

BOARD BUSINESS CONT.

Town Center and Master Plan Ordinances cont.:

layout and superimposed it on a scaled map. Included on this map are:

- 1) A 74' right-of-way, not 72
- 2) 2 11' lanes
- 3) 8' island
- 4) 8' for parking instead of 7
- 5) Utility area of 4'
- 6) Sidewalks of 10'
- 7) The other streets at 55'

Mr. Pellow indicated that there are 11 lanes, a bike path on one side, parking on the other, utility areas and sidewalks. All this must be subtracted out and what the township is left with is the area that can be built in. In the proposed Master Plan there is a commercial build out of 384,000 square feet. However, once the items are subtracted out, you really are left with 301,478 square feet of commercial build out, which includes the parking lot for the ballpark. The parking lot from the ballpark is losing 1201 spaces. He further indicated after the deduction of the parking there is a commercial build out of 276,188 square feet and this is by scale. He indicated that the maximum building footprint that you can build in each block according to the floor area ratio is .128 for commercial and .032 for housing.

Mr. Pellow reviewed the Highway Commercial Zone. The Ordinance is requiring 5 acre zoning. None of the existing lots conform; therefore they will be non-conforming uses. He indicated that in the H2M report they indicated they had 204,000 of new commercial area, which is impossible. He further stated that on Emery Castimore's property there is only enough property to build 6,000 square feet; on the Tanis property there is 10,000 square feet and Harper/Lista and Sussex Bank property are built out. The maximum build out of this area is 196,000 square feet, not 604,000 as stated by H2M. He also reminded the board, under the town center designation plan endorsement; the state wanted everything up on 206 or 565 eliminated. They do not want any commercial LI Zone and that is 318 acres. He noted at the Stakeholders meeting they figured 700,000 square feet of commercial that the township is losing. He noted that there was commercial in the C3 Zone on the other side of 206 which has gone to Green Acres and the Township. The State wants this area to be open space to match the town center.

Mr. Pellow indicated that the township will only get 296,000 feet of commercial building. He feels the floor area ratio has to be adjusted because you can't get enough floor area in here.

Mr. Pellow reviewed the sewer area of the town center. The commercial area of 276,000 square feet is 27,600 gallons a day; the housing area is 17,000 gallons a day in the mixed use area; the triangular area housing is 10,000 gallons a day; Lorterdan's property is 61,000 gallons a day; the ballpark is 10,000 gallons a day; the existing commercial highway is 6,000 gallons per day. This adds up to only 134,000 gallons a day. He indicated this sewer area will take 200,000 gallons per day. Therefore, there is plenty of sewage.

Mr. Pellow indicated that in the 2000 Master Plan there is 430,000 square feet of commercial in this area. This plan has reduced the commercial to 276,000 square feet.

Mr. Pellow expressed his concern with the conservation area on the proposed plan. He feels this area can be used for density or even conservation, and just take out the wetlands. He noted that there is only a 50' buffer in this area.

