

TOWNSHIP OF FREEHOLD
ORDINANCE NO. O-15-2
TOWNSHIP MEETING DATE - January 29, 2015

ORDINANCE VACATING A PORTION OF SNYDER ROAD IN THE TOWNSHIP OF
FREEHOLD, MONMOUTH COUNTY, NEW JERSEY

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

I

WHEREAS, Timber Ridge at Howell, LLC (hereafter Developer)
is the owner of Block 105, Lots 57-59, 65 and 66, and Block 106,
Lot 1 in Freehold Township, located on Georgia Road; and

WHEREAS, the property borders both Freehold Township and
Howell Township; and

WHEREAS, the Developer has received Planning Board approval
from both Freehold Township and Howell Township to construct 253
age restricted homes in Howell Township, with stormwater
facilities and a passive recreation lot to be constructed in
Freehold Township; and

WHEREAS, there currently exists a 33' wide right-of-way for
Snyder Road which is located on the Developer's property and has
not been used for decades; and

WHEREAS, the Developer has requested and the Planning Board
and Township Engineer have recommended that a portion of Snyder
Road be vacated; and

WHEREAS, the Township has determined that the portion of
Snyder Road is not needed for public purposes and can be vacated;
and

WHEREAS, N.J.S.A. 40:49-6, 40:67-1b, 40:67-19 and 40:67-21
provide the means whereby a municipality may vacate a street or
part thereof.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of
the Township of Freehold that the existing right-of-way on the
portion of Snyder Road described in the metes and bounds
description attached as Schedule A and the Vacation of Snyder
Road Plan attached as Schedule B, be vacated.

BE IT FURTHER ORDAINED that the effect of this Ordinance shall be to vacate all public rights to the portion of the right-of-way described on Schedules A and B, except all rights and privileges now possessed by public utilities as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the "Cable Television Act", N.J.S.A. 48:5A-1, et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the portion of the right-of-way to be vacated hereby.

BE IT FURTHER ORDAINED that the Township Clerk is hereby authorized and directed to do the following:

1. Publish a copy of this Ordinance in an official newspaper of the municipality, together with a notice of the introduction thereof and the time and place when and where this Ordinance will further be considered for final passage, such publication to be at least 10 days prior to the time fixed for further consideration of this Ordinance for final passage.

2. Send, by certified mail, return receipt requested, a copy of this Ordinance, together with the notice of the introduction thereof, the time and place when and where this Ordinance will be considered for final passage to Timber Ridge at Howell, LLC, 105 Kathys Lane, Suite A, Egg Harbor Township, New Jersey, 08234.

3. Publish in an official newspaper of this municipality notice of the passage of this Ordinance by title.

4. Within 60 days after this Ordinance becomes effective, file a copy of this Ordinance, certified by the Township Clerk to be a true copy, under the seal of the Township of Freehold, together with a copy of the proof of publication thereof, in the office of the County Clerk, to be recorded in a book entitled "Vacations".

II

Since this Ordinance is not legislative in nature, it need not be codified in the "Revised General Ordinances of the Township of Freehold."

III

This Ordinance shall take effect upon adoption and publication according to law.

RECEIVED

836-11

NOV 25 2014

Corporate Headquarters

331 Newman Springs Road, Suite 203

Red Bank, NJ 07701

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Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

FREEHOLD TOWNSHIP
ENGINEER'S OFFICE

DESCRIPTION OF PROPERTY
TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

VACATION OF A PART OF
SNYDER ROAD
PROJECT NO. 07001410A
NOVEMBER 3, 2011
REVISED: NOVEMBER 25, 2014

All that certain lot, tract or parcel of land situate, lying and being in the Township of Freehold, in the County of Monmouth and the State of New Jersey, and a portion of Snyder Road (33' R.O.W.), as shown on a map entitled, "Vacation of Snyder Road Plan for Harvest Ridge at Howell, to become Part of Lot 58.01, Block 109.01, premises situate Township of Freehold, Monmouth County, New Jersey", dated November 3, 2011 and revised through to November 11, 2014, prepared by Maser Consulting PA, said Snyder Road also as shown on Sheet Number 64 of the Official Tax Map of the Township of Freehold, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the northeasterly line of Snyder Road (33' R.O.W.), said line being distant 16.50 feet measured northeastwardly from and at right angles to the centerline thereof, with the easterly line of Lot 2, Block 106, said lot as shown on the aforesaid Official Tax Map, said point also being the following bearing and distance measured from the point of intersection of the southerly line of West Farms Road (Variable Width R.O.W.) with the said easterly line of Lot 2, Block 106, **S 06°52'36" W, 27.34 feet**, and running, thence -

1. **S 31°33'56" E, 235.03 feet** along the aforesaid northeasterly line of Snyder Road, said line also being the southwesterly line of Lot 1, Block 106, said lot as shown on the aforesaid Official Tax Map, to a point of curvature in the same, thence -
2. **SOUTHEASTWARDLY** on an arc having a radius of 133.00 feet and curving to the right an arc distance of 13.85 feet (Central Angle 05°57'56"), said arc being connected by a chord distance of 13.84 feet and a chord bearing of **S 28°34'58" E**, still running along the aforesaid northeasterly line of Snyder Road, said line also running along the southwesterly line of Lot 1, Block 106, to a point of tangency in the same, thence -
3. **S 25°36'00" E, 301.21 feet** still running along the same, to a point of curvature in the same, thence -
4. **SOUTHEASTWARDLY** on an arc having a radius of 100.00 feet and curving to the left an arc distance of 37.64 feet (Central Angle 21°34'00"), said arc being connected by a chord distance of 37.42 feet and a chord bearing of **S 36°23'00" E**, still running along the same, to a point of tangency in the same, thence -
5. **S 47°10'00" E, 96.71 feet** still along the same, to a point being in the Municipal Boundary Line dividing Howell Township from Freehold Township, thence -

Customer Loyalty through Client Satisfaction

Schedule A



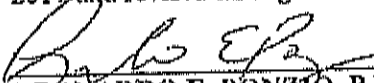
DESCRIPTION OF PROPERTY
TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY
NEW JERSEY

VACATION OF
SNYDER ROAD
PROJECT NO. 07001410A
NOVEMBER 3, 2011
REVISED: NOVEMBER 25, 2014
PAGE 2

6. S 04°04'06" E, 48.30 feet along the aforesaid Municipal Boundary Line dividing Howell Township from Freehold Township, to a point in the southwesterly line of the aforesaid Snyder Road, said line also being the northeasterly line of Lot 57, Block 105, said lot as shown on the aforesaid Vacation of Snyder Road Plan, thence –
7. N 47°10'00" W, 131.98 feet running along the aforesaid southwesterly line of Snyder Road, said line also running along the northeasterly line of Lot 57, Block 105, to a point of curvature in the same, thence –
8. NORTHWESTWARDLY on an arc having a radius of 133.00 feet and curving to the right an arc distance of 50.06 feet (Central Angle 21°34'00"), said arc being connected by a chord distance of 49.77 feet and a chord bearing of N 36°23'00" W, still running along the aforesaid southwesterly line of Snyder Road, said line also running along the northeasterly line of Lot 57, Block 105, to a point of tangency in the same, thence –
9. N 25°36'00" W, 301.21 feet still running along the same, to a point of curvature in the same, thence –
10. NORTHWESTWARDLY on an arc having a radius of 100.00 feet and curving to the left an arc distance of 10.41 feet (Central Angle 05°57'56"), said arc being connected by a chord distance of 10.41 feet and a chord bearing of N 28°34'58" W, still running along the same, to a point of tangency in the same, thence –
11. N 31°33'56" W, 140.15 feet still running along the same, to an angle point in the same, thence –
12. N 42°26'21" W, 43.70 feet still running along the same, to a point in the easterly line of Lot 60.09, Block 105, said lot as shown on the aforesaid Official Tax Map, thence –
13. N 06°52'36" E, 66.34 feet along the northwardly prolongation of the aforesaid easterly line of Lot 60.09, Block 105, said line also running through the aforesaid Snyder Road, to the Point and Place of BEGINNING.

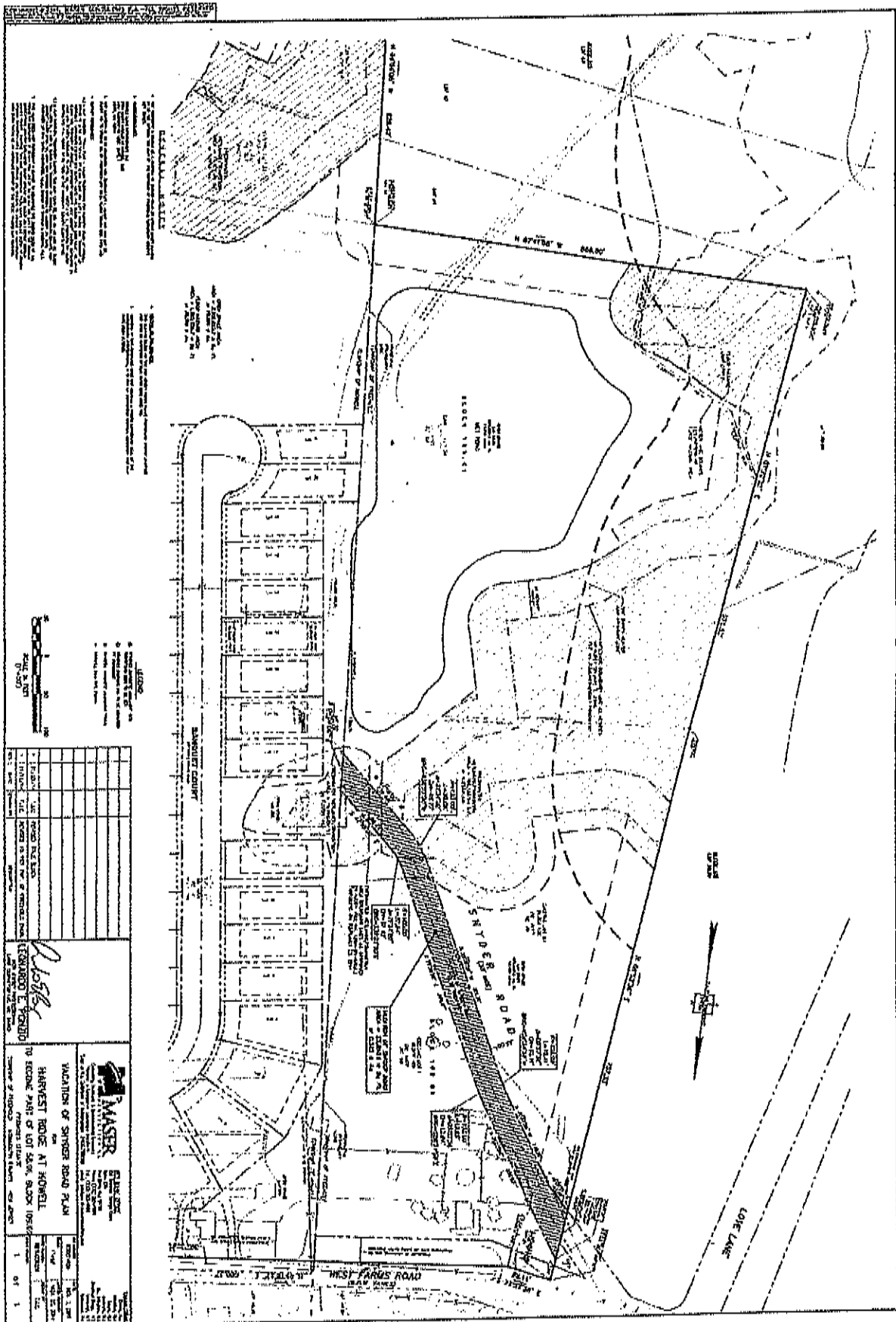
CONTAINING: 22,850.6 square feet of land more or less/or 0.525 acres of land more or less.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid Vacation of Snyder Road Plan, dated November 3, 2011 and revised through to November 11, 2014.


LEONARDO E. PONZIO, P.L.S.

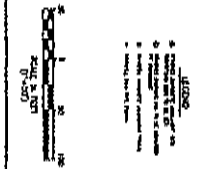
New Jersey Professional Land Surveyor License No.


DATE



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
 2. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE INDICATED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
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16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
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 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.

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VACATION OF SNIDER ROAD PLAN
 HARVEST HOUSE AT LONG LAKE
 TO BECOME PART OF LONG LAKE, SCHOONERS (1951)

1 OF 1

Schedule B

This ordinance was introduced on first reading at the Township Committee's meeting of January 29, 2015. A second reading and public hearing on the ordinance will be held on February 24, 2015 at 8:00 PM at the Freehold Township Municipal Complex or at any meeting to which that meeting may be adjourned, at which time all persons who may be interested therein will be given an opportunity to be heard.

A copy of the ordinance is available, without charge, at the Freehold Township Municipal Clerk's Office, 1 Municipal Plaza, Freehold, NJ 07728, Municipal Building, Monday through Friday, between the hours of 8:30 am and 4:30 pm. It is also available on our website at www.twp.freehold.nj.us.

THOMAS L. COOK, MAYOR
TERRY WARNER, TOWNSHIP CLERK

TOWNSHIP OF FREEHOLD

ORDINANCE NO. O-15-3

TOWNSHIP MEETING DATE – January 29, 2015

AN ORDINANCE APPROPRIATING THE SUM OF \$374,000.00 CURRENTLY LOCATED WITHIN THE WATER AND SEWER UTILITY CAPITAL IMPROVEMENT FUND OF THE TOWNSHIP OF FREEHOLD FOR THE REHABILITATION OF APPROXIMATELY 5,630 LINEAL FEET OF ASBESTOS CEMENT PIPE SANITARY SEWER MAINS

WHEREAS, there is currently within the Water and Sewer Utility Capital Fund of the Township of Freehold an item entitled Capital Improvement Fund; and

WHEREAS, there is in this Fund at least \$374,000.00; and

WHEREAS, it is deemed appropriate to make use of the \$374,000.00 for the rehabilitation of approximately 5,630 lineal feet of Asbestos Cement Pipe Sanitary Sewer Mains on Township owned property, Southbound Route 79, Willow Brook Road, Forsgate Drive, Koenig Lane, Wynnewood Drive, Wynnefield Park, and Schanck Road to Plymouth Drive.

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

SECTION 1. There is hereby appropriated from the Capital Improvement Fund contained within the Water and Sewer Utility Capital Budget of the Township of Freehold, the sum of \$374,000.00 for the rehabilitation of approximately 5,630 lineal feet of Asbestos Cement Pipe Sanitary Sewer Mains located in and along Southbound Route 79, Willow Brook Road, Forsgate Drive, Koenig Lane, Wynnewood Drive, an easement from Wynnewood Drive to Wynnefield Park and an easement from Schanck Road to Plymouth Drive in the Township of Freehold and includes site work and general construction.

SECTION 2. In connection with the purpose and the amount authorized in Section 1 hereof, the Township of Freehold determines the purpose described in Section 1 is not a Current Expense and is an improvement which the Township of Freehold may lawfully make as a general improvement.

SECTION 3. All Ordinances or parts of Ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of inconsistency.

SECTION 4. This Ordinance shall take effect immediately upon proper passage and publication in accordance with law.

SUMMARY

The purpose is to make use of the \$374,000.00 from Water and Sewer Capital Improvement Fund for the rehabilitation of approximately 5,630 lineal feet of Asbestos Cement Pipe Sanitary Sewer Mains on Township owned property, Southbound Route 79, Willow Brook Road, Forsgate Drive, Koenig Lane, Wynnewood Drive, WynnefieldPark, and Schanck Road to Plymouth Drive.

ORDINANCE NO. O-15-4
TOWNSHIP MEETING DATE - January 29, 2015

ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE XII (GENERAL ZONING PROVISIONS), SECTION 190-116 (OUTDOOR STORAGE, SALES AND DISPLAY OF GOODS) AND SECTION 190-146 (CORPORATE MULTI-USE DEVELOPMENT ZONES CMX-10, CMX-4, CMX-3 AND CMX-2) 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 XII, General Zoning Provisions, Section 190-116, Outdoor storage, sales and display of goods, is hereby amended to read as follows:

190-116 Outdoor storage, sales and display of goods.

A. Site plan review and approval shall be required for all outdoor storage, sales, and display areas as specified in § 190-37 of this chapter. Nothing shall be stored, sold or displayed out of doors for any purpose except in compliance with the following provisions:

(1) New or used automobiles on display for sale or awaiting delivery may be stored out of doors as a permitted accessory use to a ~~new car dealership~~ New Car Dealership in accordance with §190-146B(9) for any indefinite period of time, provided that the automobiles are in operating condition and further provided that they shall be stored on a paved area constructed to the standards established by this chapter. Automobiles shall not be stored or displayed on access drives or within parking areas designated for customer and employee parking. Automobiles shall not be placed on display ramps or on lawns or other landscaped areas.

(2) - (5)- No change.

B. - D. - No change.

II

Chapter 190, Land Use, Article XII, General Zoning Provisions, Section 190-146, Corporate Multi-Use Development Zones CMX-10, CMX-4, CMX-3 and CMX-2, is hereby amended to read as follows:

190-146 Corporate Multi-Use Development Zones CMX-10, CMX-4, CMX-3 and CMX-2.

A. - No change.

B. Permitted uses. Permitted uses are limited to those included in the North American Industrial Classification System (NAICS) group or classification indicated. NAICS codes are based on North American Industrial Classification Manual of 1997 approved by the United States Office of Management and Budget:

(1) - (8) - No change.

(9) Within the CMX-3/A Zone only, New Car Dealers (NAICS 441110). No more than 30% of a New Car Dealer's displayed inventory may consist of second-hand or used automobiles.

(910) Corporate office uses including or similar to permitted uses listed in Subsection B(1) through (89) above.

(1011) Conference and convention centers.

(1112) Within the CMX-3/A Zone only, motor vehicle showrooms, offices and mechanical repair and maintenance service facilities.

(~~12~~13) Within the CMX-2 and the CMX-4 Zones only, permitted uses shall also include:

- (a) Hotels and motels with a minimum of 100 rooms.
- (b) Conference facilities.

(~~13~~14) Within the CMX-2 and CMX-3, only permitted uses shall also include houses of worship provided that the front yard setback shall be a minimum of 100 feet and the side yards shall be a minimum of 75 feet.

(~~14~~15) Within the CMX-3 Zone, integrated limited business and support services. In addition to the permitted uses in the CMX-3 Zone listed above, integrated limited business and support services may be permitted as an office/commercial planned development option within the CMX-3 Zone in accordance with the provisions of N.J.S.A. 40:55D-65c as part of a planned development to include uses permitted under § 190-146B(1) through (~~10~~11) and uses permitted within Subsection B(~~14~~15)(a) of this section [§ 190-146B(~~14~~15)(a)] and conditional uses permitted under § 190-146C in accordance with the following:

- (a) - No change.
- (b) Bulk, architectural and tract area requirements for:

[1] - [2] - No change.

[3] The floor area approved for an integrated limited business and support services planned development comprised of non-office uses shall not exceed 30% of the total approved floor area. Permitted uses in Subsection B(1) through (~~13~~14) and permitted conditional uses shall not be classified as non-office uses for purposes of this calculation.

[4] Applicants for integrated business and support services planned developments shall submit a schedule of development providing a phasing plan of permitted uses, conditional uses, office and non-office uses based upon the gross leasable floor areas for each category of use. Non-office uses as calculated in Subsection B(~~1415~~)(b)[3] shall not exceed 65% of any construction phase within an approved limited business and support services planned development.

[5] - [10] - No change.

(~~1516~~) Fitness and recreational sports centers (NAICS 713940).

C. - F. - 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 decision shall not invalidate the remaining portion of this Ordinance.

V

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 establish the amount of display area to be devoted to second-hand or used automobiles.

ORDINANCE NO.O-15-5
TOWNSHIP MEETING DATE – February 10, 2015

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 (additions are underlined and deletions are shown with ~~strikethroughs~~):

I

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-159, Village Center Zone, is hereby amended to read as follows:

190-159. Village Center Zone

A. – C. No change.

D. The maximum permitted floor area in the VillageCenter planned development shall be 500,000 square feet, with a maximum of 403,573 square feet being utilized for retail. A minimum of ~~60%~~90% of the retail space shall be comprised of stores with a minimum of 60,000 square feet, and the balance of the planned development comprised of stores with a minimum of ~~20,000~~9,000 square feet. If less than 403,573 square feet is proposed for retail use, the square footage not so utilized may be utilized for office, hotel/motel and/or restaurant uses. This additional 3,573 square feet does not increase the total development size beyond the 500,000 square feet provided for in this Subsection D. Restaurants, banks and financial institutions are not retail uses. Multiple retail stores or multiple retail stores, restaurants and/or banks and financial institutions can be located in a single multitenant building, provided that said building and said retail stores, restaurants, and/or banks and financial institutions otherwise conform to the requirements of §190-159.

E. – L. No change.

II

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

III

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

IV

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

V

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

EXPLANATORY STATEMENT

The purpose of this Ordinance is to amend Chapter 190, Land Use, by amending the requirements in the Village Center Zone to increase the percentage of retail space that shall be comprised of stores with a minimum of 60,000 square feet from 60% to 90% while reducing the minimum size requirement for retail stores to 9,000 square feet.