

FRANKFORD TOWNSHIP LAND USE BOARD
OCTOBER 12, 2005 –6:00 P.M.
MINUTES OF THE WORKSHOP MEETING

CALL TO ORDER

The meeting was called to order by the board Acting Chairman, Mr. Nadolny, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

ATTENDANCE

Those Present were: Mr. Ayers (arrived at 6:40 p.m.), Mr. Zappile, Mr. Martin, Mr. Nadolny, Mr. Gstattenbauer and Mrs. Caldwell. Also present were Mr. Clark, the board attorney and Mr. Pellow, the board engineer.

Those absent: Mr. Hahn (excused), Mr. Risdon (excused), Mr. Hatler (excused), Mr. McDowell (excused) and Mr. Romania (excused).

BOARD BUSINESS

Town Center Review:

Appearing before the board was Janice Tally and Stanley Puszcz of H2M Associates, Inc. to discuss some revisions to the Town Center Plan.

Ms. Tally reviewed the suggested changes from the board members to the Center Residential Area. The first suggestion was requiring Open Space Requirements within this district with some Recreational Requirements. She indicated that the number of units for the size of the area will create a lot of ability to put in parks and passive open space. There was a suggestion that they put in some recreation requirements, such as a community center with a swimming pool and tennis courts with recreational facilities to serve the area. Another suggestion for the open space was to put in a trail system linking up the open space areas and the central residential area as well as providing a trail system to provide links to the rest of the center and the fairgrounds. This will be added to the plan.

Ms. Tally indicated that there were some additional discussions for the utilities for this area mainly with the sanitary sewer service and the ability to provide this service to the entire area. What they have decided, the best approach is to include in the plan a utility services element. This section of the plan will outline the procedure. This area at the present time is not within a sewer service area. A sewer service plan Section 208 Wastewater Management Plan will have to be prepared for this area as the next step. Additional studies will have to be done. They have had preliminary studies and preliminary reports given to the board regarding the ability for this area to provide for sanitary sewer system. She noted at this point they do not know the specifics as to what will actually go there, it is too premature. They will include requirements that a sanitary sewer system will be provided for the area and that it will be allocated by ratios between the different districts in this area. Based on the development capacity of the different Land Use Districts, they are looking for 60% of the capacity to be allocated for the Mixed Used Core and 40% of the capacity for the Central Residential area and a small allocation for the Commercial Recreational area to service the stadium.

Ms. Tally indicated that she did receive reports yesterday from the property owners of the center. There were some points that were raised regarding design details that were valid. She stated that there can be minor adjustments to sidewalk widths and items like that but they would still like to maintain the intent of the district as presented in the previous meetings. Ms. Tally further stated that there are some issues in these reports that can not be addressed regarding density and the extent of the center. She noted that the board spent a lot of time talking about how they came up with the densities and the boundaries of the district and how it fits in within the definition of a center as stipulated in the State plan.

Mr. Gstatenbauer questioned the boundary lines of the Center specifically with regard to the board's vote on June 22nd where the board extended the size of the center to include some acreage beyond Northrup Road and how could this plan be modified to incorporate the vote that was taken on June 22nd. Mr. Puszcz indicated that this plan submitted this evening is a center plan which speaks to the objectives that the board has established during his work with the board. He stated that he does understand that were some discussion and a Motion passed taken in the past, but this document will be adopted by Resolution and this will be the controlling decision. Ms. Tally indicated that they are balancing a lot of concerns. There was a concern at one meeting about the amount of development that could be provided if this center is built out to its maximum capacity. What they tried to do is narrow the boundaries as much as possible. For example, she indicated that within a center it does not make sense to have wetlands within the center or within your sewer service area because you are not going to be able to provide sewer service to wetlands. Therefore, they have taken out the wetlands area and the transition area. She further stated that they reviewed the area North of Northrup Road; however, there are wetlands up in this area. In order to keep the numbers down, they felt that Northrup Road made a very good boundary for this center. She further noted if the development was increased, it further reduces the ability to service these areas with the sewer system. Ms. Tally indicated that within the parameters if the center was extended north of Northrup Road, she does not think that they could come up with an expanded center and have it served by 200,000 gallons per day.

Mr. Clark questioned Ms. Tally about the Commercial Mixed Used Area of the town center and how with a mixed component there is different ways that this can be accommodated within that district. Ms. Tally indicated that there is a maximum FAR (Floor Area Ratio) of .20 which establishes the total floor area that can be developed on any of the parcels in that mixed use district. There is a requirement that 20% of the gross floor area be reserved for residential purposes. There is flexibility how they build that residential component. They also allow the developer to transfer the commercial component and/or residential component within this district.

Mr. Martin indicated that there were conversations of this board, which he feels came from the State, and that there is to be apartments over the commercial use. He questioned Ms. Tally if this is a requirement of the State and does it have to be done. Ms. Tally indicated that the State feels it is desirable. She indicated that if a better alternative is developed where you can put a building within the mixed uses area, this is acceptable also. She feels the State is flexible with this issue. Mr. Puszcz indicated that there is an option in the plan for apartments over the commercial, however, they have not restricted the developer from doing it nor have they mandated them to do it.

Mr. Martin questioned Ms. Tally if there is 20% residential units required in the mixed use area, how many residential units does this equal to. Ms. Tally indicated that it would roughly equal to 150 units, which would include COAH. Mr. Martin questioned if this would include TDR. Ms. Tally indicated that this does include TDR's. What they have calculated is a base density of .16 and a bonus density of .04. In order to get to this bonus, you have to participate in the TDR program.

Mr. Martin questioned if the center residential area could include primarily senior citizen housing, town houses and apartments. Ms. Tally indicated that the township could add a maximum percentage for seniors in this area. She did not put this in there because she feels the market will develop this.

Ms. Caldwell questioned if there is a maximum block length in this plan. Ms. Tally indicated that there is not a maximum block length in this plan. She indicated that there is in the design standards a requirement that the façade of the buildings be broken up either by changes in materials or building offsets to show separate buildings.

A Motion was made by Mr. Martin and seconded by Mr. Gstatenbauer to open this matter to the public. All were in favor. The Motion was carried.

Allen Jones appeared before the board and noted that at the last meeting he brought up the mixed use area and possibly zoning the mixed use to be a certain amount of retail and a certain amount commercial so there is not 100% retail. Mr. Puszcz indicated that there is a 20% minimum residential to insure that the commercial/residential component has a balance within the commercial. There is a variety of permitted uses which are going to be market driven.

Jill Hartman appeared before the board as the planner for Lorterdan Properties. She reviewed the existing master plan and the center concept that was in the plan. She noted that the plan submitted by H2M deviates from the Master Plan. She noted that regardless of the type of uses, she feels that the proposed density of 2 units per acre is not adequate. When you consider the infrastructure improvements that need to be put in, the road network that has to be put in, the passive recreation requirements, the open space requirements, the affordable housing requirements, and then the TDR (which there is no cost yet as to whether or not it will actually be a balance for a construction of a unit and the purchase of the TDR's), coupled with the fact that the NJ State Department of Redevelopment for density is a minimum of 3 units per acre, she asked that the board consider a higher density. More specifically consistent with the existing master plan from the year 2000, which were 5 units per acre, with a unit for TDR. Her second comment, she notes that the State requires a variety of housing types and the municipality is concerned with how they look the numbers of each, the population densities that result from that. She noted that in the center residential district, there is no provision for single family residential development. She suggested small carriage houses, patio homes and possibly restricting the single family residential area to 55 and older. This begins to control the number of school aged children that are produced. Town houses and multifamily development by definition tend to have much fewer children. She indicated by excluding the property on the north side of Northrup, they would prefer that this be part of the plan, it was something that the board agreed to a few months ago, and it is also part of the property of Lorterdan. She submitted a drawing to H2M showing potential single family residential development on that side of Northrup Road which clearly could be complementary of the existing single family which is on Northrup. The other aspect of this plan is that the wetlands and buffers being excluded from the center. This impacts the ability to utilize the buffer areas that are not wetlands that are not density. It also creates an unusual type of a situation. This results in split zoning. This property presently is zoned industrial, it runs along property lines, and it is in one ownership. As a result of this plan, you will have a portion of those properties that will be zoned for something else and split zoned and virtually useless for anything. She notes that she understands you can not develop wetlands or buffers; however, it forms a demarcation in boundary. She does not feel that there is anything in the State plan that you can not include as part of your center areas that may be wet.

Ms. Hartman also noted that development where it is required your allowed a maximum percentage of buildings and other impervious surfaces for 60%. She questioned if this included the roadway network as well or if it is as a conventional development where you would subdivide the lots out and the road systems tend not to be part of the infrastructure improvements. If this is the case and they are part of the overall development, she feels
Town Center Review:

Public Participation cont.:

the density, the impervious surface coverage, if you include the roads and sidewalks, should be higher because this is just an added burden on development. Conversely if the board chooses not to do this, she feels the roads and the sidewalk systems should be removed from this calculation.

Robert Jackson appeared before the board, a principal of Lorterdan Properties. He indicated initially they appeared before the board on a Concept application with 270 homes on 130 acres which included the entire Northrup area. Based on the calculations of the plan submitted this evening, they are down to 120 homes with the density being taken out on Northrup Road, the wetland areas and the buffers. This figure is at 2 homes per acre. If the density was increased to 3 homes per acre, it would be 180 homes, which assumes that a TDR mechanism is in place and is workable. This is also assuming the developer is assuming the cost of the TDR, which could be onerous because the developer does not know what the number is for TDR's at this time. He further stated that the other item added to the equation is approximately \$20,000 per home for the COAH obligation. Combined with these obligations is the cost of the wastewater treatment plant which is going to cost approximately \$6,000,000, which is a developer's obligation. He indicated that by going from 270 homes to 120 homes, the ability to even make this happen, regardless to what the gallonage is, someone has to pay for it, which is very difficult financially from his point of view. According to the agreement with the township for the waste water treatment plant, his firm is paying for 75% of that cost, which is 4.5 million dollars. He further stated that his original plan was going to produce approximately \$3,000,000 a year in taxes to the township, which approximately \$2,000,000 of this figure went to the school system without producing any children. He further stated that the plan submitted this evening, now they have less homes for age restricted and ½ of the homes now will be producing school children, the net result will be a loss to the township. Mr. Jackson indicated that this plan calls for approximately 400 homes. He

stated that it does not seem to be poor planning or to be contrary to the concept of a mixed used development if 100 of the homes were in the mixed use area and 300 homes were in the residential area. He also suggested that senior housing should not be split up into different areas of the center.

Mrs. Caldwell questioned Ms. Tally if there could be a density bonus for Senior Housing. Ms. Tally indicated that there is a ratio of housing types in the Center Residential Area. They could make a density associated with various housing types.

George Schoch appeared before the board and questioned if the ballpark was included in the sewer treatment plant. The board indicated that it would be included and the one that exist should be abandoned.

Paul Sutphen appeared before the board and indicated that as a member of the Stakeholder's Committee it was his understanding that this was to be a Village Scale Center, he questioned if this is true. Mr. Puszczyk indicated that what they have done is taken the Village Scale consideration, but then tried to apply the local concerns and issues. Mr. Sutphen questioned if the 20% of the Residential in the mixed used area is based on square footage. Ms. Tally indicated that it was based on the Gross Floor Area in the mixed used district. Mr. Sutphen questioned what the remaining 80% in this area was. Ms. Tally indicated it was commercial which could be retail, office, hotel, restaurants, any non-residential uses permitted in the zone. Mr. Sutphen asked how many gross square feet does this represent. Ms. Tally indicated that it was 600,000. Mr. Puszczyk indicated that at this point, there is no criteria which requires a certain amount of retail, office, etc. in the commercial area. Ms. Tally indicated there is a maximum store size of 60,000 square feet. Mr. Sutphen indicated that retail will bring in traffic on the weekends. He feels that this area would be better served with offices, doctors, financial institutions and banking institutions.

A Motion was made by Mr. Martin and seconded by Mrs. Caldwell to close this matter to the public. All were in favor. The Motion was carried.

A discussion was held with regard to the maximum block length. Ms. Tally indicated that if they put in the requirement for maximum block length, they will in affect create the requirement for more cross streets. Mr. Puszczyk indicated that it is also a mechanism to limit each individual block of development. Ms. Tally indicated that there is a maximum building length of 250 feet in the plan.

ADJOURN:

A Motion was made by Mr. Martin and seconded by Mr. Zappile to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator