

**FRANKFORD TOWNSHIP LAND USE BOARD MEETING**  
**APRIL 1, 2004 (8:00 a.m. to 10:00 a.m.)**  
**Office of Harold E. Pellow & Associates, Frankford Township**

This is a brief summary of the issues discussed at the Land Use Board meeting which summary shall constitute the minutes of that meeting when approved:

1. Architectural and design elements for both the commercial and residential shall be of similar architectural style to the Town Center Master Plan. This includes materials, texture, color, architectural elements and features and continuity of architectural and site details for colonial style.
2. The newly adopted transfer development rights (TDR) could be considered at a density of six with a bonus to eight in the mixed residential.
3. There would be some mixed housing in the other two residential areas or pods with some of the residential on the Route 565 side other than senior age restricted. It is estimated that 40% of the occupants of these mixed use apartment dwellers may work at the Center.
4. Less parking overall is appropriate. The spaces will be reduced to 9.5' x 18' which is similar to Newton' s. A parking garage is appropriate.
5. COAH will have to be addressed. The age-restricted project may include COAH which would make it affordable housing and not subject to a developer' s fee or separate agreement. That COAH number would be flexible and negotiable.
6. The remaining commercial development which would be considered at the rate of 15% set asides subject to COAH' s final regulations.
7. The setback to the major roads would be reduced from the 100' currently to say, 50' . A new park feature would be located at the intersection of 565 and 206 and be an amenity to the Center or streetscape. The view would run through the shopping center to the ball park in the rear.
8. Second floor apartments over retail, commercial and office establishments but not over service stations or public garage or dry cleaning establishments will be allowed (as per Sparta Ordinance).
9. Impervious coverage will be decreased (Sparta Township has 40%).
10. The senior citizen age-restricted development has currently proposed 31 duplex, 62 quads with a balance of 187 triplex. The design of the residential area will be more city-block like with limited access on Route 565. There is an area that would be suitable for COAH development near the ballpark as one possibility.

11. Second floor offices on the retail center would be permitted.
12. The front setbacks have been reduced to approximately 25' for the age-restricted and the portion of the Town Center on the Route 206 side which is future development.
13. A parking garage could be strategically located near the proposed hotel which also has a nexus to the shopping area. It could also be in the current ballpark parking lot, all of which would constitute shared parking. This could also free up some of the distant parking for the shopping center near the existing drainage ponds on the Route 565 side, which could become park space.
14. There was considerable discussion about the overall size of the project but no preliminary conclusions. It appears that with the investment in the infrastructure by the current two developers, the scale back of any large degree will not be easy, even if desired.
15. There are streets connecting the age-restricted with the commercial which will be shown on the revised Town Center Plans.

The above are not conclusions of the Land Use Board, but discussion points. There is now a public meeting notice for Thursday, April 8, 2004, at 8:00 a.m. at the Municipal Building, for direction or action with the current developers.

Prepared by:

Richard I. Clark, Land Use Board

Attorney

Land Use Board Members Attending:

Ayers; Caldwell; Kristensen; Martin; Nadolny