

**BOROUGH OF FREEHOLD
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025/14

AN ORDINANCE OF THE BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY, AMENDING CHAPTER 18 (ZONING) OF THE BOROUGH CODE IN ORDER TO AMEND THE REGULATIONS FOR PARKING

WHEREAS, the Borough of Freehold (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the State of New Jersey has adopted the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21, which standards supersede certain municipal regulations pertaining to improvements for residential developments; and

WHEREAS, the RSIS have been amended several times since their original adoption, most recently in 2023; and

WHEREAS, among the RSIS provisions are standards for parking spaces and parking areas for residential developments; and

WHEREAS, the Borough believes the Borough Code should be amended to better reflect and be consistent with the parking standards in the RSIS; and

WHEREAS, the Borough also believes that the updating and reorganization of some of the parking requirements in the code will promote the public welfare and will provide greater clarity and ease of use to applicants and those who administer and enforce the requirements;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Freehold, in the County of Monmouth and State of New Jersey as follows:

Section 1

Chapter 18 "Zoning" of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline. Omissions are noted with strikethrough. [Unmodified sections were omitted for the sake of brevity].

Chapter 18.72.110 Garages and Accessory Structures

A. All new residential dwelling units constructed in R-10 and R-7 residential zones shall have an attached or detached garage containing a minimum area of two hundred

fifty (250) square feet, and shall provide a driveway connecting the garage to the street upon which the lot has frontage.

B. Conversion of attached garage areas to living space in existing residential structures shall be permitted in all zone districts other than the R-7 and R-10 Districts upon the submission of a zoning application evidencing sufficient on-site parking pursuant to RSIS. All permitted conversions shall be subject to review and permitting by the Borough Building Department and Zoning Officer. ~~the existence of two off-street parking spaces which meet the site plan design criteria.~~

C. In R-4 and R-5 residential zones, all new residential dwellings shall provide sufficient on-site parking pursuant to RSIS. ~~for two off-street parking spaces,~~ but shall not be required to provide a garage.

Chapter 18.73.010 Minimum Required Off-Street Parking Spaces.

~~A. 1. Apartments: one and one half (1.5) spaces per dwelling unit, except senior citizens apartment houses, approved by the New Jersey Department of Community Affairs, shall provide not less than four (4) spaces per dwelling unit.~~

~~2. One family and two family detached dwellings: two (2) parking spaces per dwelling unit.~~

Requirements for residential uses.

A. Number of parking spaces. The required number of parking spaces for residential uses shall be in accordance with this section and with the New Jersey Residential Site Improvement Standards, ("RSIS")N.J.A.C. 5:21-1.1 et seq.

Section 2

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

Section 3

Any Ordinance or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed and superseded.

Section 4

This Ordinance shall take effect upon final passage and publication in accordance with Law.

Introduction: May 5, 2025

Public Hearing/Adoption: June 16, 2025