

**BOROUGH OF FREEHOLD
COUNTY OF MONMOUTH**

#2026/7

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18 (ZONING) BY
AMENDING CHAPTER 18.07 THE FREEHOLD CENTER CORE REDEVELOPMENT
PLAN**

WHEREAS, the Mayor and Council of the Borough of Freehold have been designated as the redevelopment entity for the Freehold Center Core Redevelopment Plan (“FCCR”); and

WHEREAS, a 2019 Center Core Rehabilitation Plan (“Rehabilitation Plan”) was prepared by Pennoni, Group Melvin Division, and said Plan was adopted by the governing body on December 16, 2019; and

WHEREAS, the Rehabilitation Plan has been incorporated as part of the zoning ordinance under Chapter 18.070; and

WHEREAS, since its adoption, the governing body has become aware of several areas that needed review and possible revision; and

WHEREAS, as a result of the review, the Governing Body believes it is in the best interest of the Borough to further amend the FCCR.

NOW, THEREFORE, BE IT ORDAINED that Chapter 18.070, the Freehold Center Core Redevelopment Plan, be amended and supplemented as follows:

Section I

It is hereby found and determined that the 2019 Core Center Core Rehabilitation Plan, as amended, is further amended as follows [additions are underlined; deletions are struck through]:

Section 3.a.1

Instructional Studios are a permitted within the downtown zone only.

A copy of the ordinance in its entirety shall be available for public inspection at the office of the Borough Clerk and on the municipal website www.freeholdboroughnj.gov.

Offered By: Reich

Seconded By: Rogers

Roll Call:

Ayes: DiBenedetto, Friedman, Jordan, Reich, Rogers, Shutzer

Nays: None

Absent: None

Abstain: None

NOTICE IS HEREBY GIVEN that Ordinance #2026/7 was introduced at a meeting of the Freehold Borough Council in the County of Monmouth, New Jersey, held on March 2, 2026 and passed on first reading and that such Ordinance will be further considered for final passage after public hearing at a meeting of said Mayor and Council to be held at the Municipal Building in said Borough, 30 Mechanic Street, on March 16, 2026 at 6:30 p.m. 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.

Traci L. DiBenedetto, Municipal Clerk