

**THE TOWNSHIP OF FRANKFORD
COUNTY OF SUSSEX, NEW JERSEY**

ORDINANCE 2023-011

AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FRANKFORD IN THE COUNTY OF SUSSEX TO AMEND CHAPTER 30, "COMPREHENSIVE LAND USE," TO AMEND THE FAR GRAPH IN SCHEDULE E.

PURPOSE STATEMENT: The purpose of this Ordinance is to amend the Frankford Code to amend the graph of FAR in Schedule E.

WHEREAS, under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-89, a governing body shall, at least every ten (10) years, provided for a general reexamination of its Master Plan and development regulations by the Land Use Board, which shall prepare and adopt by resolution a report of the finding of such reexamination; and

WHEREAS, a public hearing was held before the Land Use Board on February 22, 2023 to consider the recommendations set forth in the 2023 Master Plan Reexamination Report prepared by Matthew Morris, P.P., L.L.A., Harold E Pellow and Associates, Inc. dated February 22, 2023; and

WHEREAS, the Master Plan Reexamination Report was adopted as revised by the Board at the meeting of February 22, 2023 and memorialized at the meeting of March 22, 2023; and

WHEREAS, the Master Plan Reexamination Report made recommendations for specific changes to be made to the master plan and development regulations pursuant to N.J.S.A. 40:55D-89d to address recent issues regarding land use within the Township; and

WHEREAS, the Master Plan Reexamination Report made the specific recommendation to revise the Floor Area standards in the AR zone to update the graph and to confirm that the floor area of basements and cellars shall not be included in the floor area ratio even if they are finished; and

WHEREAS, the Township wishes to amend "Comprehensive Land Use," to replace the existing Floor Area Ratio table and the graph in Schedule E.

NOW, THEREFORE, BE IT ORDAINED, by the Committee of the Township of Frankford, County of Sussex that the Code of the Township of Frankford be amended as follows:

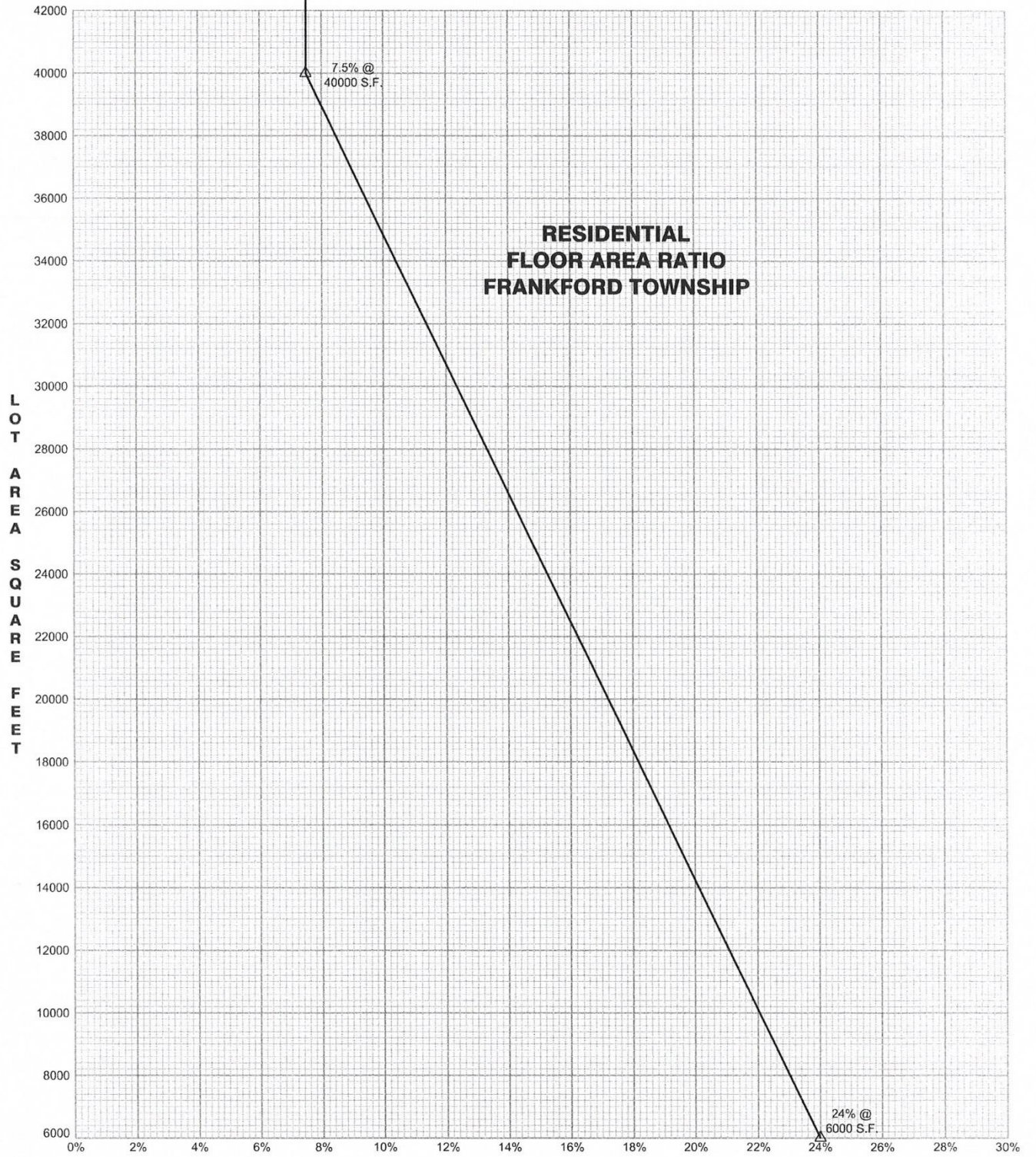
Section 1. Chapter 30, COMPREHENSIVE LAND USE, Attachment 5 – Schedule E – Floor Area Ratio is amended to delete the existing graph and replace it with the new graph attached here within.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason by any Court of competent jurisdiction, such provision(s) shall be deemed severable, and the remaining portions of this Ordinance shall remain in full force and effect.

Section 3. Repealer. All ordinances or parts of ordinances or resolutions that are inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

Section 4. Effective Date. This ordinance shall take effect after the second reading, public hearing, adoption and publication, in accordance with the law and filing with the Sussex County Planning Board.

SCHEDULE E



**RESIDENTIAL
FLOOR AREA RATIO
FRANKFORD TOWNSHIP**

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REVISED 2/21/23**

**THE TOWNSHIP OF FRANKFORD
COUNTY OF SUSSEX, NEW JERSEY**

ORDINANCE 2023-011

**AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FRANKFORD IN
THE COUNTY OF SUSSEX TO AMEND CHAPTER 30, "COMPREHENSIVE LAND USE," TO AMEND FLOOR
AREA RATIO (FAR) AND THE FAR GRAPH IN SCHEDULE E.**

PURPOSE STATEMENT: The purpose of this Ordinance is to amend the Frankford Code to exclude basement and cellars from the calculation Floor Area Ratio and to amend the graph of FAR in Schedule E.

NOTICE OF INTRODUCTION

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Frankford held on August 8, 2023 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on September 12, 2023 at 7:00 p.m. or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 151 US Highway 206, Augusta, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Lori Nienstedt, MBA, RMC
Administrator, Municipal Clerk

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THE COUNTY OF SUSSEX TO AMEND CHAPTER 30, "COMPREHENSIVE LAND USE," TO AMEND THE FAR
GRAPH IN SCHEDULE E.**

NOTICE OF ADOPTION

Notice is hereby given that the foregoing Ordinance was adopted on second reading after a public hearing at a meeting of the Mayor and Committee of the Township of Frankford, County of Sussex, State of New Jersey, held on the September 12, 2023.

Lori Nienstedt, RMC, MBA
Municipal Clerk, Administrator