licensed location outside of the Township of Freehold.

II

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-149, Hospital Zone H-1, is hereby amended to read as follows:

190-149 Hospital Zone H-1.

A. Permitted Uses.

(1) – (5) No change.

(6) Medical cannabis dispensary as defined in N.J.S.A. 24:61-3 with or without an indoor medical consumption area on premises. Any indoor on premises consumption area shall comply with N.J.S.A. 24:61-21. No outdoor onsite consumption area shall be permitted.

B. – C. No change.

III

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

IV

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decisions shall not invalidate the remaining portion of this Ordinance.

V

This Ordinance shall take effect upon adoption and publication according to law and filing in the Office of the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

This Ordinance repeals and replaces certain provisions of Chapter 190 (Land Use), Article XII (General Zoning Provisions), Section 190-117 (Prohibition of Uses) of the Revised General Ordinances of the Township of Freehold which were rendered void by the adoption of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act. This Ordinance prohibits various classes of cannabis establishments within the Township in accordance with the municipal authority granted by the Act, but permits medical cannabis dispensaries in the H-1 zone.

ORDINANCE NO. O-21-12
TOWNSHIP MEETING DATE: May 25, 2021

AN ORDINANCE CREATING CHAPTER 251 (RECREATIONAL CANNABIS) OF THE
REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act provides that municipalities may enact ordinances to prohibit the possession or consumption of cannabis items by underage persons on private property; and

WHEREAS, the Act also provides that municipalities may enact ordinances to make it unlawful for a person of legal age to consume, other than by smoking, vaping, or aerosolizing, a lawful cannabis item in a public place; and

WHEREAS, the Township of Freehold wishes to amend its ordinances to prohibit the consumption of cannabis items in accordance with the grants of municipal authority provided in the Act.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, and State of New Jersey as follows:

I

Chapter 251 (Recreational Cannabis) is hereby created as follows:

Chapter 251 – Recreational Cannabis.

§ 251-1 Purpose

The purpose of this chapter is the prohibition of the consumption of cannabis items within the Township of Freehold to the extent possible pursuant to P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act”.

§ 251-2 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

“Cannabis” means all parts of the plant *Cannabis sativa* L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L. 2016, c. 16 for use in cannabis products as set forth in this act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. “Cannabis” does not include: medical cannabis dispensed to registered qualifying patients pursuant to the “Jake Honig Compassionate Use Medical Cannabis Act,” P.L.2009, c.307 (C.24:6I-1 et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); marijuana as defined in N.J.S.2C:35-2 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.114 (C.2C:35B-1 et seq.), or marihuana as defined in section 2 of P.L.1970, c.226 (C.24:21-2) and applied to any offense set forth in the “New Jersey Controlled Dangerous Substances Act,” P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” P.L.2019, c.238 (C.4:28-6 et al.).

“Cannabis item” means any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin. “Cannabis item” does not include: any form of medical cannabis dispensed to registered qualifying patients pursuant to the “Jake Honig Compassionate Use Medical Cannabis Act,” P.L.2009, c.307 (C.24:6I-1 et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” P.L.2019, c.238 (C.4:28-6 et al.).

§ 251-3 Prohibition of Possession or Consumption of Cannabis Items by Underage Persons on Private Property.

- A. No person under the legal age may, without legal authority, knowingly possess or knowingly consume, other than by smoking, vaping, or aerosolizing, any cannabis item on private property.
- B. Any adult under the legal age to purchase cannabis items found to be in violation of this section shall be subject to the following penalties:
 - (1) If the cannabis item possessed is an amount which may be lawfully possessed by a person of the legal age to purchase cannabis items pursuant to section 46 of P.L.2021, c.16 (C.2C:35-10a): for a first offense, a civil penalty of \$100; for a second offense, a civil penalty of \$200; and for a third or subsequent offense, a fine of \$350.
 - (2) If the cannabis item possessed is an amount that exceeds what may be lawfully possessed by a person of the legal age to purchase cannabis items pursuant to section 46 of P.L.2021, c.16 (C.2C:35-10a), or if any cannabis item is consumed: for a first offense, a fine of \$250; and for a second or subsequent offense, a fine of \$350.

§ 251-4 Prohibition of Consumption of Cannabis Items on Public Property.

- A. No person 21 years of age or older may consume, other than by smoking, vaping, or aerosolizing, any cannabis item in a public place, including any indoor public place as that term is defined in section 3 of P.L.2005, c.383 (C.26:3D-57), or portion thereof.
- B. Any person found to be in violation of this section shall be subject to a civil penalty of up to \$200.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decisions shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law and filing in the Office of the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

This Ordinance creates Chapter 251 (Recreational Cannabis) of the Revised General Ordinances of the Township of Freehold to prohibit the consumption of cannabis items in accordance with the grants of municipal authority provided in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

ORDINANCE NO. O-21-13

TOWNSHIP MEETING DATE – June 22, 2021

ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE XIII (ZONE REGULATIONS), SECTION 190-125 (RURAL RESIDENTIAL RR), SECTION 190-134 RESIDENTIAL ZONE R-20, SECTION 190-135 (RESIDENTIAL ZONE R-15), SECTION 190-136 (RESIDENTIAL ZONE R-12) AND SECTION 190-137 (RESIDENTIAL ZONE R-9) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows (additions are underlined, and deletions are in [brackets]):

I

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-125, Rural Residential RR, is hereby amended to read as follow:

§ 190-125 - **Rural Residential RR.**

The Rural Residential RR Zone encompasses lands with a prevailing high-water table and sensitive environmental features including regional aquifer recharge areas, broad floodplains, headwaters and tributaries of major streams which are designated for future surface water reservoir use, and wetlands soils. These circumstances require differentiation of densities based upon the availability of public sanitary sewer and public water service.

A. Permitted uses:

(1) - (5) No change.

B. Permitted accessory uses.

(1) - (10) No Change.

(11) Gazebo, pergola, arbor or similar open structure not exceeding [~~192~~] 400 square feet in building area and not exceeding 16 feet in height.

C. – D. No change.

II

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-134, Residential Zone R-20, is hereby amended to read as follow:

§ 190-134 - **Residential Zone R-20.**

A. No change.

B. Permitted accessory uses: same as for R-25 Zone, except that: [~~private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.~~]

(1) private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.

(2) Gazebo, pergola, arbor or similar open structure shall not exceed 192 square feet in building area.

C. – D. No change.

III

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-135, Residential Zone R-15, is hereby amended to read as follow:

§ 190-135 - **Residential Zone R-15.**

A. No Change.

B. Permitted accessory uses: same as for R-25 Zone, except that: [~~private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.~~]

(1) private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.

(2) Gazebo, pergola, arbor or similar open structure shall not exceed 192 square feet in building area.

C. – D. No change.

IV

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-136, Residential Zone R-12, is hereby amended to read as follow:

§ 190-136 - **Residential Zone R-12.**

A. No Change.

B. Permitted accessory uses: same as for R-25 Zone, except that: [~~private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.~~]

- (1) private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.
- (2) Gazebo, pergola, arbor or similar open structure shall not exceed 192 square feet in building area.

C. – D. No change.

V

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-137, Residential Zone R-9, is hereby amended to read as follow:

§ 190-137 - **Residential Zone R-9.**

A. No Change.

B. Permitted accessory uses: same as for R-25 Zone, except that: [~~private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.~~]

- (1) private garages shall not exceed a maximum of two automotive vehicles' capacity whether attached and/or within a freestanding building, which garaging area shall not exceed 24 feet by 24 feet or 576 square feet.
- (2) Gazebo, pergola, arbor or similar open structure shall not exceed 192 square feet in building area.

C. – D. No change.

VI

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

VII

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

VIII

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

The purpose of this ordinance is to amend the Land Use ordinance to increase the permitted accessory uses: certain open space structures not to exceed 400 s.f. in building area in all residential zoning districts of R-25 and larger (R-25 Zone to Rural Residential Zone) and further, in the R-20 Zone and smaller residential zoning districts permitted accessory structures to remain not to exceed 192 s.f.



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-132

Date of Adoption: June 22, 2021

TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST

--- RESOLUTION ---

BE IT RESOLVED by the Township Committee of the Township of Freehold that the vouchers listed on the Consolidated Bills List, in the amount of \$1,497,250.41 dated June 22, 2021 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-21-132

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-133

Date of Adoption: June 22, 2021

TITLE: RESOLUTION AUTHORIZING APPLICATION FOR THE GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE GRANT THROUGH THE COUNTY OF MONMOUTH - GRANT CYCLE JULY 1, 2021 THROUGH JUNE 30, 2022

- - - R E S O L U T I O N - - -

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and,

WHEREAS, the Freehold Township Committee, in the County of Monmouth and State of New Jersey, recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Committee further recognizes that it is incumbent upon, not only public officials, but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Committee has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Monmouth;

NOW, THEREFORE, BE IT RESOLVED that the Township of Freehold, County of Monmouth, State of New Jersey hereby recognizes the following:

1. The Township Committee does hereby authorize submission of a strategic plan for the Freehold Township and Freehold Borough Municipal Alliance Grant for July 1, 2021 - June 30, 2022 in the amount of:

DEDR	\$26,300.00
Cash Match	\$ 6,575.00
In-Kind	\$19,725.00

2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance Grant, including the administrative compliance and audit requirements.

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to Joanne E. Schuh, CPS, DRCC, Monmouth County Addiction Services, County Alliance Coordinator, 3000 Kozloski Road, Freehold, NJ 07728;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to Margaret Jahn-Township Health Officer; Antoinette Ceciarelli-Municipal Alliance Coordinator; and Catherine M. Campbell-Township Director of Finance.

APPROVED: _____
Thomas L. Cook, Mayor

CERTIFICATION

I, Peter R. Valesi, Municipal Administrator of the Township of Freehold, County of Monmouth, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution duly authorized by the Township Committee on this 22nd day of June, 2021.

Peter R. Valesi, Municipal Administrator

No. R-21-133

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-134

Date of Adoption: June 22, 2021

TITLE: RESOLUTION RENEWING SHARED SERVICES AGREEMENT WITH FREEHOLD REGIONAL HIGH SCHOOL DISTRICT FOR LICENSED WATER TREATMENT PLANT OPERATIONS FOR COLTS NECK HIGH SCHOOL

- - - R E S O L U T I O N - - -

WHEREAS, the Township of Freehold and the Freehold Regional High School District are interested in Freehold Township continuing to provide Licensed Water Treatment Plant Operations for Colts Neck High School; and,

WHEREAS, this cooperative Agreement would be beneficial to taxpayers; and,

WHEREAS, Freehold Township and Freehold Regional High School District have reached an Agreement detailing specifics of the services to be provided and costs for same;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that, pursuant to NJS 40A:65-1, said Agreement is hereby authorized to be executed;

BE IT FURTHER RESOLVED that a copy of the Agreement shall be maintained in the Township Clerk's Office upon passage of this Resolution and available for public inspection;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to New Jersey Department of Community Affairs, Division of Local Government Services;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution and copy of the Agreement be forwarded to Sean Boyce-Assistant Superintendent for Business Administration, Freehold Regional High School District; the Freehold Township Administrator; the Freehold Township Superintendent of Utilities; and the Freehold Township Director of Finance.

No. R-21-134

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-135

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION APPROVING AMUSEMENT GAMES FOR THE
MONMOUTH COUNTY FAIR - JULY 21, 2021- JULY 25, 2021**

- - - R E S O L U T I O N - - -

WHEREAS, East Freehold Park is located on Kozloski Road in the Township of Freehold; and,

WHEREAS, East Freehold Park is the site of the annual Monmouth County Fair, to be held this year from July 21 through July 25, 2021; and,

WHEREAS, the State Office of Amusement Games Control requires that the governing body of the municipality wherein amusement games are to be located approve the proposed site of such amusement games;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby approves of this proposed site, namely East Freehold Park, for the proposed stated aforesaid, subject to the specific approval of each individual game, wheel or ride by the New Jersey Office of Amusement Games Control, and compliance with all State, County and local regulations pertaining thereto;

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded by the Township Clerk to the following:

1. NJ Office of Amusement Games Control
2. Paul Vitale, Construction Official
3. Monmouth County Board of Recreation Commissioners
4. Fair Chairman, Monmouth County Parks System

No. R-21-135

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-136

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION AUTHORIZING TEMPORARY PARKING
RESTRICTIONS DURING THE MONMOUTH COUNTY FAIR -
JULY 21, 2021- JULY 25, 2021**

- - - R E S O L U T I O N - - -

WHEREAS, the Monmouth County Fair will be held at the East Freehold Park Showgrounds from Wednesday, July 21 through Sunday, July 25, 2021; and,

WHEREAS, the movements of traffic for this event would be facilitated by the adoption of temporary parking restrictions;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the following parking restrictions are in effect for the period 0800 hours on July 21 through 2359 hours on July 25, 2021:

1. NO PARKING ON BOTH SIDES OF CENTER STREET FROM THE INTERSECTION WITH KOZLOSKI ROAD WESTWARD TO A POINT 2,500 FEET THEREFROM
2. NO PARKING ON FRENEAU DRIVE FROM KOZLOSKI ROAD TO POE COURT

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded by the Township Clerk to the following:

1. George Baumann, Freehold Township Police Chief
2. Scott Higgins, Public Works Superintendent
3. Fair Chairman
Monmouth County Park System
805 Newman Springs Road
Lincroft, NJ 07738

No. R-21-136

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-137

Date of Adoption: June 22, 2021

TITLE: RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH ASPEN, RT 9, LLC

- - - R E S O L U T I O N - - -

WHEREAS, in response to the New Jersey Supreme Court's decision In re Adoption of N.J.A.C. 5:96 and 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015), on August 25, 2015 ("Mount Laurel IV"), the Township filed an action with the Superior Court of New Jersey ("Court"), entitled In the Matter of the Application of the Township of Freehold, County of Monmouth, Docket No. MON-L-6026-08 (the "Compliance Action"), seeking a Judgment of Compliance and Repose approving its Housing Element and Fair Share Plan (hereinafter "Affordable Housing Plan"), in addition to related relief, and simultaneously filed a motion for temporary immunity, which was subsequently granted by the Court and is still in full force and effect; and

WHEREAS, Aspen RT 9, LLC (hereinafter the "Developer"), an interested party in the Township's Compliance Action, is the property owner of a 24.83 total acre site within the Township known as the Freehold Mall (Burlington Coat Factory) and located at 3681 U.S. Route 9 (northbound) (Block 50, Lot 25) (the "Property"), objected to the Property being rezoned or redeveloped to address Realistic Development Potential within Township's Affordable Housing Plan; and

WHEREAS, through subsequent negotiations, the Parties have agreed to instead treat the site as an unmet need site, which would permit the existing use to continue with additional non-residential redevelopment, but which would also include overlay zoning for potential affordable housing; and

WHEREAS, the Property meets the statutory criteria for designation as a redevelopment area in accordance with the Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, the Township's Planning Board had determined the Property to be an area in need of redevelopment as defined and required by the law; and

WHEREAS, the Township's Committee adopted Resolution R-20-97 dated 4/28/20, designating the Property as a site in need of redevelopment under the LRHL; and

WHEREAS, the Township and the Developer entered into settlement negotiations in late 2020 and early 2021 to resolve issues related to the use of condemnation and the requirement for affordable housing; and

WHEREAS, the Township Committee adopted Amended Resolution No. R-21-138 on 6/22/21, modifying its previous determination and designating the Property as “an area in need of redevelopment without the use of condemnation or eminent domain.”; and

WHEREAS, the Township and the Developer have engaged in continuing settlement negotiations and have agreed to provide for the redevelopment of the overall shopping center on the Property, including the retention of all four (4) freestanding buildings, with the option to remove and replace one of the freestanding buildings known as Building 2 (Jersey Strong Gym) and to relocate the Route 9 turning lane and jug handle northward to facilitate the connection of the Trotter’s Way extension from Route 537; and

WHEREAS, the Township and the Developer have engaged in continuing settlement negotiations and, pending final resolution, have agreed upon a Settlement Agreement to implement the redevelopment of the Property; and

WHEREAS, the Settlement Agreement and its exhibits will be reviewed and approved by the Township’s professionals, along with the attorney and principals of the Developer; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township to enter into the Settlement Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows:

1. The Mayor and Township Clerk are hereby authorized and directed to execute the Settlement Agreement with the Developer in a form and content acceptable to counsel for the Township of Freehold.

2. The appropriate Township officials and professionals are hereby authorized to take all actions necessary to carry out and complete the terms of the Settlement Agreement.
3. A certified copy of the within Resolution shall be forwarded to Robert Munoz, Esq.; Michael Edwards, Esq.; T. Andrew Thomas, Planner; and Tim White, Township Engineer.

Mayor, Township of Freehold

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Committee of the Township of Freehold at a regular meeting held on the 22nd day of June, 2021, a quorum being present and voting in the majority.

Freehold Township Clerk

No. R-21-137

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-138

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION AMENDING RESOLUTION NO. R-20-97 DECLARING
BLOCK 50, LOT 25 AS A NON-CONDEMNATION REDEVELOPMENT
AREA**

- - - R E S O L U T I O N - - -

WHEREAS, the Township Committee of the Township of Freehold (“Township Committee”) has, by a Resolution dated February 25, 2020 authorized the Planning Board to undertake a preliminary investigation to determine whether a certain area of the Township, specifically Block 50, Lot 25 (the “Property”), also known as the Freehold Mall Property located on Route 9 in the Township, owned by Freehold Shopping, LLC, was an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Committee also set forth in its Resolution stating its intentions to exercise the power of eminent domain for the designated redevelopment area site; and

WHEREAS, the Resolution of the Township Committee identified Block 50, Lot 25 as an Area In Need of Redevelopment; and

WHEREAS, in response to the authorization by the Township Committee, the Freehold Township Planning Board authorized the Board Planner and Engineer to inspect the Property and prepare and submit to the Board a map of the Property and report as to their findings; and

WHEREAS, the Planning Board members personally inspected the Property; and

WHEREAS, on March 24, 2020, the Planning Board did receive a map of the area and a report describing conditions thereon from T. Andrew Thomas, the Planning Board’s Planning Consultant; and

WHEREAS, based upon the Planning Board’s observations and the conclusions in the report of its consultants, the Planning Board found that reasons existed justifying the conducting of a public hearing to determine whether the Property is a redevelopment area within the meaning of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A: 12A-6a; and

WHEREAS, an addendum to the March 24, 2020 report was also considered by the Planning Board which included additional photos of the site and dated April 6, 2020; and

WHEREAS, the Planning Board determined that Block 50, Lot 25, is an Area in Need of Redevelopment within the definitions and requirements of N.J.S.A. 40A:12A-1 et. seq. and adopted a Resolution to that effect; and

WHEREAS, the Planning Board further determined that the redevelopment area determination should authorize the municipality to use all of its powers provided by the legislature for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, the Township Committee has reviewed and agreed with the determination and recommendation of the Planning Board and adopted Resolution R-20-97 designating the subject property as an Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. and authorizing the use of eminent domain; and

WHEREAS, during the processing of the redevelopment declaration, the subject property was purchased by Aspen Rt. 9, LLC; and

WHEREAS, on June 12, 2020, Aspen Rt. 9, LLC filed an action in lieu of prerogative writs, Docket No. MON-L-1840-20 seeking a declaratory judgment in opposition to the designation of the Area in Need of Redevelopment and the use of eminent domain; and

WHEREAS, the parties have engaged in negotiations since the filing of the action in lieu of prerogative writs in order to resolve issues relating to the use of eminent domain and the requirement for providing affordable housing; and

WHEREAS, the parties have arrived at a settlement of the above referenced litigation retaining the designation of the Property without eminent domain.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that Block 50, Lot 25 is hereby designated as a Non-Condemnation Redevelopment Area as defined by N.J.S.A. 40A:12A-6(a).

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that it hereby withdraws the use of its power of eminent domain to acquire said property.

BE IT FURTHER RESOLVED that the Township's Professional Planners are hereby authorized to prepare a Redevelopment Plan for The Delineated Area.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to each of the following:

- (a) Commissioner of the Department of Community Affairs
- (b) Aspen Rt. 9, LLC and its Attorneys
- (c) Freehold Township Planning Board
- (d) Township Planners
- (e) Township Attorney

No. R-21-138

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-139

Date of Adoption: June 22, 2021

TITLE: RESOLUTION AWARDING A CONTRACT FOR THE FURNISHING AND DELIVERY OF THREE (3) NEW 40,600 GVW 4 X 4 SINGLE AXLE DUMP TRUCKS

- - - R E S O L U T I O N - - -

WHEREAS, bids were accepted by the Township Purchasing Agent for the Furnishing and Delivery of Three (3) New 40,600 GVW Single Axle 4 x 4 Dump Trucks on Wednesday, June 9, 2021 at 10:00 a.m.; and,

WHEREAS the following bid was submitted:

	Bid for Dump Trucks	Trade-In	Total Bid for Dump Trucks minus Trade-In
Hunter Jersey Peterbilt 524 Monmouth Road, PO Box 729 Clarksburg, NJ 08510	\$713,379.00	\$34,000.00	\$679,379.00

WHEREAS, the Superintendent of Public Works, by memorandum dated June 10, 2021, recommends that a Contract be awarded to the sole bidder, Hunter Jersey Peterbilt, in the amount of \$679,379.00; and,

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following MCIA CELP - 2021 Series :

C-04-56-921-000-982

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold hereby awards a Contract for the Furnishing and Delivery of Three (3) New 40,600 GVW Single Axle 4 x 4 Dump Trucks to Hunter Jersey Peterbilt in the amount of \$679,379.00;

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Director of Finance, the Superintendent of Public Works, the Purchasing Agent and Hunter Jersey Peterbilt.

No. R-21-139

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-140

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION AUTHORIZING A CONTRACT FOR THE
EMERGENCY REPAIR AND REPLACEMENT OF THE I.T.
SERVER ROOM AIR CONDITIONING UNIT**

- - - R E S O L U T I O N - - -

WHEREAS, the Director of I.T. and Facilities, by memorandum dated May 25, 2021, has advised of the need for emergency repairs and replacement of the I.T. Server Room Air Conditioning Unit; and,

WHEREAS, such repairs are needed immediately due to the lack of air conditioning in the I.T. Server Room which will affect the public and employee health and safety; and,

WHEREAS, the Director of I.T. and Facilities, by memorandum dated May 25, 2021, recommends an emergency contract be awarded to Automated Building Controls, Inc. in the amount of \$36,099.85 to immediately repair and replace the I.T. Server Room Air Conditioning Unit; and,

WHEREAS, the Director of Finance has certified funds are available in the following Bond Ordinance:

C-04-16-912-005-951

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that it hereby approves the award of a Contract for the Emergency Repair and Replacement of the I.T. Server Room Air Conditioning Unit to Automated Building Controls, Inc. in the amount of \$36,099.85;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Purchasing Agent, the Director of I.T. and Facilities and Automated Building Controls, Inc.

No. R-21-140

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: 21-141-154

Date of Adoption: June 22, 2021

TITLE: RESOLUTIONS RENEWING 2021-2022 LIQUOR LICENSES FOR FREEHOLD TOWNSHIP

- - - R E S O L U T I O N - - -

RESOLUTION NO. R-21-141

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR CHEFS INTERNATIONAL INC., T/A MOORE'S INN/ESCONDIDOS MEXICAN RESTAURANT, PO BOX 1332, PT. PLEASANT BEACH, NJ 08742 (CONSUMPTION) LICENSE NO. 1316-33-005-007, 2021-2022

RESOLUTION NO. R-21-142

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR FREEHOLD TOWNSHIP LIQUORS, INC. T/A MAX'S BEER, WINE & LIQUOR, 505 RICHMOND AVE., PT. PLEASANT, NJ 08742 (DISTRIBUTION) LICENSE NO. 1316-44-006-004, 2021-2022

RESOLUTION NO. R-21-143

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR GPLR, LLC, T/A RADISSON HOTEL OF FREEHOLD, UNDER APPLICABLE STATE STATUTORY LAW, 50 GIBSON PLACE, FREEHOLD, NJ 07728 (CONSUMPTION) LICENSE NO. 1316-36-009-006, 2021-2022

RESOLUTION NO. R-21-144

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR SAKER SHOPRITES INC. T/A SHOPRITE LIQUORS & WINES OF FREEHOLD, 10 CENTERVILLE RD, HOLMDEL, NJ 07733 (DISTRIBUTION) LICENSE NO. 1316-44-011-007, 2021-2022

RESOLUTION R-21-145

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR P.F. CHANGS CHINA BISTRO INC., T/A P.F. CHANGS CHINA BISTRO, 7676 E. PINNACLE PEAK RD., SCOTTSDALE, AZ 85255 (CONSUMPTION) LICENSE NO. 1316-33-012-005, 2021-2022

RESOLUTION NO. R-21-146

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR RAINTREE LIQUORS, INC., T/A MAX'S BEER, WINE & LIQUOR, 505 RICHMOND AVE, PT. PLEASANT, NJ 08742 (DISTRIBUTION) LICENSE NO. 1316-44-013-004, 2021-2022

RESOLUTION NO. R-21-147

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR BRINKER FREEHOLD INC, T/A CHILI'S GRILL & BAR, 3000 OLYMPUS, DALLAS, TX 75019 (CONSUMPTION) LICENSE NO. 1316-33-014-002, 2021-2022

RESOLUTION NO. R-21-148

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR TOMMY'S FREEHOLD LLC. T/A TOMMY'S TAVERN + TAP, 66 RECKLESS PLACE, RED BANK, NJ 07701 (CONSUMPTION) LICENSE NO. 1316-33-015-004, 2021-2022

RESOLUTION NO. R-21-149

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR THE CHEESECAKE FACTORY RESTAURANTS INC., T/A THE CHEESECAKE FACTORY, 26901 MALIBU HILLS RD., CALABASAS HILLS, CA 91301 (CONSUMPTION) LICENSE NO. 1316-33-018-004, 2021-2022

RESOLUTION NO. R-21-150

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR RARE HOSPITALITY INTERNATIONAL INC., T/A LONGHORN STEAKHOUSE #5312 AND THE OLIVE GARDEN ITALIAN RESTAURANT #1834, PO BOX 695016, ORLANDO, FL 32869 (CONSUMPTION) LICENSE NO. 1316-33-016-005, 2021-2022

RESOLUTION NO. R-21-151

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR iPLAY AMERICA, LLC, T/A GAME TIME BAR & GRILL, 106-108-110 SCHANCK ROAD, FREEHOLD, NJ 07728 (CONSUMPTION) LICENSE NO. 1316-33-021-005, 2021-2022

RESOLUTION NO. R-21-152

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR LVV CORP. T/A SOUTH GATE MANOR UNDER APPLICABLE STATE STATUTORY LAW, 260 SOUTH STREET, FREEHOLD, NJ 07728 (CONSUMPTION) LIQUOR LICENSE NO 1316-33-008-007, 2021-2022

RESOLUTION NO. R-21-153

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR VFW POST 4374 FREEHOLD, T/A VETERANS OF FOREIGN WARS POST 4374, 50 WATERWORKS ROAD, FREEHOLD, NJ 07728 (CLUB) LICENSE NO. 1316-31-007-001, 2021-2022

RESOLUTION NO. R-21-154

RESOLUTION - RENEWAL OF LIQUOR LICENSE FOR SAM'S EAST, INC., T/A SAM'S CLUB #6671, 702 SW 8TH ST., BENTONVILLE, AR, 72716 (DISTRIBUTION) LICENSE NO. 1316-44-019-002, 2021-2022

The Freehold Township Clerk is instructed to send a certified copy of this Resolution to the following:

- A. Division of ABC
- B. Each liquor license holder listed above
- C. Det./Sgt. J. Winowski, Freehold Township Police
- D. Robert Munoz, Township Attorney

No. 21-141-154

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-155

Date of Adoption: June 22, 2021

TITLE: RESOLUTION - RENEWAL OF 2021-2022 LIQUOR LICENSE FOR RUBY TUESDAY, INC. T/A RUBY TUESDAY LICENSE #1316-33-017-003 (POCKET LICENSE)

- - - R E S O L U T I O N - - -

WHEREAS, Ruby Tuesday, Inc. T/A Ruby Tuesday, 118 West McKey Street, Ocoee, FL 34761 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2021-2022 License Term for License #1316-33-017-003;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2021-2022 for Ruby Tuesday (Pocket) License 1316-33-017-003, is hereby approved;

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Ruby Tuesday, Inc.
- C. Robert Munoz, Esq., Township Attorney
- D. Joseph Winowski, Freehold Township Police

No. R-21-155

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-156

Date of Adoption: June 22, 2021

TITLE: RESOLUTION - RENEWAL OF 2021-2022 LIQUOR LICENSE FOR FREEHOLD LIQUOR, LLC. LICENSE #1316-33-020-002 (POCKET LICENSE)

- - - R E S O L U T I O N - - -

WHEREAS, Freehold Liquor, LLC, 399 Monmouth Street, East Windsor, NJ 08520 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2021-2022 License Term for License #1316-33-020-001;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2021-2022 for Freehold Liquor LLC, (Consumption) (Pocket) License 1316-33-020-002 is hereby approved;

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Freehold Liquor, LLC
- C. Robert Munoz, Esq., Township Attorney
- D. Joseph Winowski, Freehold Township Police

No. R-21-156

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-157

Date of Adoption: June 22, 2021

TITLE: RESOLUTION - RENEWAL OF 2021-2022 - LIQUOR LICENSE FOR CS FREEHOLD, LLC. LICENSE # 1316-33-002-006 (POCKET LICENSE)

- - - R E S O L U T I O N - - -

WHEREAS, CS Freehold, LLC, 930 California Ave., #104 Santa Monica, CA 90403, submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2021-2022 License Term for License #1316-33-002-006;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2021-2022 for CS Freehold LLC, (Consumption) (Pocket) License 1316-33-002-006 is hereby approved;

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. CS Freehold, LLC.
- C. Robert Munoz, Esq., Township Attorney
- D. Joseph Winowski, Freehold Township Police

No. R-21-157

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-158

Date of Adoption: June 22, 201

**TITLE: RESOLUTION - RENEWAL OF 2021-2022 LIQUOR LICENSE FOR
MAMTA FREEHOLD RESTAURANT, LLC - LICENSE #1316-36-001-
012 (INACTIVE LICENSE)**

- - - R E S O L U T I O N - - -

WHEREAS, Mamta Freehold Restaurant, LLC, 4089 Route 9, Freehold, NJ 07728 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2021-2022 License Term for License #1316-36-001-012;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2021-2022 for Mamta Freehold Restaurant, LLC, (Inactive) License 1316-36-001-012, is hereby approved;

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Mamta Freehold Restaurant, LLC
- C. Robert Munoz, Esq., Township Attorney
- D. Joseph Winowski, Freehold Township Police

No. R-21-158

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-159

Date of Adoption: June 22, 2021

TITLE: RESOLUTION - RENEWAL OF 2021-2022 LIQUOR LICENSE FOR FOODFIRST GLOBAL RESTAURANTS INC. D/B/A BRIO TUSCAN GRILL FREEHOLD RESTAURANT, INC. - LICENSE #1316-32-003-008 (INACTIVE LICENSE)

--- RESOLUTION ---

WHEREAS, Foodfirst Global Restaurants Inc., d/b/a Brio Tuscan Grill, 777 Goodale Blvd., Suite 100 Columbus, OH 43212 submitted the renewal application and appropriate fees for the renewal of the liquor license; and,

WHEREAS, the Division of Alcoholic Beverage Control has granted approval in the matter of application to Permit the Renewal of an Inactive License Pursuant to N.J.S.A. 33:1-12.39 for the 2021-2022 License Term for License #1316-32-003-008;

NOW, THEREFORE BE IT RESOLVED that the renewal of the liquor license for 2021-2022 for Foodfirst Global Restaurants Inc., d/b/a Brio Tuscan Grill (Inactive) License 1316-32-003-008 is hereby approved;

BE IT FURTHER RESOLVED that the Township Clerk shall send certified copies of this Resolution to the following:

- A. Division of Alcoholic Beverage Control
- B. Foodfirst Global Restaurants, Inc.
- C. Robert Munoz, Esq., Township Attorney
- D. Joseph Winowski, Freehold Township Police

No. R-21-159

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-21-160

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION AMENDING 2021 BUDGET (CHAPTER 159)
TO INSERT A MODIFICATION TO THE SPECIAL ITEMS OF
REVENUE AND APPROPRIATIONS FOR THE NJ DOH - COVID-19
VACCINATION SUPPLEMENTAL FUNDING 2022**

- - - R E S O L U T I O N - - -

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any Special Item of Revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

WHEREAS, the Township of Freehold has received notice of an award of \$50,000.00 from the State of New Jersey, Department of Health, COVID-19 Vaccination Supplemental Funding 2022 and wishes to amend the 2021 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold, in the County of Monmouth, State of New Jersey, hereby requests the Director of the Division of Local Government Services approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$50,000.00 which is now available as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated
with Prior Written Consent of the Director
of the Division of Local Government Services:

Public and Private Revenues Offset with Appropriations:

NJ DOH - COVID-19 Vaccination Supplemental Funding 2022

BE IT FURTHER RESOLVED that the like sum of \$50,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations excluded from "CAPS"

Public and Private Programs Offset by Revenues:

NJ DOH - COVID-19 Vaccination Supplemental Funding 2022

BE IT FURTHER RESOLVED, that certification of adoption of this Resolution will be electronically forwarded to the Director of the Division of Local Government Services;

BE IT FURTHER RESOLVED that the Township Clerk forward copies of this Resolution to the Township Board of Health Officer and Director of Finance.

No. R-21-160

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent



Resolution of the Township of Freehold
Monmouth County, New Jersey

No: R-21-161

Date of Adoption: June 22, 2021

**TITLE: RESOLUTION AMENDING 2021 BUDGET (CHAPTER 159)
TO INSERT A MODIFICATION TO THE SPECIAL ITEMS OF
REVENUE AND APPROPRIATIONS FOR THE 2021 CLEAN
COMMUNITIES PROGRAM GRANT**

- - - R E S O L U T I O N - - -

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any Special Item of Revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

WHEREAS, the Township of Freehold has received notice of an award of \$80,520.11 from the State of New Jersey, Department of Environmental Protection, Clean Communities Program and wishes to amend the 2021 Budget to include this amount as a revenue;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold, in the County of Monmouth, State of New Jersey, hereby requests the Director of the Division of Local Government Services approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$80,520.11 which is now available as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated
with Prior Written Consent of the Director
of the Division of Local Government Services:

Public and Private Revenues Offset with Appropriations:
Clean Communities Program Grant

BE IT FURTHER RESOLVED that the like sum of \$80,520.11 be and the same is hereby appropriated under the caption of:

General Appropriations:

- (a) Operations excluded from "CAPS"
 - Public and Private Programs Offset by Revenues:
 - Clean Communities Program Grant

BE IT FURTHER RESOLVED that certification of adoption of this Resolution will be electronically forwarded to the Director of the Division Local Government Services;

BE IT FURTHER RESOLVED that the Township Clerk shall forward copies of this Resolution to the Superintendent of Public Works and Director of Finance.

No. R-21-161

VOTE OF THE TOWNSHIP COMMITTEE							
COMMITTEEMAN	I	S	Y	N	NV	AB	
Mr. Ammiano							
Mrs. Fasano							
Mr. Preston							
Mr. Walker							
Mayor Cook							

I-Introduced By S-Seconded By X- Indicates Vote NV- Not Voting AB- Absent