

**FRANKFORD TOWNSHIP LAND USE BOARD
JANUARY 22, 2020 – 7:00 P.M.
MINUTES OF THE REGULAR MEETING**

CALL TO ORDER

The meeting was called to order by Chairman, Jay Romania, 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. Gstattenbauer, Mr. Civitan, Mrs. Albanese, Mrs. Bell, Mr. Risdon, Mrs. French, Mr. Romania, Mr. Pierson, Mr. Delima and Mr. Macri. Also present were Mr. Collins, the board attorney, and Mr. Pellow, the Board Engineer.

Those absent: Mr. Wingle, Mr. Dolan (excused), Mr. Kobis.

PUBLIC

A Motion was made by Mr. Delima and seconded by Mrs. Albanese to open this meeting to the public. All were in favor. The Motion was carried.

There being no further public participation, a Motion was made by Mr. Pierson and seconded by Mr. Delima to close this matter to the public. All were in favor. The Motion was carried.

RESOLUTIONS

Richard Wingle – LUB 19-18 – Block 1, Lot 2.03 – 749 County Route 565 – Final Site Plan:

The Resolution was reviewed. A Motion was made by Mr. Delima and seconded by Mr. Gstattenbauer to approve the Resolution for the applicant, Richard Wingle, for a Final Site Plan. Roll Call:

YES: 7 Gstattenbauer, Bell, French, Romania, Pierson, Delima, Macri

NO: 0

ABSTAIN: 0

The Motion was carried.

Charles & Carol Ann Daley – LUB 19-17 – Block 142, Lots 2 & 3 – 51 Lower North Shore Road – “C” & “D” Variances:

The Resolution was reviewed. A Motion was made by Mr. Delima and seconded by Mr. Macri to approve the Resolution for the applicant, Charles & Carol Ann Daley, for a “C” & “D” Variance. Roll Call:

YES: 7 Gstattenbauer, Bell, French, Romania, Pierson, Delima, Macri

NO: 0

ABSTAIN: 0

The Motion was carried.

NEW APPLICATIONS

Sussex Commons Associates, LLC – LUB 04-41 – Block 11, Lots 13, 13.04, 13.05, 13.06, 13.07, 13.09, 13.11, 13.12, 13.13, 13.14, 13.15 & 15 – Concept Application:

Appearing before the board was Howard Buerkle, one of the owners of Sussex Commons Associates, LLC.

Mr. Buerkle indicated he was first before the board 18 years ago. He further stated that a lot has changed since that time and the time of the approval. The economy has changed. The original approval was for 365,000 square feet of commercial space and homes. The original approval was in 2005. It took another 7 years to get the approval from the County for the opening on Route 565. And finally, it took another 2 years to get approval from the DEP for the Water Treatment Plant. When they first did the plan for the town center, it included residential, commercial and recreational uses.

Mr. Buerkle indicated that over the past 18 years, things have changed. Younger couples want to spend more time with their children, the retail world has changed and the millennium world has changed. This can be seen by the large growth in apartments, small homes and town homes. In reviewing this plan, they recognized the fact that commercial is not a big part of any project at this time. He indicated that Restaurants are big, particularly Restaurants that have outside seating. The other item that they found years ago is the need for a hotel in this area.

Mr. Buerkle reviewed his proposed plan with the board. They have included a hotel on Route 206, which they plan a typical Marriot with 4 stories with 102 room model which is typical in New Jersey because it gives you a free liquor license (This license cannot be transferred to another ownership). There is also a pad for a fast food restaurant. At one time a local bank was interested in space on the corner. There would be a monument on the corner with the name of the project “Frankford Town Center”. Mr. Buerkle indicated that the total retail space is approximately 39,000 square feet. The restaurant area would have seating areas outside with fountains and fire pits. The larger retail space would be for something like a Walgreens, which is not in this area. The other retail spaces are shallow. The retail stores have changed. When he first started in this business, most retail stores were 100 feet deep. The retail stores now average 60’ deep and 25’ wide, which is what they have proposed (1500 square feet). They are proposing to separate the commercial from the residential by a wall which will be 6’ high. This is to give privacy to the town homes directly behind the commercial buildings.

He indicated that he has joined up with Ryan Homes which is the same developer in the new Sparta development on Route 15. Ryan is the 5th largest home developer in the United States. They are offering Town Homes which start at the mid \$300,000 and private homes in the mid \$400,000. The private homes have basements that can be finished. All the homes have radon systems, energy star, poured foundations, energy efficient heating systems and hot water systems.

Mr. Buerkle indicated that everything is connected with sidewalks to the commercial area. The private homes are on lots of 50’ x 106’. The entry into the private home is off of Route 565 and you can travel through to the commercial area. Most of commercial will come off of Route 206. He indicated that the stormwater drainage will be located near the private homes. There are no wetlands in this area. When there is a heavy rain the water drains off the ballpark in a swale which goes underneath Championship Drive into the stormwater basin they are proposing. This stormwater system will also drain Championship Drive.

Mr. Buerkle indicated that the commercial area has sufficient parking pursuant to Frankford’s Code. He stated that the water treatment plant and apartments are also a part

NEW APPLICATIONS CONT.

Sussex Commons Associates, LLC – LUB 04-41 – Block 11, Lots 13, 13.04, 13.05, 13.06, 13.07, 13.09, 13.11, 13.12, 13.13, 13.14, 13.15 & 15 – Concept Application cont.:

of this project. There are discussions with some of the land owners on Route 206 for some of the apartments. COAH requires 15% of the total number of living units to be moderate income. They have looked at putting the COAH units adjacent to this project as well as other locations. The water treatment plant will be in an area on the ballpark. They have had discussions with the ballpark owners. The discharge area is essentially where it was proposed previously and it will not change. There will be gas provided as well as electricity which will all be underground. The water treatment plant has a capacity that was approved by the DEP of 140,000 gallons a day. The water that is available to them will more than handle this development. The agreement they have with the County and the Municipality is that the County will take over the water treatment plant once it is installed. The total capacity approved by the State is 210,000 gallons; 12,000 gallons is for the ballpark; the initial buildout without the commercial would require approximately 90,000 gallons a day; a hotel takes 10,000 gallons a day; the rest of the commercial will bring the total capacity needed up the total 140,000 gallons.

Mr. Buerkle explained that the commercial area consists of a 4 story hotel, 3 restaurants that average about 6000 square feet with outside, inside seating, patio areas around all of the restaurants, and a fast food restaurant near the hotel. The commercial area has a large building which they are trying to get a CVS or Walgreens. The smaller stores are 60' deep. The smaller stores will depend on the size that is requested. The total commercial will not be more than 39,000 square feet.

Mr. Romania indicated that he was concerned about the hotel being so close to the road because if you compare it to the Sparta development, the Assisted Living Home is so close to the road totally detracts from the development because it blocks 90% of the view of the development. He is also concerned about the density of the homes because it will not look like Sussex County.

Mr. Risdon questioned as to how many homes in total he is proposed. Mr. Buerkle indicated that they are proposing 100 single family homes with a mix of 2 story and single story homes. They are also proposing 140 Town Homes. The original proposal was approximately 35 homes. Mrs. French was concerned about the schools with this big of a development. She was also concerned with fire suppression system with the 4 story hotel.

Mr. Buerkle indicated that this development without the commercial will bring approximately \$2.6 Million to the Town. The school system and the county is approximately 65% to 70% of that \$2.6 Million, which is approximately 500,000 a year. Most of the homes that are single story for couples without children and retired individuals. Mrs. French questioned if he would restrict this development to 55 and older. Mr. Buerkle indicated that he would not restrict the development to over 55, which is the worst selling unit in New Jersey. They are not building them anymore. The reason for this is that they never appreciate. Mr. Buerkle indicated that they also have to have an additional 35 units approximately for COAH which they plan to have apartments off site.

Mr. Risdon was concerned with the amount of the housing and that if more commercial wanted to come at a later time, there is nowhere to expand the commercial area with all the housing. Mr. Risdon questioned Mr. Buerkle about parking. He indicated that they are proposing on street parking and each Town House and single family home should have a 2 car garage. There are also 2 lots without any housing which could be a community parking area.

NEW APPLICATIONS CONT.

Sussex Commons Associates, LLC – LUB 04-41 – Block 11, Lots 13, 13.04, 13.05, 13.06, 13.07, 13.09, 13.11, 13.12, 13.13, 13.14, 13.15 & 15 – Concept Application cont.:

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

Appearing before the board was Rick Ferrugia. Mr. Ferrugio questioned who would maintain the roads in the development. Mr. Buerkle indicated that the HOA fees would pay for the maintenance. However, it would depend upon the Township. This has yet to be determined. Mr. Ferrugio was also concerned about the landscaping and berms along Route 565 to give the homes privacy. He was also concerned that this area is the gateway to the community and he was concerned about the architecture of the homes.

Appearing before the board was George Harper, who owns the property next to this development. He indicated that he would like to see one of the roads that comes out to Route 206 not be isolated from his property. They have two entrances on his property and he would prefer to enter from the Town Center area and close the 2 entrances that they currently have.

There being no further public participation, a Motion was made by Mr. Delima and seconded by Mr. Gstattenbauer to close this this matter to the public. All were in favor. The Motion was carried.

ADJOURN

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

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator