



*Resolution of the Township of Freehold*  
Monmouth County, New Jersey

No: R-21-174

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION ACKNOWLEDGING RECEIPT AND REVIEW OF  
PLANNING BOARD REPORT RE: ORDINANCE NO. O-21-13**

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

WHEREAS, the Township Committee introduced Ordinance No. O-21-13 on June 22, 2021 and referred it to the Planning Board, pursuant to N.J.S.A. 40:55D-26(a); and,

WHEREAS, on July 15, 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-21-174

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-13

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

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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.

**ORDINANCE NO. O-21-14**  
**TOWNSHIP MEETING DATE: July 27, 2021**

**AN ORDINANCE AMENDING CHAPTER 190, LAND USE, ARTICLE XIII, ZONE REGULATIONS, SECTION 190-138.1 HD-2 HIGH DENSITY ZONE, SECTION 190-142.2 MU-1 MIXED USE OVERLAY-1, SECTION 190-142.3 MU-2 MIXED USE OVERLAY-2, SECTION 190-142.4 MU-3 MIXED USE OVERLAY-3 AND REPEALING AND REPLACING SECTION 190-140.1 PUD-1 PLANNED UNIT DEVELOPMENT ZONE OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH AND 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 (additions are underlined and deletions are shown with ~~strikethroughs~~):

**I**

Chapter 190, Land Use, Article XIII, Zone Regulations, section 190-138.1, HD-2 - High Density Zone is hereby amended as follows:

**Section 190-138.1 HD-2 (High Density Zone).**

- A. No Change
- B. Applicability. This ~~overlay~~ zone shall apply to the “tract area” known as Block 41.01, Lot 5.03 and Block 41, Lots 5.04, 5.05 and 5.06 as shown on Sheets 13 and 14 the official Tax Map of Freehold Township.
- C. – J. No Change

**II**

Chapter 190, Land Use, Article XIII, Zone Regulations, section 190-142.2, MU-1 - Mixed Use Overlay-1 is hereby amended as follows:

**Section 190-142.2 MU-1 - Mixed Use Overlay – 1**

- A. – G. No Change.
- H. Miscellaneous requirements for multifamily residential development.
  - (1) Multifamily residential and mixed-use buildings shall contain one- or two-bedroom units only, except that a percentage of the affordable units ~~may be~~ shall be three bedrooms to comply with applicable regulations as referenced herein and in accordance with COAH and UHAC regulations.



(2) - (6) No Change

I. No Change

### **III**

Chapter 190, Land Use, Article XIII, Zone Regulations, section 190-142.3, MU-2 Mixed Use Overlay-2 is hereby amended as follows:

#### **Section 190-142.3 MU-2 - Mixed Use Overlay - 2**

A. – G. No Change.

H. Miscellaneous requirements for multifamily residential development.

- (1) Multifamily residential and mixed-use buildings shall contain one- or two-bedroom units only, except that a percentage of the affordable units ~~may be~~ shall be three bedrooms to comply with applicable regulations as referenced herein and in accordance with COAH and UHAC regulations.

(2) - (6) No Change

I. No Change.

### **IV**

Chapter 190, Land Use, Article XIII, Zone Regulations, section 190-142.4, MU-3 Mixed Use Overlay-3 is hereby amended as follows:

#### **Section 190-142.4 MU-3 - Mixed Use Overlay - 3**

A. – F. No Change.

G. Miscellaneous requirements for multifamily residential development.

- (1) Multifamily residential and mixed-use buildings shall contain one- or two-bedroom units only, except that a percentage of the affordable units ~~may be~~ shall be three bedrooms to comply with applicable regulations as referenced herein and in accordance with COAH and UHAC regulations.

(2) - (6) No Change

H. No Change

## V

Chapter 190, Land Use, Article XIII, Zone Regulations, is hereby amended to delete existing section 190-140.1 in its entirety and replace it with new section 190-140.1, PUD-1 Planned Unit Development Zone as follows:

### **Section 190-140.1 PUD-1 Planned Unit Development Zone**

Purpose: The purpose of the Planned Unit Development-1 Zone is to provide a range of commercial, retail and multifamily and single family residential uses to be designed for a single tract in accordance with a comprehensive plan with regard to the location of uses, buildings, parking, open space, vehicular and pedestrian circulation networks and related site improvements, including affordable housing to assist the Township in satisfaction of its Third-Round affordable housing obligation.

#### A. Permitted uses.

- (1) Retail sales, pharmacies, and service stores, and garden centers, with and without drive-through facilities.
- (2) Retail stack/storage, wholesale clubs and garden centers, with and without drive-through facilities.
- (3) Personal service establishments.
- (4) Supermarkets, specialty food and food markets with seating areas for on-premises consumption and grocery stores, with and without drive through facilities.
- (5) Restaurants, including fast food, drive-through restaurants, walk-up window and outside seating.
- (6) Office buildings for professional, executive or administrative purposes, and related business support services.
- (7) Medical Offices, walk-in medical centers, diagnostic and testing facilities, physical therapy offices, and veterinary hospitals and offices;
- (8) Hotels and conference centers, which shall contain a minimum of 100 guest rooms, and which may also include ancillary restaurant, meeting, banquet, fitness and guest service and similar facilities.
- (9) Municipal and other governmental facilities.
- (10) Public utility installations and structures.
- (11) Banks, with or without drive-through facilities, financial institutions, insurance and real estate businesses.

(12) Theaters, assembly halls, bowling alleys, sporting arenas, fitness, yoga and physical therapy centers, martial arts and dance studios, and other similar public recreation and entertainment facilities.

(13) Child-care centers in accordance with N.J.S.A. 40:55D-66.6.

(14) Gasoline filling stations, with and without convenience stores and/or drive-through facilities.

(15) Multifamily residential dwellings in residential or mixed-use buildings.

(16) Single Family Residential Dwellings

(17) Townhouses.

(18) All permitted uses shall be permitted to operate on a twenty-four (24) hour basis.

B. Permitted accessory uses in the PUD-1, Zone; same as for RMZ-1, § 190-158B, and including:

(1) Gasoline filling station as an accessory use to § 190-140.1A(2) provided that no repair work shall be permitted.

(2) Leasing Offices, clubhouses, and amenities, including but not limited to, pools, maintenance sheds, cabana, tot-lot, dog park, basements including storage, offices, amenity space, and utility rooms.

(3) Electric vehicle charging stations.

(4) Propane tank storage and exchange stations.

(5) Solar facilities and/or panels.

(6) Outside storage facilities pursuant to §190-116.

(7) Any other uses which are subordinate and customarily incidental to a permitted use, including leasing/sale centers, construction trailers and model homes.

C. Required components of site plan application. A planned unit development shall include the extension of Trotter's Way from the Freehold Raceway Mall access at County Route 537 through the planned unit development to Route 9 southbound.

D. General development plan.

- (1) Any developer seeking approval for a planned unit development shall submit a general development plan to the Planning Board and the Planning Board shall approve such plan prior to, or simultaneously with, approving any preliminary subdivision or preliminary site plan.
- (2) Findings for planned unit development. Prior to approving a planned unit development, the Planning Board shall render the following findings and conclusions pursuant to N.J.S.A. 40:55D-45:
  - (a) That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning ordinance standards pursuant to N.J.S.A. 40:55D-65;
  - (b) That the proposals for maintenance and conservation of the common open space, and the amount, location and purpose of such open space, are adequate;
  - (c) That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
  - (d) That the proposed planned unit development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
  - (e) In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.
- (3) A general development plan shall include the following:
  - (a) A general land use plan indicating the tract area and locations of the land uses to be included in the planned unit development. The total number of dwelling units and amount of nonresidential gross floor area to be provided and proposed land area to be devoted to residential and nonresidential use shall be set forth. In addition, the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated. The density and intensity of use of the entire planned development shall be set forth and a residential density and a nonresidential floor area ratio shall be provided;
  - (b) A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access, within the planned unit development and any proposed improvements to the existing transportation system outside the planned unit development;

- (c) An open space plan showing the proposed land area and location of land areas to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made thereon, including a plan for the operation and maintenance of such lands;
- (d) A utility plan indicating the proposed location of sewage and water lines and setting forth the proposed method of controlling and managing stormwater on the site;
- (e) A stormwater management plan shall be provided in accordance with the current NJDEP rules and regulations including the requirement for green infrastructure;
- (f) An environmental inventory, a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing manmade structures or features and the probable impact of the development on the environmental attributes of the site;
- (g) A community facility plan indicating the scope and type of supporting community facilities;
- (h) A housing plan outlining the number of housing units to be provided and the extent to which any affordable housing obligation assigned to the municipality pursuant to the New Jersey Fair Housing Act of 1985 (as amended) will be fulfilled by the development;
- (i) A local service plan indicating those public services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal;
- (j) A fiscal report describing the anticipated demand on municipal services and the school district to be generated by the planned unit development. The fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided under Subsection D(3)(k) below, and following the completion of the development in its entirety.
- (k) A proposed timing schedule in the case of a planned unit development whose construction is contemplated over a period of years, including the number of dwelling units and amount of nonresidential gross floor area to be included in each development phase, and any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety; and
- (l) A written agreement between the developer and the Township relating to the planned unit development.

- (4) Effect and duration of approval.
- (a) The planned unit development may be developed in accordance with the general development plan approved by the Planning Board notwithstanding any provision of N.J.S.A. 40:55D-1 et seq., or of any ordinance or regulation adopted pursuant thereto after the effective date of the approval. The general terms and conditions upon which the general development plan was granted may not be changed, unless application for modification is made by the developer and approved by the Planning Board pursuant to the requirements of this section.
  - (b) The term of the effect of the general development plan approval may be determined by the Planning Board using the guidelines set forth in Subsection D(4)(c) below, except that the term of the effect of the approval shall not exceed 20 years from the date upon which the developer received final approval of the first section of the planned unit development.
  - (c) In making its determination regarding the duration of the effect of approval of the general development plan, the Planning Board shall consider: the number of dwelling units or amount of nonresidential floor area to be constructed; prevailing economic conditions; the timing schedule to be followed in completing the development and the likelihood of its fulfillment; the developer's capability of completing the proposed development; and the contents of the general development plan and any conditions which the Planning Board attaches to the approval thereof.
- (5) Modification of proposed schedule. In the event that the developer seeks to modify the proposed timing schedule (i.e., the term of the general development plan approval), such modification may require the approval of the Planning Board. The Planning Board shall, in deciding whether or not to grant approval of the modification, take into consideration prevailing economic and market conditions, anticipated and actual needs for residential units and nonresidential space within the Township and the region, and the availability and capacity of public facilities to accommodate the proposed development.
- (6) Variations in location of land uses or increase in density or floor area ratio.
- (a) Except as provided hereunder, the developer shall be required to gain the prior approval of the Planning Board if, after approval of the general development plan, the developer wishes to make any variation in the location of land uses within the planned development or to increase the density of residential development or the floor area ratio of nonresidential development in any section of the planned unit development.

- (b) Any variation in the location of land uses or increase in density or floor area ratio proposed in reaction to a negative decision of, or condition of development approval imposed by the Department of Environmental Protection pursuant to P.L.1973, c. 185 (C. 13:19-1 et seq.), shall be approved by the planning board if the developer can demonstrate, to the satisfaction of the planning board, that the variation being proposed is a direct result of such determination by the Department of Environmental Protection.
- (7) Amendment or revision of general development plan; allowable reductions within original approval.
- (a) Except as provided hereunder, once a general development plan has been approved by the Planning Board, it may be amended or revised only upon application by the developer and approval by the Planning Board.
  - (b) A developer, without violating the terms of the general development plan approval, may, in undertaking any section of the planned unit development, reduce the number of residential units or amounts of nonresidential floor space by no more than 15% or reduce the residential density or nonresidential floor area ratio by no more than 15%, without prior municipal approval.
- (8) Termination of approval upon completion of development. In the event that a development which is the subject of an approved general development plan is completed before the end of the term of the approval, the approval shall terminate with the completion of the development. For the purposes of this section, a development shall be considered complete on the date upon which a certificate of occupancy has been issued for the final residential or nonresidential structure in the last section of the development in accordance with the timing schedule set forth in the approved general development plan and the developer has fulfilled all of his obligations pursuant to the approval.

E. Development standards as applied to the entire planned unit development.

- (1) Individual lots may be developed without frontage on a public street, provided such lot has access to a public street by means of an improved roadway and that there exists a perpetual right of ingress and egress over said improved roadway in the form of a recorded permanent easement granting such access. The easement shall be reviewed and approved by the Planning Board Attorney and Township Engineer to insure there is adequate provision for future maintenance of such roadway, and that such roadway can accommodate fire trucks and other emergency vehicles.
- (2) There shall be a minimum 50 foot landscaped buffer separating commercial and residential uses on the same side of Trotter's Way. This separation does not apply between and among multi-family, commercial and/or mixed-use buildings, or perimeter of the development.

- (3) The maximum impervious surface coverage within the planned unit development shall be 75% in the aggregate.
- (4) Nothing contained herein shall preclude and/or require the phasing of any section of the planned unit development, subject to the discretion of the developer, provided it is otherwise consistent with the general development plan approved by the Planning Board.
- (5) The provisions set forth herein are applicable to the Planned Unit Development. All other provisions of Chapter 190, Land Use of the Freehold Township Code shall apply where specifically indicated as applicable herein. To the extent any ordinance standards conflict with the standards set forth herein, the standards herein shall govern. The following Sections of the Ordinance are not applicable: Section 190-160 Scenic Corridor Roadways, Section 190-189 Apartments, Section 190-166 Landscaping and Buffer Regulations.

F. Nonresidential development standards.

- (1) Maximum yield and use/size limitations. The total floor area of nonresidential development shall not exceed 375,000 square feet exclusive of any floor area devoted to hotel use.
- (2) Principal building setbacks.
  - (a) From County Route 537 right-of-way: 50 feet.
  - (b) From U.S. Route 9 right-of-way: 50 feet.
  - (c) From State Route 33 right-of-way: 20 feet.
  - (d) From right-of-way of Trotter's Way extension: 25 feet.
  - (e) From any other property line along the perimeter of the planned unit development: 20 feet.
- (3) Principal building height.
  - (a) For hotel use: five (5) stories, 75 feet, excluding architectural features
  - (b) For mixed use buildings: three (3) stories, 55 feet, excluding architectural features.
  - (c) For all other nonresidential buildings two (2) stories and 35 feet



(4) Buffer requirements.

- (a) A minimum of ten (10) foot landscaped buffer shall be provided along the County Route 537, U.S. State Route 33, and Trotter's Way and extension rights of way, and may include a sidewalk and/or pedestrian path within the buffer.
- (b) A minimum of five (5) foot landscaped buffer shall be provided along Route 9, and may include a sidewalk and/or pedestrian path within the buffer.
- (c) A minimum ten (10) foot landscaped buffer shall be provided along any other property line along the perimeter of the planned unit development, and may include a sidewalk and/or pedestrian path within the buffer.
- (d) Buffer areas shall consist of lawn areas and massed evergreen and deciduous trees and shrubs planted in a manner that will provide a continuous visual screen throughout the entire year. The Planning Board shall determine the interval of spacing between plants based upon the species of tree or shrub. In no event shall the species chosen take longer than five years to provide a continuous visual screen.
- (e) Evergreen and deciduous shrubs shall have a minimum height of three feet when planted.
- (f) The height of shrubs planted in a buffer area shall be measured from the ground level around the base of the shrub to the topmost part of the shrub, once the shrub has been properly planted in the ground.
- (g) Where an area required for a buffer is already wooded, it shall be suitably supplemented with trees, shrubs, grass and other landscaping materials to meet the intent of this section.

(5) Off-street parking.

- (a) The minimum number of off-street parking spaces shall be as follows:

[1] Retail sales and service stores, personal service establishments and wholesale clubs, office buildings, medical offices and medical uses, banks with or without a drive-through, fitness, yoga and physical therapy centers, martial arts and dance studios: 4.5 spaces per 1,000 square feet of floor area.

[2] Supermarkets/specialty food stores:, 5.0 spaces per 1,000 square feet of floor area.

[3] Gasoline filling station with convenience store: 1.0 space for each 100 square feet of floor area devoted to the convenience store.

[4] Hotels and conference centers: 1 space per room plus 1 space per employee, plus parking for any ancillary use based on the standards of §190-163;

- (b) Residential uses in accordance RSIS for individual residential uses except that driveways may be utilized for guest parking requirements;
- (c) Shared Parking Facilities. Shared parking spaces utilized by more than one user, which allows parking facilities to be used more efficiently, is encouraged. Shared parking may be applied when land uses have different parking demand patterns and are able to use the same parking spaces/areas that vary by time of day, day of week, and/or season of the year.
- [1] Intent. The intent of shared parking facilities is to encourage the development of shared parking facilities and access in appropriate areas.
- [2] Application. Factors evaluated to establish shared parking arrangements should include operating hours, seasonal/daily peaks in parking demand, the site's orientation, location of access driveways, transit service, accessibility to other nearby parking areas, pedestrian connections, distance to parking area, availability of parking spaces, cooperation of adjacent owners. The feasibility of shared parking arrangements shall be considered for the following:
- [a] A major site plan is proposed for new development or significant redevelopment, or
- [b] The number of parking spaces requested is more than ten (10%) percent higher than the requirement in §190-163, or
- [c] Two or more land uses are utilizing the same parking spaces.
- [3] Parking Calculation. The minimum number of parking spaces where shared parking strategies are proposed shall be determined by §190-163 or a study prepared by the applicant following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved procedures. Where an applicant can demonstrate that fewer parking spaces would be necessary, a lower number may be allowed, provided that the applicant shows on the approved site plan how the required additional spaces could be added if necessary, without violating the impervious surface coverage requirements of this Ordinance.
- [a] Step 1. Determine the number of parking spaces that should be provided for each land use separately, in accordance with §190-163 then add the parking spaces for the uses.

[b] Step 2. Based on the hourly variation in parking demand, determine the average peak parking demand for the combined demand of all the uses in the development. Standardized data such as from the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved standards should be used to estimate hourly variations. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. This analysis may be needed for both weekdays and weekends, depending on the type of uses involved, and may need to consider seasonal peak periods. After determining the combined average peak parking demand using shared analysis, add five (5) percent to the total.

[c] Step 3. Compare the calculations of the two steps above, and the lesser of the two peak parking demands shall be used as the minimum number of parking spaces that need to be provided.

(d) All other uses: in accordance with §190-163.

(e) Parking spaces shall be a minimum of 9 ½ ‘ x 19’ and shall be striped with four inch striping.

(f) Aisles providing direct access to commercial use parking shall have a minimum 25 foot.-wide drive-aisle.

(6) Loading areas.

(a) Every building erected for commercial purposes or any other use involved in the receipt or distribution of merchandise, materials, or supplies, shall provide suitable off-street loading and unloading areas for the building. These do not apply to such activities as personal service establishments, professional offices, business offices and similar uses, provided that these activities and uses can demonstrate that they do not normally send or receive any materials or supplies by means of large trucks or by tractor-trailer.

(b) No loading shall face any public street or internal access road (exclusive of onsite service roads) unless it is shielded, bermed, or otherwise four-season-buffered from view from such street/road.

(c) Sufficient loading space shall be provided for a mixed-use and retail building at the side or rear of the building. A space shall measure at least 15 feet in width and 45 feet in length and a vertical clearance of at least 14 feet in height.

(d) Wherever possible access to truck loading spaces shall be separated from access automobile parking areas, particularly for any uses which require large volumes of trucking traffic.

- (7) Supplemental Regulations for Gasoline filling stations with convenience stores and drive-through facilities shall meet the following:
- (a) No pits, racks, or lifts shall be permitted out of doors, nor shall any repair work be performed out of doors.
  - (b) Gasoline pumps shall be located at least 50 feet from any property line.
  - (c) All fuel, oil, or similar volatile substances shall be stored as per National Fire Prevention Association standards.
  - (d) Driveways shall be located a minimum of 50 feet from unsignalized street intersections (as measured between the driveway radius and the intersection radius) and a minimum of 100 feet from signalized street intersections. Driveways on the same side of a roadway shall be located a minimum of 25 feet apart as measured between each driveway's radius at point of tangency with the roadway. If a driveway is signalized, the distance to the nearest driveway (unsignalized) shall be 100 feet. Distance provided between a signalized driveway and street intersection(s) requires traffic analysis and shall conform to traffic engineering design standards. Driveways on opposite sides of a roadway shall be aligned where possible or if offset, a minimum spacing of 100 feet shall be provided between driveway intersections or as determined by traffic study to include analysis of queuing and conflicting movements.
  - (e) All unpaved areas of the site shall be graded and planted with grass, shrubs, trees or other suitable landscaping material.
  - (f) No building shall be erected nearer than 50 feet to any street line, and no structure including canopies shall be erected nearer than 50 feet to any front, side or rear property line.
  - (g) Illumination shall be such that no direct glare from the lights shall fall upon adjoining streets or properties.
  - (h) The sale, rental or lease of new or used vehicles shall be prohibited.
  - (i) Outdoor solid waste disposal containers and dumpsters shall be contained within masonry structures with the same fascia material as the convenience store or gas station building.
  - (j) Accessory goods for sale may be displayed on the pump islands and the building island only. The outside storage of oil cans and/or antifreeze and similar products may be displayed on the respective islands, if provided for in a suitable metal stand or rack.

- (k) Convenience stores shall be permitted, provided that:
- (1) They contain not less than 2,000 square feet and not more than 5,500 square feet of gross floor area; and
  - (2) Parking and pedestrian circulation for the handicapped shall conform with the Americans with Disabilities Act; and
  - (3) The location and access to the convenience store does not impede or interfere with vehicular and pedestrian circulation to and from fuel pumps.
- (l) Any gasoline filling station, gasoline service station, gasoline filling stations with convenience stores dispensing gasoline and diesel fuel to the public shall have an appropriately sized emergency standby generator system as defined in § 190-3, capable of operating fuel pumps, cash registers and lighted signs in the event of power outage for at least 18 hours. Separate convenience store facilities need not have an emergency standby generator system, to the extent that the facilities set forth herein have such a system.

G. Residential development standards.

(1) Maximum yield and size limitations.

- (a) The maximum number of residential dwelling units shall be 660. The following shall be the minimum and maximum number of units per residential type: maximum number of single family residential dwelling units shall not exceed 90 with a minimum of 75 dwelling units; the maximum number of townhouses shall not exceed 260 with a minimum number of 200; the maximum number of multifamily units shall not exceed 400 with a minimum number of 300 units.
- (b) A total of one hundred (100) residential dwelling units shall be set aside and made available to the region's very low, low- and moderate-income households. (the "Affordable Units").

[1] All Affordable Units shall be non-age-restricted family units and, except as specified herein, shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC"), including but not limited to the required bedroom and income distribution, with the sole exception that thirteen percent (13%) of the Affordable Units within each bedroom distribution shall be required to be for very low-income households earning less than thirty percent (30%) of the median income.

[2] Further, the Affordable Units shall be subject to affordability controls of at least 30 years and affordable deed restrictions as provided for by UHAC, which may be extended by the Township.

- [3] The Affordable Units shall be reasonably integrated with the market units and the Affordable Units shall not be concentrated in separate building(s) or in separate area(s) from the market units. In buildings with multiple dwelling units, this shall mean that the Affordable Units shall be generally distributed within each building with market units.
- [4] The residents of the Affordable Units shall have full and equal access to all of the amenities, common areas, and recreation areas and facilities as the market units.
- [5] Construction of the Affordable Units shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- (2) Principal building setbacks.
- (a) From County Route 537 right-of-way: 50 feet.
- (b) From U.S. Route 9 right-of-way: 50 feet.
- (c) From State Route 33 right-of-way: 20 feet.
- (d) From right-of-way of Trotter's Way extension including access ramps/jughandles: 25 feet
- (e) From any other property line along the perimeter of the planned unit development: 20 feet.
- (3) Principal building height. The maximum height of any multifamily residential building shall be four (4) stories and 65 feet, excluding architectural features.
- (4) Buffer requirements:
- (a) A minimum of ten (10) foot landscaped buffer shall be provided along the County Route 537, U.S. State Route 33, and Trotter's Way and extension rights of way, and may include a sidewalk and/or pedestrian path within the buffer.
- (b) A minimum of five (5) foot landscaped buffer shall be provided along Route 9, and may include a sidewalk and/or pedestrian path within the buffer.
- (c) A minimum ten (10) foot landscaped buffer shall be provided along any other property line along the perimeter of the planned unit development,

- (d) Buffer areas shall consist of lawn areas and massed evergreen and deciduous trees and shrubs planted in a manner that will provide a continuous visual screen throughout the entire year. The Planning Board shall determine the interval of spacing between plants based upon the species of tree or shrub. In no event shall the species chosen take longer than five years to provide a continuous visual screen.
  - (e) Evergreen and deciduous shrubs shall have a minimum height of three feet when planted.
  - (f) The height of shrubs planted in a buffer area shall be measured from the ground level around the base of the shrub to the topmost part of the shrub, once the shrub has been properly planted in the ground.
  - (g) Where an area required for a buffer is already wooded, it shall be suitably supplemented with trees, shrubs, grass and other landscaping materials to meet the intent of this section.
  - (h) A minimum twenty (20)-foot landscaped buffer with a maximum 8 foot solid fence shall be provided along any other property line along the perimeter of the development.
- (5) Miscellaneous requirements for multifamily residential development.
- (a) An accessory parking structure may be permitted to serve the residential component of the planned unit development. Said structure shall not exceed 50 feet in height and shall be designed such that it is substantially "wrapped" by residential development to screen it from the remainder of the planned unit development and public viewshed. Such accessory parking structure shall provide multiple convenient access locations to the adjacent residential building(s).
  - (b) Outdoor refuse and recycling storage areas shall be appropriately screened by a wall enclosure constructed of materials similar to the facades of the buildings and with appropriate landscaping as required by the Planning Board.
  - (c) Single-story accessory garage structures shall be permitted provided they are located a minimum 20 feet from any property line.
  - (d) Multifamily buildings shall provide the opportunity for individual on-site secured storage within the building.

(6) Architectural design requirements for multifamily residential and mixed-use buildings.

(a) Building articulation and massing. Multifamily residential and mixed-use building bulk shall be broken down vertically and differentiated horizontally to avoid monotonous and repetitive facades through any or all of the following: vertical changes in the façade plane; changes in material, color, pattern and/or texture; use of columns, pilasters, balustrades or similar ornamental features; changes in the size and rhythm of fenestration; use of design features such as balconies and terraces, changes in the roofline via coping, parapet, cornice or similar ornamental features. The base of mixed-use buildings in particular shall be highlighted architecturally and differentiated from upper floors in order to visually ground the building. Detailing and materials at the base of mixed-use buildings shall be richer than on upper floors and may include features such as horizontal banding, variation in window pattern and proportioning (i.e., larger window openings), as well as signage and lighting. The top and roof of multifamily residential buildings shall be defined and differentiated with multifaceted roof shapes where appropriate to break up the roofline.

(b) Building façade detailing.

[1] Pedestrian building entries shall be clearly visible and highlighted within facades. Continuous expanses of windowless wall shall be prohibited at all levels. A change in plane and variation in materials and/or detailing shall be provided for any windowless wall in excess of 20 feet in length. Windows shall occupy at least 20% of the façade area within multifamily residential buildings and shall occupy at least 25% of the façade area within mixed-use buildings.

[2] Preferred materials for facades shall be brick, cultivated stone or other masonry facing and vinyl or fiber cement siding or backboard. No more than three different materials shall be employed as primary materials on a building facade. Within the chosen primary materials, variation in color, texture and pattern may be employed to create further distinctions. The level of materials, detailing and articulation shall be consistent along all facades. Materials shall be extended around corners and extensions in order to avoid a "pasted on" appearance. Where buildings have "tuck under" parking at the ground level of multifamily buildings or where there are detached freestanding garages, garage doors shall be richer in color as compared to the remainder of the façade. Such doors shall further incorporate changes in texture and/or include ornamental framing/features as part of the design. Detached freestanding garages shall employ the same façade materials and articulation as the multifamily residential buildings.

[3] All major mechanical equipment located on the roof of a building shall be screened from view of all vantage points with a material harmonious to that used in the façade of the building.



- (7) §190-113 – Appearance of buildings shall apply.
- (8) Signs – All signs shall be permitted in accordance with Article XVII – Signs, except as modified herein.
- (a) Signs for retail, commercial and/or mixed use buildings shall comply with the sign regulations in §190-179C.
- (b) Each commercial use may have wall signs on the side and rear façade at 50% of the front façade wall sign if immediately adjacent to a public and private right of way and/or street.
- (c) The PUD may utilize on-site sales, marketing, leasing, decorative, informational signage pursuant to the requirements of §190-179C(3).
- (d) No signs shall be permitted at the rear of the mixed use building.
- (9) Single Family Residential Bulk Standards:
- (a) Minimum Lot Area – 5,000 s.f. (see Footnote 1 – Schedule C)
- (b) Minimum Lot width at building line – 50 ft.
- (c) Minimum Lot frontage – 50 Ft.
- (d) Minimum Lot Depth – 100 ft.
- (e) Maximum lot Coverage (all Buildings) – 40%
- (f) Maximum Lot Coverage accessory buildings – 10%
- (g) Maximum Lot Coverage – all impervious surfaces – 65%
- (h) Maximum Building Height – 35 Ft.
- (i) Maximum Building Height Story – 2 ½
- (j) Minimum Yard Depth – Principal Building
- [1] Front Yard - 20 Ft.
- [2] Side Yard – 7 Ft.
- [3] Rear Yard – 20 Ft.

(k) Minimum Yard Depth – Accessory Structures

[1] Side Yard - 5 Ft.

[2] Rear Yard – 5 Ft.

(l) Maximum Size - Accessory Structures – 100 sq. ft.

(10) Townhouse Bulk Standards:

(a) Minimum front yard setback – 20 feet

(b) Distance between buildings – 40 feet back to back and 25 feet side to side

(c) Minimum side yard

[1] 20 feet. – from all streets and parking areas

(d) Maximum height – 35 Ft.

(e) Maximum Height Story – 2 ½

(f) Maximum number of townhouses units in one structure or building - 8

## 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 any remaining portion of this Ordinance.

## VIII

This Ordinance shall take effect immediately upon passage, publication according to law, filing with the Monmouth County Planning Board.

**IX**

Copies of this Ordinance shall be filed with the Freehold Township Clerk, Tax Assessor, Planning Board, Planning Board Attorney, Township Attorney, Special Counsel for Affordable Housing, Township Engineer, Township Planner, Township Planning Consultants, Zoning Officer and Construction Official.

**EXPLANATORY STATEMENT:**

This Ordinance amends Chapter 190, Land Use, Article XIII, Zone Regulations for (1) minor revisions to: Section 190-138.1 HD-2 High Density Zone; Section 190-142.2 MU-1 Mixed Use Overlay-1; Section 190-142.3 MU-2 Mixed Use Overlay-2; Section 190-142.4 MU-3 Mixed Use Overlay-3; and (2) to repeal and replace in its entirety Section 190-140.1 PUD-1 Planned Unit Development Zone.



Resolution of the Township of Freehold  
Monmouth County, New Jersey

No: R-21-175

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION APPOINTING JEFFREY C. ELSASSER AS  
TOWNSHIP TREASURER AND TOWNSHIP CHIEF FINANCIAL  
OFFICER**

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

WHEREAS, Catherine M. Campbell has effectively served as the Township Treasurer and Township Chief Financial Officer since July 1, 2009, and has acquired tenure; and,

WHEREAS, Catherine M. Campbell is retiring as of August 31, 2021; and,

WHEREAS, it is, therefore, necessary to appoint a Township Treasurer and Township Chief Financial Officer;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that Jeffrey C. Elsasser is hereby appointed Township Treasurer of the Township of Freehold to fill the unexpired three-year term commencing September 1, 2021 and ending December 31, 2021;

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that Jeffrey C. Elsasser is hereby appointed Township Chief Financial Officer of the Township of Freehold for a four-year term ending December 31, 2024 (commencing January 1, 2021 per NJSA 40A:9-140-10a);

BE IT FURTHER RESOLVED that a certified copy of the within Resolution be forwarded to the Township Treasurer/Township Chief Financial Officer, the Township Administrator and the Township Personnel Officer.

No. R-21-175

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-176

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION APPROVING CONSOLIDATED BILLS LIST**

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

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 \$1,753,007.27 dated July 27, 2021 as presented by the Township Treasurer/Chief Financial Officer, be paid from existing appropriations subject to adoption of resolution authorizing expenditures.

No. R-21-176

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-177

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION OF THE TOWNSHIP OF FREEHOLD, NEW JERSEY APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LETTER OF REPRESENTATION AND A CONTINUING DISCLOSURE AGREEMENT IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE MONMOUTH COUNTY IMPROVEMENT AUTHORITY'S CAPITAL EQUIPMENT POOLED LEASE REVENUE BONDS, SERIES 2021 AND AUTHORIZING AN AUTHORIZED MUNICIPAL REPRESENTATIVE TO DO ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SUCH BONDS**

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

WHEREAS, the Township of Freehold, New Jersey (the "Municipality") desires to lease and permanently finance the cost of acquisition of certain capital equipment (the "Equipment") from The Monmouth County Improvement Authority (the "Authority"); and

WHEREAS, the Authority will provide for the financing of the cost of the acquisition of the Equipment by the issuance of its Capital Equipment Lease Revenue Bonds, Series 2021 (Freehold Township Project) (the "Bonds") payable from rentals by the Municipality pursuant to a Lease and Agreement by and between the Municipality and the Authority (the "Lease"); and

WHEREAS, in order to induce the Authority to issue and deliver the Bonds and its Capital Equipment Pooled Lease Revenue Bonds, Series 2021, there has been prepared and submitted to the Municipality a Letter of Representative in the form attached hereto as Exhibit A; and

WHEREAS, there has been prepared and submitted to the Municipality a Continuing Disclosure Agreement in the form appended hereto as Exhibit B for execution by the Municipality if the Authority shall determine that the Municipality is or will be an "obligated person" with respect to the Authority's Capital Equipment Lease Revenue Bonds, Series 2021 within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission (an "Obligated Person"):

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP OF FREEHOLD AS FOLLOWS:

Section 1. That the Letter of Representation, in the form presented to this meeting, be and the same is hereby approved, and any Authorized Municipal Representative (as that term is defined in the Lease) is hereby authorized to, and one of such officers shall execute the Letter of Representation, with such additions, deletions or modifications as such officer shall approve, and to deliver the same to the addressees designated on such Letter of Representation, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 2. That the Continuing Disclosure Agreement in the form presented to this meeting, be and the same is hereby approved, and any Authorized Municipal Representative is hereby authorized to, and one of such officers shall execute the Continuing Disclosure Agreement, with such additions, deletions or modifications as such officer shall approve, and to deliver the same upon the determination by the Authority that the Municipality is or will be an Obligated Person, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3. That any Authorized Municipal Representative is hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or property for carrying out the sale, issuance and delivery of the Bonds, the Authority's Capital Equipment Pooled Lease Revenue Bonds, Series 2021 and all related transactions contemplated by this Resolution.

Section 4. All resolutions or proceedings or parts thereof, in conflict with the provisions of this resolution are to the extent of such conflict hereby repealed.

Section 5. This Resolution shall become effective immediately.

No. R-21-177

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-178

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION EXTENDING TAX PAYMENT GRACE PERIOD**

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

WHEREAS, there was a delay in the County Tax Board certifying final tax rates for all taxing entities; and,

WHEREAS, in accordance with the Law, Freehold Township Tax Collector Elizabeth Kiernan is extending the tax payment grace period;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold herein confirms extension of the tax payment grace period until August 13, 2021;

BE IT FURTHER RESOLVED that the Tax Collector is hereby authorized to make corrections and notations upon the Municipal records as may be necessary to effect this Resolution;

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to forward a certified copy of the within Resolution to the Tax Collector, the Treasurer/Director of Finance and the Auditor.

No. R-21-178

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-179

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION DISBURSING AN OVERPAYMENT OF  
WATER/SEWER**

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

WHEREAS, a certain property owner has a credit balance on their account; and,

WHEREAS, the following Taxpayer Schedule includes a 2021 Overpayment of Water/Sewer; applicable to the block and lot and in the amount set forth; and,

WHEREAS, the Tax Collector of the Township of Freehold has certified to the Township Committee of the Township of Freehold that the item designated with the word "REFUND" on Schedule A be refunded to the name appearing below;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold that the refund be made to the taxpayer appearing on Schedule A and the check for the aforesaid refund be issued by the Treasurer;

BE IT FURTHER RESOLVED that the Tax Collector is hereby authorized to make corrections and notations upon the Municipal records as may be necessary to effect this Resolution;

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that the Township Clerk is hereby authorized to forward a certified copy of the within Resolution to the Tax Collector and Treasurer/Director of Finance.

SCHEDULE A  
2021 - WATER/SEWER OVERPAYMENT - REFUND

71.02	12.325 S04	ADAMS, CYNTHIA 2443 HICKORY HILL ROAD OXFORD, PA 19363	\$ 164.45
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TOTAL	\$ 164.45
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TOTAL REFUNDED    \$164.45

No. R-21-179

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-180

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION CANCELLING TAXES**

**- - - RESOLUTION - - -**

WHEREAS, a certain property has had an assessment change for the years 2021/2022; and,

WHEREAS, the following Taxpayer Schedules include a 100% Disabled Veteran allowed; applicable to the block and lot and in the amounts set forth; and,

WHEREAS, the Tax Collector of the Township of Freehold has certified to the Township Committee of the Township of Freehold that the items designated with the word "CANCEL" on Schedules A and B be cancelled to the names appearing below;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector is hereby authorized to make corrections and notations upon the Municipal records as may be necessary to effect this Resolution;

BE IT FURTHER RESOLVED by the Township Committee of the Township of Freehold that the Township Clerk is hereby authorized to forward a certified copy of the within Resolution to the Tax Collector and Treasurer/Director of Finance.

SCHEDULE A  
2021 - 100% DISABLED VETERAN - CANCEL

86.07	3.28 S02	BURDGE, DENNIS & CAROL 28 PAGODA LANE FREEHOLD, NJ 07728	\$5,985.06
		TOTAL	\$5,985.06

SCHEDULE B  
2022 - 100% DISABLED VETERAN - CANCEL

86.07	3.28 S02	BURDGE, DENNIS & CAROL 28 PAGODA LANE FREEHOLD, NJ 07728	\$2,992.53
		TOTAL	\$2,992.53

TOTAL CANCELLED \$8,977.59

No. R-21-180

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-181

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR SPAM FILTERING, WEBSITE HOSTING AND GOVERNMENT CLOUD E-MAIL HOSTING FOR THE TOWNSHIP OFFICES**

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

WHEREAS, the Township of Freehold has a need to acquire a contract for spam filtering, website hosting and government e-mail hosting for the Township Offices as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed the Township's bid threshold, but will exceed \$17,500.00 in vendor aggregation; and

WHEREAS, the anticipated term of this contract is one year; and

WHEREAS, My Corporate Hosting Solutions, LLC can supply the Township with spam filtering, website hosting and government cloud e-mail hosting for the Township Offices in an amount not to exceed \$40,000.00; and

WHEREAS, My Corporate Hosting Solutions, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that My Corporate Hosting Solutions, LLC has not made any reportable contributions to a political or candidate committee in the Township of Freehold, County of Monmouth, in the previous one year, and that the contract will prohibit My Corporate Hosting Solutions, LLC from making any reportable contributions through the term of the contract; and

WHEREAS, the Director of Finance has certified to the Township Clerk that funds are available in the following Budget Accounts, contingent upon the necessary funds being appropriated by the Governing Body in the 2022 Municipal Budget:

1-01-20-140-140-209,2-01-20-140-140-209,1-01-20-140-140-211,2-01-20-140-140-211,  
1-01-101-20-140-140-238, 2-01-101-20-140-140-238 Not to Exceed \$40,000.00

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Freehold authorizes a contract for spam filtering, website hosting and government cloud e-mail hosting for the Township Offices in an amount not to exceed \$40,000.00 with My Corporate Hosting Solutions, LLC;

BE IT FURTHER RESOLVED that certified copies of the within Resolution be forwarded to the Director of Finance, the Treasurer; the Director of Facilities and I.T., the Purchasing Agent and My Corporate Hosting Solutions, LLC.

No. R-21-181

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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-21-182

Date of Adoption: July 27, 2021

**TITLE: RESOLUTION OF APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE STONEHURST BOULEVARD PHASE II PROJECT (AVON DRIVE TO WINDSOR TERRACE)**

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

NOW, THEREFORE, BE IT RESOLVED that the Freehold Township Committee formally approves the Grant Application for the above stated Project;

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic Grant Application identified as MA-2022 Stonehurst Boulevard - Phase II - 00651 (Avon Drive to Windsor Terrace) to the New Jersey Department of Transportation on behalf of Freehold Township;

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the Grant Agreement on behalf of Freehold Township and that their signatures constitute acceptance of the terms and conditions of the Grant Agreement and approves the execution of the Grant Agreement.

Certified as a true copy of the Resolution adopted by the Township Committee on this 27<sup>th</sup> day of July, 2021.

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Clerk

My signature and the Clerk's seal serve to acknowledge the above Resolution and constitute acceptance of the terms and conditions of the Grant Agreement and approve the execution of the Grant Agreement as authorized by the Resolution above.

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Attest & Affix Seal - Clerk

---

Thomas L. Cook - Mayor





No. R-21-182

<b>VOTE OF THE TOWNSHIP COMMITTEE</b>							
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