

**FREEHOLD TOWNSHIP PLANNING BOARD AGENDA
SPECIAL MEETING
DECEMBER 2, 2015
7:00 P.M.**

SUPPLEMENT

RESOLUTIONS:

Ordinance No. 0-15-24 Amending Chapter 190, Land Use, of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey. The purpose of this Ordinance is as follows: 1) Create a new zone, Planned Adult Community-4 PAC-4 and establish applicable development regulations for the Planned Adult Community-4 zoning district. 2) Establish requirements and regulations for on-site and/or off-tract affordable housing units to satisfy affordable housing obligations applicable to development within the PAC-4 zoning district. 3) Rezone Block 67 Lot 21 containing 45.75 acres (also known as the Grossman Tract) located on the north side of N.J.S.H. Route 33 west of U.S. Route 9 from CMX-3 Corporate Multi-Use to PAC-4 Planned Adult Community-4.

Ordinance No. 0-15-25 Amending Chapter 190, Land Use, of the Code of the Township of Freehold, County of Monmouth, State of New Jersey. This Ordinance amends Chapter 190, Land Use, of the Freehold Township Code to permit Long-Term Care and Nursing Home Facilities licensed by the New Jersey Department of Health as a permitted development option within the R-40 Residential Zone in designated R-40 Overlay Zones. The ordinance establishes definitions, permitted uses, site and building design standards, building set-back requirements, parking standards and planted screening requirements for Long-Term Care Facilities within R-40 Overlay Zones. The ordinance designates on R-40 Overlay Zone on the north side of Dutch Lane Road on Block 28, Proposed Lot 19.02 as depicted on a map entitled "Minor Subdivision Block 28 Lot 19" prepared by Steven M. Edwards, P.L.S., County of Monmouth Division of Engineering dated June 15, 2015 as approved by the Freehold Township Planning Board, Case #893-15, on September 3, 2015, consisting of 8.315 acres which is the site of the John L. Montgomery Home long-term care and nursing home facility.

Ordinance No. 0-15-26 Amending Chapters 2, 10, 150, 190, (Land Use), 232, 286 and 355 of the Revised General Ordinances of the Township of Freehold, County of Monmouth, State of New Jersey to Reflect Combining the Board of Adjustment into the Planning Board. This Ordinance amends seven (7) Chapters and numerous Sections of the Revised General Ordinances of the Township to combine the Board of Adjustment into the Planning Board as approved by the voter referendum at the 2015 General Election.