

**JOINT MEETING OF THE FRANKFORD TOWNSHIP COMMITTEE
AND THE
FRANKFORD TOWNSHIP LAND USE BOARD**

**OCTOBER 26, 2005 – 6:00 P.M.
MINUTES OF THE JOINT REGULAR MEETING**

**ANY ATTACHMENTS LISTED IN THIS DOCUMENT ARE AVAILABLE
AT THE FRANKFORD TOWNSHIP MUNICIPAL BUILDING**

CALL TO ORDER

The meeting was called to order by the board Vice Chairman of the Land Use Board, Mr. Ayers, 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 for the Township Committee were: Mr. Hahn, Mrs. Kristensen and Mr. McDowell. Also present was Peter Laemers, the Township Attorney. Those absent for the Township Committee: None.

Those Present for the Land Use Board were: Mr. Ayers, Mr. Hahn, Mr. Risdon, Mr. Zappile, Mr. McDowell, Mr. Martin, Mr. Nadolny, Mr. Romania (arrived at 6:15 p.m.), Mr. Gstatenbauer and Mrs. Caldwell. Also present were Mr. Clark, the board attorney and Mr. Pellow, the board engineer.

Those absent For the Land Use Board: Mr. Hatler (excused).

PUBLIC HEARING

Town Center Review – Master Plan Amendment Housing Plan & Fair Share Plan:

Mr. Clark indicated that this was a public hearing for the Master Plan Amendments which have 3 parts. The first is the Re-examination Report originally done March 30, 2005 and adopted May of this year. The second item is the Housing Plan and Fair Share Plan for Frankford Township. He stated that last year the Land Use Board and Governing Body agreed to submit an up to date plan by December of this year including the first and second round obligations as well as the third round obligation. This will be discussed this evening by the Board Planner, David Troast. The third item to discuss this evening is the Frankford Center Plan. This will be discussed this evening by Janice Tally of the H2M Group. He further indicated that the Governing Body needs to endorse the Housing Plan before it is sent to Trenton which will be before December 20th of this year.

Town Center:

Appearing before the board was Janice Tally of The H2M Group to discuss the Frankford Center Plan.

Ms. Tally indicated that this plan was created to represent the vision for Frankford Center as established in the 2000 Master Plan and as further modified through the hard work of the Stakeholders committee here in Frankford Township, as well as information from the Land Use Board in terms of implementation and actual creation of the plan.

Ms. Tally stated that this plan has been developed to create a comprehensive plan for an area that creates a walkable pedestrian oriented center. It is really based on traditional town planning concepts that have been established in the traditional neighborhood development traditions in the County.

Ms. Tally reviewed the objectives of the plan. The objectives that address the Land Use include: A) Creating a compact, vibrant, mixed use community that will invigorate the neighborhood through a range of uses and densities within a 10 minute walk; B) Provide for a variety of housing types including live/work units, downtown rental units above retail, an active adult community and age restricted housing; and C) To provide a

comprehensive system of integrated and interconnected open space areas, parks and public plazas to meet the needs of residents, employees and visitors.

Ms. Tally reviewed the series of objectives for design: A) To create a walkable community that connects buildings, districts and neighborhoods through an interconnected series of walkways; B) Establish zoning requirements and design standards that foster a traditional village form; and C) Establish a gateway entrances that identify the boundaries of Frankford Center.

Ms. Tally reviewed the series of objectives for parking and circulation: A) Create a hierarchy of streets, with limited access from the arterial roadway network, that incorporates traffic calming measures appropriate to the traffic volumes associated with different uses; B) Create an interconnected street network to form coherent blocks where building entrances front the street rather than parking lots; C) On street parking; D) Off street parking lots should be located behind buildings, with a shared parking arrangement to allow internal circulation between various commercial uses.

Ms. Tally indicated that the above series of objectives create the structure from which the Frankford Center Plan was created.

Ms. Tally reviewed the Frankford Center Land Use Plan which include the following categories: Center Residential (which consists of 81 acres), Mixed Use District (which consists of 92 acres), Center Recreation (which consists of 12 ½ acres), Conservation, Utility and Highway Commercial (which consists of 17 acres). In total the area is 240 acres and the variety of districts were created to establish a higher density core or a higher density center in the mixed used district with lower density development surrounding it.

Ms. Tally indicated that this design meets not only the objectives that were stated in this plan, but also the requirements for a center as established by the State. She noted that the ultimate goal of this plan is to have a document that will qualify for plan endorsement and center designation by the State.

Ms. Tally reviewed the land uses for the mixed use district which include: Professional and Business offices; Governmental Offices; retail sales, restaurants, hotels, movie theaters, residential dwelling units, multi-family residential buildings, public buildings and public uses and day care centers. She stated there is a requirement in this district that any development within this district include residential. There is a maximum FAR (Floor Area Ratio) for this area, which is .16. There is a requirement that 80% of that FAR be commercial development, 20% be reserved for residential development. The intent was to create the variety of uses which includes commercial and residential within the down town area.

Ms. Tally indicated that the design standards were created to insure that this mixed use district is designed to reflect town center design standards. At this time they have presented a front yard setback of "0" for buildings that front on the boulevard and that is to create a traditional town scale to the center of this center with the commercial uses and the variety of building fronts, the emphasis on entrances and a whole variety of other requirements to insure that any

development within the mixed use area looks like a town. She further stated that in addition with regard to parking, they require on street parking in front of these buildings in this district. Off street parking is to be located behind the buildings and if required to the side of the buildings to minimize the visibility of the parking. There is also a requirement that the parking be broken up. There is a maximum store size of 60,000 square feet. There is a maximum building frontage that can be unbroken, meaning that you won't have a blank wall. The fronts of these buildings will have to be broken either architecturally or by various treatments which has building entrances and offsets at least every 125 feet.

Ms. Tally reviewed the land uses for Center Residential which include: mid-rise apartments; town houses; active adult communities; and senior citizen housing. She noted that in order to insure that we have a variety of housing types in this district they have added a use mix requirement stating that at least 25% of the housing units shall be town houses; at least 25% shall be apartments and at least 25% shall be single family patio homes. There is also an open space and recreation requirement that at least 30% of the area must be comprised of open space and recreational amenities. They did this to create connectivity between the center residential area and the mixed use district, not only to the two districts, but within them. Within the Center Residential area they require sidewalks, they expect to see a lot of passive recreation and active recreational components, pathway systems to provide means of getting from one section of that neighborhood to another as well as to provide a variety of vehicle and pedestrian connections to the Mixed Use District as well as to the Commercial Recreation area within this center.

Ms. Tally indicated that the center recreation is really the area that just surrounds the stadium. They have taken some of the parking lot from the stadium and put that in the Mixed Use District to encourage shared parking.

Ms. Tally indicated that the Utility District includes the wooded area at the highest elevation point within this center. This is the area where the proposed waste treatment system and the septic fields as well as the water supply area. They are also permitting passive recreation in this area as well.

Ms. Tally indicated that the Commercial Highway District has been designed to maintain the appearance of that district right now as it exists. There are very large setbacks with mature trees which frame the highway and really create a nice border to this center. There are no changes to this district as it exists at the present time. They have taken the rear portion of those lots and put it in the mixed used area.

Ms. Tally reviewed the Circulation Plan of the Town Center. They are promoting a grid or modified grid circulation system. This means rather than having one roadway that services the entire area and takes all the traffic, they would like to feed the traffic in and through this area through a variety of road types, which are: A Boulevard in the Mixed Use District; Local streets in the Mixed Use District; and Local Streets in the Center Residential Zone. The entire roadway pattern will be connected throughout this center so that any development within this center is not developed in isolation.

Ms. Tally reviewed the Amendments to the Plan based on the feedback they had at the October 14, 2005 Land Use Board Meeting. She reviewed a memo that was handed out to the Board dated October 26, 2005. The amendments consisted of the following:

- 1) Reduce the width of the boulevard from four lanes (two travel lanes in each direction) to two lanes (one travel lane in each direction);
- 2) Include the properties on the south side of Route 206 (Exxon and Yetter's Diner) within the

Center to allow for potential expansion (which would be included in the Center Highway Commercial District);

- 3) Require that on-street parking be designed as tandem parking. This is replacing the parallel parking where each of the spaces is lined up head to head next to each other and having them designed in sections of two parking spaces with spaces in between to allow for maneuverability;
- 4) Better integrate commercial and residential uses within the Mixed Use District by including the following requirement: "Within the Mixed Use District, all development applications should be designed to integrate retail, office, service, eating and drinking establishments and residential uses so that each use category is available within a 500 feet radius".
- 5) In the Center Residential district, eliminate the requirement that 25% of all residential units shall be single-family detached residential, but add a new requirement that all single-family detached homes, or patio homes, be limited to an active adult community use.
- 6) Eliminate hotels as a permitted use in the Mixed Use Center District, but permit banquet halls and inns. She indicated that an inn would be 2 stories, because that is what the maximum height is in this district. The actual height permitted in this district is 2 ½ stories.
- 7) Reduce maximum height in all districts to two and one-half stories.
- 8) On local streets, on street parking should be limited to one side of the street.

Ms. Tally reviewed the second hand out which includes the following: Table 1 – The Plan Summary which summarizes the land uses by acreage; Table 2 – Land Use Plan Development Regulations; and Table 3 – Maximum Build-out of Vacant Land. A copy of this Table is attached hereto and made a part hereof.

Ms. Tally discussed the Transfer of Development Rights (TDR). A Transfer Development program is to be used to build within the town center. To have TDR's you have to have a base density and then create a bonus density which can only be achieved if and when those development rights are purchased and those development rights be purchased at the gain of requiring open space and eliminating development elsewhere in the township. The Mixed Use District has a base density of .16, commercial would be .128 and residential would be .032. If an applicant wanted to go through the TDR program, they can purchase an additional .032 development rights for commercial development and .008 for residential development. For the Center Residential District the base density is 2 units per acre. If the applicant wanted to go through the TDR program, they can increase the density for another 1 unit per acre. Also if the applicant wants to do senior housing (which includes active adult community) they get an additional density for senior housing 1 ½ units per acre in the center residential district, which would have to be senior housing.

Ms. Tally reviewed the Maximum Build out of the Center: Mixed Use District – would allow 514,000 square feet of commercial development which is retail and office. This includes the Skylands Stadium and which also includes the far northwest corner, the triangle area of the center. With this entire plan, it would include a total of 370 housing units. Included in the 370 housing units, 73 would have to be Affordable units and a minimum of 122 units would have to be senior housing. She further stated that there is the bonus of 1 ½ units per acre if that provision is utilized in the center residential area. This would be just for senior housing. If the applicant took advantage of the TDR Bonus, they would be entitled to an additional 128,000 square feet of commercial development and a total of an additional 102 units of which 19 would have to be affordable units.

Housing Plan & Fair Share Plan:

Appearing before the board was the board Planner, David Troast. Mr. Troast stated that the

purpose of a Housing Plan and Fair Share Plan is to provide for realistic opportunities to address the housing needs of the citizens of Frankford Township within all income levels in the State of New Jersey as well as to provide various housing options that should be integrated into the existing land use patterns to preserve, enhance and protect the rural character and natural resources of Frankford Township. The purpose of the Plan is to meet the intent of the Fair Housing Act of New Jersey and the Development and Re-Development Plan along with the COAH (Council on Affordable Housing) rules and regulations and to ultimately answer to the Mt. Laurel Court decisions.

Mr. Troast reviewed the objectives or goals of the Master Plan: 1) To preserve the township's natural resources and ecological balance within the context of permitting appropriate development based on sound planning and engineering principals; 2) Maintain Frankford's rural farm character; 3) Maintain a sound fiscal balance of managing residential and commercial growth; 4) Provide for a variety of housing opportunities for all income levels in the Frankford Center in conjunction with transportation; 5) Provide densities or forms of housing development consistent with the State Plan by examining the impacts on the natural environment; and 5) To provide housing opportunities for the senior community.

Mr. Troast indicated that COAH has divided the State up into regions. Sussex County is part of Region 1 which includes Bergen, Passaic and Hudson Counties.

Mr. Troast reviewed the obligation of Frankford Township under COAH Rounds 1 and 2. He indicated that Frankford has a prior obligation of 29 units under Rounds 1 and 2, which is a reduction from 76 units. He noted that the rehabilitation component has been reduced to 0 in Frankford Township. He noted that 25% of those housing units can be age restricted or senior units for a total of 8; the rental requirement is 25%, which is 8, and those units can have a rental bonus of 2 for 1.

Mr. Troast reviewed the obligation of Frankford Township under COAH Round 3, which is retroactive to January 1, 2004. The rules cover the period from 1999 to 2014 which is based on the Growth Share projection. The Growth Share projection is based on actual growth that occurs in the community. He referred to charts in the proposed plan that forecast what is going to happen over the next 10 years. He further explained that the Growth Share is for every 8 C/O's granted for housing units, you must provide 1 Affordable housing unit; For every 25 jobs created, you must – for commercial development – supply 1 affordable housing unit. The commercial is based on a chart in the rules and it is based on use groups that are determined by the Uniform Construction Code.

Mr. Troast indicated that COAH has approved 32 credits for Frankford Township, which include the requirement for senior housing and rental units. The requirements for Rounds 1 and 2 of COAH have been met for Frankford Township, leaving an excess of 3 units, which will go towards the Third Round Growth Share obligation.

Mr. Troast reviewed the actual projection in order to determine Growth Share obligation under Round 3. He noted that the State has prepared calculations or has adopted the calculations of the NJTPA or the NPO Planning Organization and they have devised what they perceive as to what the growth is going to occur in Frankford Township. Their population projection for 2015 is 6,450 people in Frankford Township. The population of Frankford Township today is at 5,710, which gives you a population change of 740 people. You are to divide that by the household size from the census, which is 2.81 persons, which gives you a household growth of 263.35. You divide that number by 9 which gives the township a Growth Share obligation of approximately 30. The State requires that you review what the township has approved as far as subdivisions, as well as anticipated development and projected development and pending developments. The 760 units projected includes: 1) The approved subdivisions of 156 units; 2) The pending County/Township Senior project of 10; 3) That assumes that another 100 units will be approved via subdivision over the next 10 years and built and it also includes the

maximum build out of the Frankford Center housing. COAH does allow the townships to factor out those units that are affordable units as you grow. We have estimated 131 units being factored out, which gives the township a total of 629 actual units. Therefore, we divide the 629 units by 9 and you get 70 affordable units. The 70 affordable units is added to the 29 affordable units from Round 1 and 2 and you come up with 99 Affordable Units.

Mr. Troast reviewed the commercial growth under Round 3 of COAH. He noted that the State has also come up with a formula for non-residential growth projected between 2005 to 2015, which is 480 jobs. You divide that by 25, which averages to approximately 20 affordable units. He reviewed the net projection he calculated of employment growth: For office, 427 projected jobs which equates to 142,297 square feet of office space; about 494,000 square feet of retail equates to about 494 job; Restaurant at 24,000 square feet; and an Inn at 24,000 square feet; factory at 18,000 square feet. This is a total commercial development of 725,000 square feet equating to about 1,052 jobs. Divide 1,052 jobs by 25 and you get approximately 43 Affordable Units. The State, as noted above, projected 20 affordable units, and the Municipality, based on its anticipated development, projects 43 affordable units. The Municipalities figure is higher which is based on the Frankford Center actually occurring.

In summary combining the Residential (99 units) and the Non-Residential (43 units), Frankford has an obligation of 142 affordable units (For Rounds 1, 2 & 3).

Mr. Troast reviewed the Zoning Analysis of the plan which basically talks about the Frankford Center plan as a comprehensive growth approach to develop a pedestrian oriented center that provides shopping and service. It also talks about the studying of transfer development rights which will further the goals of the State plan by managing growth and focusing growth appropriately in a center based development plan.

Mr. Troast summarized, the Master Plan and the Zone Plan provides opportunities for plan growth while protecting the environment and rural character of the township.

Mr. Troast noted that if growth does not occur, none of these estimated affordable units have to be built. Round 3 is based on actual growth.

Mr. Troast reviewed the Compliance Plan which explains how Frankford Township will comply with the obligations stated above. He noted that there are several options of compliance available under the COAH rules: zone for inclusionary development and mixed used developments; municipally sponsored construction or reconstruction of 100% of affordable projects; selling your obligation, but that will cost the township a minimum of \$35,000 per unit to another receiving Municipality; promote alternate living arrangements, such as Group Homes; congregate living arrangements; accessory apartments; buy down programs where the township assist people by providing a minimum of \$25,000 to purchase a new home and then that is deed restricted for a period of time.

Mr. Troast reviewed the options that Frankford Township has chosen. The first choice is the Developer's Fee Ordinance that will collect funds from the older subdivision that are approved which will put money into a housing trust fund so that the township can have some options available to them. The second option is the Growth Share Ordinance. Outside the Frankford Center, under the COAH rules, you can not exceed 1 affordable unit for 8 housing units c/o'd or one affordable unit per 25 jobs. However, in the interest of the State Plan and in the interest of Smart Growth that if you are going to have affordable housing units, they should be placed in an area where there is a concentrated growth or planned center. That promotes walking to jobs for people. This is why the State Plan and COAH allows you to exceed the Growth Share of 12 ½% in areas that are approved the State Planning Commission as a center. This is the Frankford's Center goal to get approval by the State Planning Commission. Therefore, Frankford is requesting that 20% set aside versus a 12 ½% and for the commercial it is 1 unit-affordable unit-for 20 jobs versus the 1 per 25.

Mr. Troast reviewed the proposed plan for Frankford Township:

2.05-1 Proposed Plan :

	<u>Affordable Units</u>
1. Misc. Lots - Growth Share	11
2. Nora Group Home	4 Rental *
3. SCARC Group Home	4 Rental *
4. SCARC Group Home	5 + 5 Rental Bonus *
5. Township Two-Family	2 + 2 Rental Bonus *
6. County Senior Units	10 Rental Age-Res.
7. Frankford Center Residential	100
8. Frankford Center Commercial	45
9. Methodist Manor	<u>10 Rental Age-Res. *</u>

Total 198 Affordable Units

* Rounds #1 & #2

Unforeseen development for residential and non-residential growth will be covered under the Growth Share Ordinance.

Frankford Township will consider a Regional Contribution Agreement (RCA) for unforeseen growth and funds collected under the Developer Fee Ordinance. If this option is implemented, the Township will amend the Housing Plan and Fair Share Plan as required.

Mr. Troast concluded that the Frankford Township Housing and Fair Share Plan provides for realistic opportunities to address the Affordable Housing Goals and Objectives of the Master Plan. It will provide alternative housing and programs consistent with the Municipal Land Use Law, the COAH rules, the New Jersey Development and Redevelopment plan.

A Motion was made by Mr. Nadolny and seconded by Mr. Ayers to open this matter to the public for questions regarding the Housing Plan & Fair Share Plan. All were in favor. The Motion was carried.

There was no public participation.

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

Town Center:

A discussion was held with regard to reducing the boundaries of the town center in order to stay within the 1200 home build out the township calculated. Ms. Tally indicated that the boundaries can be reduced. She further stated that they have been reduced from prior meetings. They reduced the boundaries to exclude to the east side of 206. They have also kept it south of Northrup Road to try and keep it concentrated as much as possible. They have excluded the

wetlands that are along the western border of the center. They have excluded the transition areas that are associated with those wetlands. In terms of density the utility area is not included in any of the density calculations. The conservation area, which is wetlands shown on the map, is not included in any of the calculations. Therefore, if we reduce the size of the center we are going to limit our ability to try and maximize the build out there of 1200.

A discussion was held with regard to the elimination of hotels from the town center. Ms. Tally indicated that there was a concern expressed to her that a hotel was basically a high-rise building and it would be out of scale with the Frankford Center. They have changed this definition to an "Inn", which should be no higher than 2 ½ stories.

A Motion was made by Mr. Nadolny and seconded by Mr. Hahn to open this matter to the public with regard to the Town Center Plan. All were in favor. The Motion was carried.

Dave Miller appeared before the board and requested that the board reduce the mixed use area of the center by 75% or 2/3. He feels the mixed use area is too large.

Stan Lumus appeared before the board and indicated that he was against building anything in this area.

Patrick Tipten appeared before the board and was concerned about the board down zoning one more time to compensate for the town center area.

Marion Matthews appeared before the board and was concerned with the increase in taxes from this development. She was against building anything in this area.

Susan Heble appeared before the board and she was also concerned about the increase in taxes. She moved from Rockaway because of the increase in taxes after that mall was built.

Charles McDermott appeared before the board and questioned Ms. Tally if the townhouses were limited to a certain number of bedrooms. She indicated that they were not, however studies have indicated that townhouses support significantly less school age children. Mr. McDermott also questioned who would build the sewer system and roads inside this development. Ms. Tally indicated that the developer would take responsibility for this.

Barbara Kelly appeared before the board and questioned if one developer purchased the entire mixed use area, could a mall be built. Ms. Tally indicated that the developer would have to integrate housing and commercial in this area.

Paul Supten, David Mintz and Allen Jones appeared before the board on behalf of the Citizens for Responsible Development at Ross's Corner. Mr. Supten indicated that he handed out comments to board earlier in the week with regard to the Town Center proposal this evening. Mr. Mintz indicated that they are very concerned about the TDR aspect of the plan. He indicated that the Stakeholders presumption was that there would not be any expansion of the potential 1200 build out in the township. Mr. Mintz further stated that the mixed use district of the plan is 92.3 acres which his group feels is too big. It allows for too much retail, too much commercial and too much housing. They asked that this district be reduced to what the State plans is that the core of a Village Center should be, which is about 64 acres as opposed to 92 acres. He further stated that a Village Center should be less than a 1 square mile, not 2 square miles, the core would be .1 square miles or 64 acres. Mr. Supten suggested taking the triangle area at the north end of the mixed used district and reserve it for corporate clients with a campus type development. He feels this would be less of an impact than retail. Mr. Mintz indicated that this triangle area could be used for housing, but the point they are making is reduce the mixed use core. The board indicated that this would increase the housing. Mr. Mintz indicated that he does not feel this way because the mixed use core requires that 20% be housing. The plan they are suggesting reduces the housing by approximately 100 homes.

Sue Satter appeared before the board and stated she was against development at Ross's Corner.

Jill Hoffman appeared before the board representing Loterdan Properties. She requested that the Senior development be allowed 3 units per acre, that the buffer areas be included in the density and that the age restricted area be allowed 3 stories.

Marion Matthews appeared before the board and suggested that the township put this development out to vote for the residents of Frankford Township. There being no further public participation, a Motion was made by Mr. Risdon and seconded by Mr. Nadolny to close this matter to the public. All were in favor. The Motion was carried.

A Motion was made by Mr. Ayers and seconded by Mrs. Caldwell to take a 5 minute recess. All were in favor. The Motion was carried.

A Motion was made by Mr. McDowell and seconded by Mr. Hahn to reconvene the meeting. All were in favor. The Motion was carried.

Mr. Ayers questioned Ms. Tally with regard to the 500 foot radius in the mixed use district. He suggested reducing the 500 foot radius to a 400 foot radius. He indicated that the 500 foot radius gives you a 200,000 square feet of commercial and the 400 foot radius would give you only 120,000 square feet of commercial. Ms. Tally indicated that this can be done.

Mr. Martin indicated one way to help elevate the school problem is to increase the age restricted housing to the maximum you can, which is 50% in the center residential district.

Housing Plan & Fair Share Plan:

A Motion was made by Mr. Zappile and seconded by Mrs. Caldwell on behalf of the Land Use Board to approve the Housing Element & Fair Share Plan dated October 15, 2005 prepared by David Troast. Roll Call:

YES: 10 Ayers, Hahn, Risdon, Zappile, McDowell, Martin, Nadolny, Romania, Gstattenbauer, Caldwell

NO: 0

ABSTAIN: 0

The Motion was carried.

A Motion was made by Mrs. Kristensen and seconded by Mr. McDowell on behalf of the Township Committee to endorse the approval by the Land Use Board to approve the Housing Element & Fair Share Plan dated October 15, 2005 prepared by David Troast. Roll Call:

YES: 3 Hahn, Kristensen, McDowell

NO: 0

ABSTAIN: 0

The Motion was carried.

Town Center:

A discussion was held with regard to the 3 story limitation as opposed to 2 ½ stories.

A discussion was held with regard to triangle piece of property at the north end of the mixed used district. Ms. Tally indicated that if this triangle piece (approximately 18.6 acres) was changed to center residential it will add 36 units base (because it is 2 units per acre) and then you would add another 1 ½ units per acre for senior. Mr. Clark indicated that this plan is starting to look like the plan submitted in 2000, which was turned down by the State. The only way to reduce housing, is to reduce the size of the center. Mr. Romania suggested just taking the triangular piece out of the town center. A discussion was held with regard to this. Ms. Tally indicated that this could be done, however, the area they are talking about should be cut off at the property line, which would make it approximately 21 acres instead of 18.6. The majority of the board indicated that this should not be taken out of the center.

A Motion was made by Mr. Ayers and seconded by Mr. Zappile to adopt the changes to the Master Plan: 1) Reduce the width of the boulevard from four lanes (two travel lanes in each direction) to two lanes (one travel lane in each direction); 2) Include the properties on the south side of Route 206 (Exxon through Yetter's Diner) within the Center to allow for potential expansion; 3) Require that on-street parking be designed as tandem parking; 4) Better integrate commercial and residential uses within the Mixed Use District by including the following requirement: "Within the Mixed Use district, all development applications should be designed to integrate retail, office, service, eating and drinking establishments and residential uses so that each use category is available within a 400 feet radius."; 5) In the Center Residential district, eliminate the requirement that 25 percent of all residential units shall be single-family detached residential, but add a new requirement that all single-family detached homes, or patio homes, be limited to an active adult community; 6) Eliminate hotels as a permitted use in the Mixed Use Center district, but permit banquet halls and inns; 7) Reduce maximum height in all districts to two and one-half stories – 35 feet; 8) On local streets, on street parking should be limited to one side of the street; 9) 50% of all housing in Center Residential shall be age restricted; 10) 18 +/- acres triangle area in the mixed use district shall be changed to the Center Residential district and to approve the re-examination report and to reaffirm the re-examination report which was passed in May, 2005. Roll Call:

YES: 7 Ayers, Zappile, McDowell, Nadolny, Romania, Gstattenbauer, Caldwell

NO: 3 Hahn, Risdon, Martin

ABSTAIN: 0
The Motion was carried.

BOARD BUSINESS:

Invoices:

A Motion was made by Mr. Martin and seconded by Mr. Zappile to approve the October 2005 Invoices on the Bill list attached hereto and made a part hereof. All were in favor. The Motion was carried.

ADJOURN:

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

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator