

**FRANKFORD TOWNSHIP SUBCOMMITTEE  
OCTOBER 2, 2007  
WORKSHOP AT OFFICE OF SMART GROWTH**

**ATTENDANCE:**

Jessica Caldwell, Planner of Frankford Township  
Thomas F. Collins, Jr., P.P., Esq. Attorney of Frankford Township  
Richard Clark, Esq., Attorney of Frankford Township  
Ursula Leo, Esq., Attorney of Frankford Township  
Wolfgang Gstattenbauer, Land Use Board Member of Frankford Township  
Jay Romania, Land Use Board Chairman of Frankford Township  
Richard Martin, Land Use Board Member of Frankford Township  
Carolann Kristensen, Mayor of Frankford Township  
Janice Talley of H2M, Planner of Frankford Township  
Sharon M. Yarosz, Land Use Board Administrator of Frankford Township  
Nick Angarme of NJDOT  
Susan Weber of NJDOT  
Steve Bruden State TDR Bank Board  
Robert Lang, NJDA  
Courtenay Mercer of the Office of Smart Growth  
Corey Piasecki of the Office of Smart Growth  
Tim Brill of the State Agricultural Commission-State TDR Bank Board

**Plan Endorsement of Frankford Township:**

Ms. Mercer passed out the new plan endorsement guidelines and explained the 10 step process that OSG is in the process of adopting, a copy of which is attached hereto and made a part hereof. There was considerable discussion as to whether Frankford is already in the process of Plan Endorsement or just beginning.

Various state agencies presented the various “perks” involved with the new plan endorsement process. The state explained that they are trying to tie incentives into the plan endorsement process and are asking municipalities to let them know what type of state assistance they need in their communities.

NJDEP went through a list of new proposed environmental regulations that will impact municipalities.

Mrs. Talley presented the Township’s draft TDR plan. The state had concerns with the sending area being to “scattered” and included areas that were forested and a campground. They mentioned that they would like to see more land in the sending area and more units transferred. They want the as of right densities to be lower.

Mrs. Caldwell presented the Town Center concept plan. Ms. Mercer made the following comments on the plan: 1) The mixed use area should be compacted toward the center and the residential should be spread out. Residential and mixed use densities could be maintained; 2) The road along the wetland should be moved so that public access to the open space is more readily available; 3) Alleys should be brought closer to residences; 4) “Cul-de-sac” turn arounds should be changed for another type of turn around.

Ms. Mercer said the plan was close and with some tweaking would be acceptable to the state.

The next steps were discussed, including preparation of a municipal self assessment report.

The meeting was adjourned.

Respectfully submitted,

SHARON M. YAROSZ  
Land Use Administrator