

ORDINANCE NO. O-24-12
TOWNSHIP MEETING DATE – JUNE 25, 2024

AN ORDINANCE ADOPTING THE AMENDED AND RESTATED “SOUTH FREEHOLD SHOPPING CENTER” REDEVELOPMENT PLAN AND FURTHER AMENDING CHAPTER 190, LAND USE, ARTICLE XI ZONES AND SCHEDULE OF REQUIREMENTS, AND ARTICLE XIII, ZONING REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and,

WHEREAS, by Ordinance of the Township Committee of the Township of Freehold (the "**Township**"), the Redevelopment Plan for the South Freehold Shopping Center (the "**Original Redevelopment Plan**") was adopted in July 2023, which sets forth the plan for the South Freehold Shopping Center Redevelopment Area; and,

WHEREAS, the Original Redevelopment Plan is hereby being amended and fully restated in order to, *inter alia*, accommodate specific components and details of a redevelopment project to be implemented within the Redevelopment Area, subject to a negotiated Redevelopment Agreement; and,

WHEREAS, upon passage of this Ordinance Adopting the Amended and Restated South Freehold Shopping Center Redevelopment Plan (the "**Redevelopment Plan**"), the provisions hereof shall amend and fully supersede the Original Redevelopment Plan; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Redevelopment Plan has been referred to the Planning Board of the Township of Freehold for its review and recommendation; and,

WHEREAS, the Township Committee has reviewed and considered the recommendations of the Planning Board regarding the proposed Redevelopment Plan, as herein amended and restated; and,

WHEREAS, the Township Committee has determined that the Redevelopment Plan, as herein amended and restated, will further the overall goals and objectives of the Original Redevelopment Plan and that the Redevelopment Plan, as herein amended and restated, meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

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

I.

PURPOSES: The purposes of this Ordinance are to adopt the “Amended and Restated South Freehold Shopping Center” Redevelopment Plan attached hereto and further amend Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to adopt the Amended and Restated South Freehold Shopping Center Redevelopment Plan including: rezoning the designated parcels from B-10 - Highway Development-10 Acres to “SFSC - South Freehold Shopping Center Redevelopment Area”; applicable zoning requirements; design standards; administrative and procedural requirements; and designated redeveloper obligations.

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

II.

Article XI, Zones and Schedule of Requirements Regulations, §190-97 Zones, is hereby amended to add the “SFSC - South Freehold Shopping Center Redevelopment Area” to the list of zones where applicable:

§190-97 List of Zones

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

SFSC - South Freehold Shopping Center Redevelopment Area

III.

Article XI, Zones and Schedule of Requirements Regulations, §190-98 Zoning Map, is hereby amended to rezone the following block and lot from B-10 - Highway Development-10 Acres to “SFSC - South Freehold Shopping Center Redevelopment Area” as follows:

§190-98 Zoning Map

Block	Lots	Address	Acres	Current Zone	Proposed Zone
50	31, 31.01, 32 and 32.01	3585 Rt. 9; 3583- 3631 Rt. 9; 3625 Rt. 9; 270 South St.	+/-16.77	B-10	“SFSC - South Freehold Shopping Center Redevelopment Area”

IV.

Article XIII, Zoning Regulations, is hereby amended to add new subsection §190-160.4, South Freehold Shopping Center Redevelopment Plan as follows:

§190-160.4 – South Freehold Shopping Center Redevelopment Plan

This Amended and Restated South Freehold Shopping Center Redevelopment Plan dated June 18, 2024 is hereby established for the area as designated on the Township Zoning Map. A copy of the Amended and Restated South Freehold Shopping Center Redevelopment Plan is located on the Township website at: <https://twp.freehold.nj.us/planning-board> office or a copy can be requested at the office of the Township Clerk or Planning Board. This Amended and Restated South Freehold Shopping Center Redevelopment Plan dated June 18, 2024 shall amend and fully supersede the Original South Freehold Shopping Center Redevelopment Plan dated June 20, 2023 and adopted in July 2023.

V.

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

VI.

If any section, paragraph, sentence, clause or phrase of this ordinance shall be held to be invalid by a court of competent jurisdiction, such decision shall not invalidate any remaining portion of this ordinance.

VII.

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

VIII.

Copies of this ordinance shall be filed with the Freehold Township Clerk, Tax Assessor, Planning Board, Municipal Attorney, Special Redevelopment Counsel, Township Engineer, Township Planners, Zoning Officer, and Construction Official.

EXPLANATORY STATEMENT:

This Ordinance adopts the Amended and Restated South Freehold Shopping Center Redevelopment Plan, which Redevelopment Area is located between Route 9 and Route 79 (South Street) north of Route 33. The properties contain a total of +/-16.77 acres and are identified as Block 50, lots 31, 31.01, 32 and 32.01 on the Township tax maps. This Ordinance further amends Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to adopt the Amended and Restated South Freehold Shopping Center Redevelopment Plan including applicable zoning requirements, design standards, administrative and procedural requirements, and other designated redeveloper obligations.