

**2025**

**HOUSING ELEMENT &**

**FAIR SHARE PLAN**

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

**PREPARED FOR:**

Frankford Township  
151 Route 206  
Augusta, NJ 07822

**PREPARED BY:**



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**June 11, 2025**

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in black ink, appearing to read 'Matthew Morris', is written over a horizontal line.

Matthew J. Morris, New Jersey Professional Planner License #6118

## Acknowledgements:

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## **Introduction**

On March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act. The law requires that the Department of Community Affairs (DCA) perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law.

The Office of Policy and External Affairs and Local Planning Services in the DCA calculated both the present need and prospective need obligations for the fourth round in line with the formulas and criteria outlined in P.L. 2024, c.2 (The Affordable Housing Law).

In Frankford Township, the Present Need for the fourth round has been calculated to be 13 units and the Prospective Need has been calculated to be 64 units.

On January 28, 2025, Frankford Township adopted Resolution 2025-019, adopting the Fourth Round affordable housing obligations. On January 29, 2025, the Township filed a Declaratory Judgment action with the Superior Court seeking approval of a Housing Element and Fair Share Plan proposed to be adopted by June 30, 2025, pursuant to the requirements of the Amended Fair Housing Act and Directive #14-24 issued by the Program. On April 24, 2025, the Court granted approval to proceed with the adoption of the Housing Element and Fair Share Plan.

The Affordable Housing Law requires the adoption of an updated housing plan by June 30, 2025 which addresses these fourth-round numbers. This housing plan will provide specific changes to the Township Ordinance to update the zoning in order to provide the opportunity to meet the affordable housing obligation.

## Summary of Frankford Township's 2016 Housing Element and Fair Share Plan

The previous Housing Element and Fair Share Plan was prepared by The Nelson Consulting Group and dated March 14, 2016, with revision dates of March 24, 2016 and November 18, 2016. The revisions were based on the Settlement Agreement, dated September 12, 2016, between Frankford Township and Fair Share Housing Center. Per the settlement, it was agreed that Frankford's affordable housing obligation for the Third Round was as follows:

Prior Round Obligation	36 Units
Present Need	26 Units
Prospective Need	<u>145 Units</u>
Total = 207 Units	

### Prior Round Obligation

The 2016 Housing Element and Fair Share Plan identified several projects that were aimed at addressing the Township's prior round obligation. The Settlement Agreement identified the following compliance mechanisms to meet Frankford Township's Prior Round need of 36 units:

Prior Round	Units	Bonus
Frankford Township 2 Family (Rental)	2	2
SCARC Group Homes	6	6
Evermay Assisted Living	4	4
Town Center Sussex Commons Site Plan Phase 1	18	18
Sussex County/Sparta Ecumenical Council Age Restricted Units	10	
<b>Total (Credit and Bonus)</b>	40	9 Maximum
<b>Total Prior Round</b>	<b>49</b>	
Excess Credits & Bonus to be applied to Third Round	13	

### Present Need

Per the 2016 Housing Element and Fair Share Plan, in order to meet the Present Need obligation of 26 units, Frankford agreed to operate a municipal rehabilitation program to meet its present need/rehabilitation share and initially made available to that program \$150,000 through the Township's Housing Trust Fund. In addition, the Township supplemented its Housing Trust Fund with money generated by development fees and grants, as needed.

**Perspective Need**

Per the Settlement Agreement, Frankford Township agreed to implement the following mechanisms to address its Third Round perspective need of need of 145 units:

<b>Perspective Need</b>	<b>Units</b>	<b>Bonus</b>
Excess Credits and Rental Bonuses from Round 2	13	13
Willowglen Group Homes	10	10
Capital Care Group Homes	11	11
Evermay Assisted Living	10	
Town Center (future Phases)	65	2 Maximum
<b>Total (Credit and Bonus)</b>	109	36
<b>Total Prospective Need</b>	<b>145</b>	

## Demographic Characteristics

The Township of Frankford encompasses 34.8 square miles and has a population of 5,302 residents or about 152 people per square mile in the Township. The population in the Township decreased from 5,565 residents to 5,302 residents (4.8 percent) between 2010 and 2020. The average household size in Frankford is 2.79 people, down from the average household size of 2.81 in 2010.

The homeownership rate in Frankford is about 90.4 percent, much higher than the New Jersey average of 65.4 percent. Frankford's housing vacancy rate is 18.27 percent, which is lower than in 2010 when the Township had an 18.8 percent vacancy rate. Second homes and vacation homes make up a large percentage of the vacant units in Frankford.

Median household income in Frankford in 2023 is \$113,642. The poverty rate in Frankford is 2.8 percent with an estimated 146 individuals living below the poverty level.

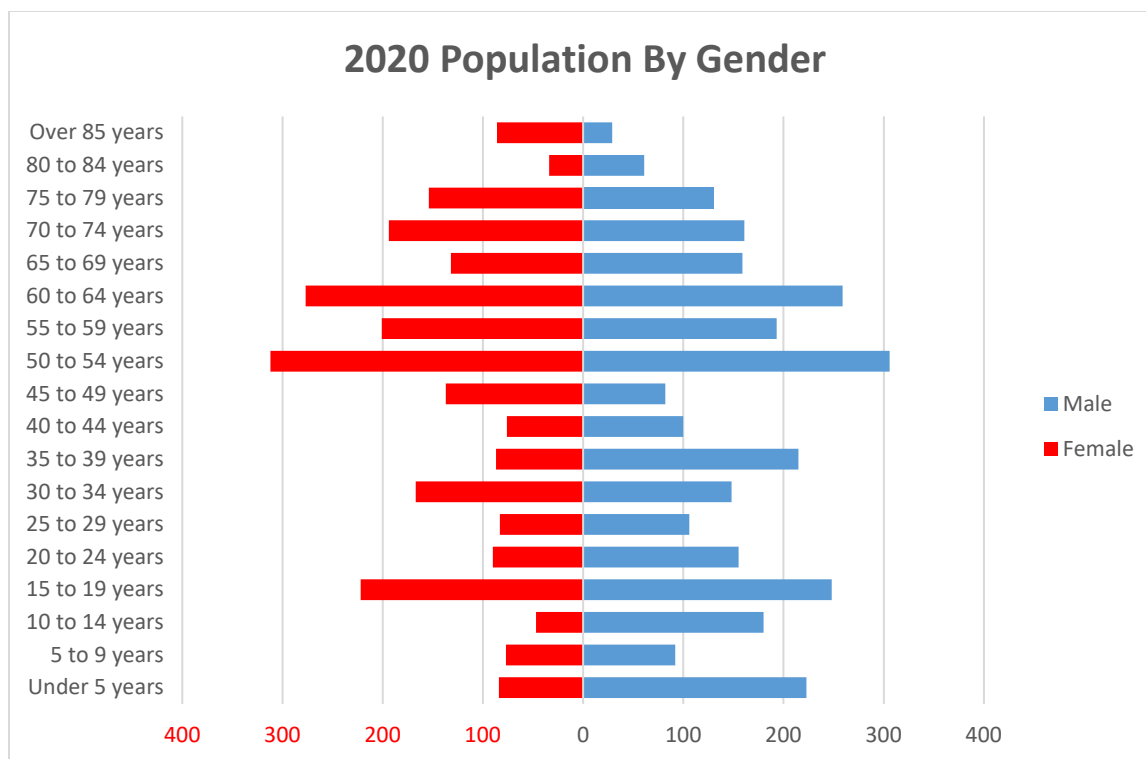
General Demographics	
Land Area (sq. mi.)	34.8 sq. mi.
Population	5,302
Households	2,035
Average Household Size	2.79
Housing Units	2,550
Home Ownership Rate	90.4%
Vacancy Rate	18.27%
Median Household Income (2023)	\$113,642
Per Capita Income (2023)	\$52,166
Poverty Rate (2023)	2.8%
Unemployment Rate (NJ March 2025)	4.7%

Information taken from US Census Bureau (2020) if not specifically stated

Age distribution in the Township shows a fluctuation throughout age cohorts. As represented in the table below, male outnumber females through most cohorts except 45-79. Males greatly outnumber females in the 14 and under age range. Males and females are roughly even in numbers in the 40-79 age cohorts.

## Frankford Township Housing & Fair Share Plan

June 2025



Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP1)

Census data shows that the population in Frankford Township grew steadily from 1990 through 2010 and then declined in 2020. Sussex County as a whole followed this trend while New Jersey saw an overall increase in population over the last 30 years.

Population	Frankford Township	Sussex County	New Jersey
1990	5,114	130,943	7,730,188
2000	5,420	144,166	8,414,350
2010	5,565	149,265	8,791,894
2020	5,302	144,221	9,288,994

Information taken from US Census Bureau

Between 2010 and 2020 Frankford saw a decrease in 1-person households and an increase in 2 and 3 person households. There was a significant increase in 4-or-more person households during that period.

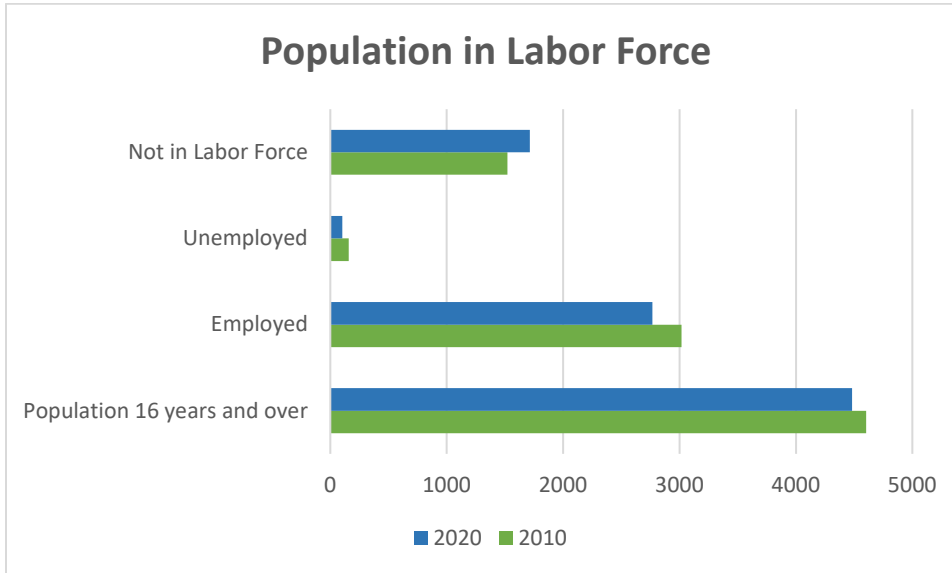
Household Size	2010	2020	% Change
1-Person Household	391	308	-21%
2-Person Household	747	912	22%
3-Person Household	370	401	8.3%
4-or-More-Person Household	202	414	105%

Information taken from US Census Bureau



**Frankford Township Housing & Fair Share Plan****June 2025**

Between 2010 and 2020 there was a 2.6% decrease in the potential working population 16 and over. The number of both employed and unemployed dropped over that 10-year period while the number of individuals not in the labor force increased, showing an aging of the population.



Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP1)

<b>Employment Status</b>		
<b>Industry</b>	<b>Estimate</b>	<b>Percentage</b>
Agriculture, Forestry, Fishing and Hunting, and Mining	84	3.1%
Construction	282	10.5%
Manufacturing	160	6%
Wholesale Trade	116	4.2%
Retail Trade	254	9.5%
Transportation and Warehousing, and Utilities	127	4.7%
Information	76	2.8%
Finance and Insurance, and Real Estate and Rental and Leasing	120	4.5%
Professional, Scientific, and Management, and Administrative and Waste Management Services	390	14.5%
Educational Services, and Health Care and Social Assistance	681	25.3%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	189	7%
Other Services, Except Public Administration	87	3.2%
Public Administration	124	4.6%
<b>Total Civilian Employed Population 16 Year and Older</b>	<b>2,687</b>	<b>100%</b>

Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP03)

## Housing Characteristics

Frankford Township has 2,550 housing units, of which 95 percent are single family detached homes, according to the 2020 U.S. Census. Vacant housing units comprise almost 19 percent of the total number of units, or 466 housing units. 10 percent of the Township's housing stock was built prior to 1940 while about 55% was built between 1960 and 2000.

Year Structure Built		
Year Built	Number of Units	Percentage
2020 or Later	9	0.4%
2010 to 2019	92	4.5%
2000 to 2009	309	15.2%
1980-1999	625	30.7%
1960-1979	490	24.1%
1940-1959	304	14.9%
1939 and Earlier	206	10.1%
<b>Total</b>	<b>2,035</b>	<b>100%</b>

Information taken from US Census Bureau (2023: ACS 5-year Estimates Subject Table, Table B2504)

The vast majority of housing units in Frankford Township are single-family residences with 3% being two-units or more.

Units in Structure		
Type	Number of Unit Built	Percentage
Single, Detached	1,951	95.9%
Single, Attached	23	1.1%
2 Apartments	11	0.5%
3 to 4 Apartments	33	1.6%
5 to 9 apartments	6	0.3%
10 or More Apartments	11	0.5%
Mobile Home & Trailer	0	0%
<b>Total</b>	<b>2,035</b>	<b>100%</b>

Information taken from US Census Bureau (2023: ACS 5-year Estimates Subject Table, Table B2504)

**Frankford Township Housing & Fair Share Plan****June 2025**

In Frankford Township, 466 (18.27 percent) of the 2,550 housing units were listed as vacant according to the 2020 U.S. Census. Of these units, 364 units were for seasonal, recreational or occasional use. Additionally, 47 units were for rent or sale and 10 units were sold or rented but not occupied. Presumably, these units will be occupied at some point and won't remain as vacant housing stock. The remaining 45 vacant housing units comprise approximately 9.7 percent of the total housing stock in the Township.

<b>Vacancy Status</b>		
<b>Type</b>	<b>Number of Unit</b>	<b>Percentage</b>
For Rent	11	2.3%
For Sale Only	36	7.7%
Rented, Not Occupied	0	0%
Sold, Not Occupied	10	2.1%
For Seasonal, Recreational, or Occasional Use	364	78.2%
All Other Vacancies	45	9.7%
<b>Total</b>	<b>466</b>	<b>100%</b>

Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP1)

<b>Construction Permits Issued - 2004-2023</b>			
<b>Year</b>	<b>1 &amp; 2 Family</b>	<b>Multi</b>	<b>Mixed-use</b>
2004	20	0	2
2005	14	0	0
2006	12	0	0
2007	15	0	0
2008	14	0	0
2009	12	0	0
2010	10	0	0
2011	9	0	0
2012	11	0	0
2013	7	0	0
2014	7	0	0
2015	5	0	0
2016	4	0	0
2017	5	0	0
2018	7	0	0
2019	7	0	0
2020	0	0	0
2021	4	0	0
2022	2	0	0
2023	2	0	0
<b>Frankford Total</b>	<b>167</b>	<b>0</b>	<b>2</b>
<b>Sussex County Total</b>	<b>3,303</b>	<b>710</b>	<b>28</b>
<b>New Jersey Total</b>	<b>196,108</b>	<b>161,185</b>	<b>3,341</b>

New Jersey Department of Community Affairs, Housing Units Certified, 2004-2024

**Frankford Township Housing & Fair Share Plan****June 2025**

The following tables provide the market value of owner-occupied structures and the value by contract rent of renter occupied units, according to the 2020 U.S. Census. It should be noted that due to current housing markets, these numbers now will underestimate the current values.

<b>Value of Occupied Units</b>	<b>Unit</b>	<b>Percentage</b>
<b>Owner Occupied Units</b>	<b>1,398</b>	
Less than \$50,000	0	0%
\$50,000 to \$99,999	98	7%
\$100,000 to \$149,999	331	23.7%
\$150,000 to \$199,999	439	31.4%
\$200,000 to \$299,999	454	32.5%
\$300,000 to \$499,999	62	4.4%
\$500,000 to \$999,999	14	1%
\$1,000,000 or more	0	0%
Median	\$179,100	
<b>Occupied Units Paying Rent</b>	<b>198</b>	
Less than \$200	0	0%
\$200 to \$299	16	8.1%
\$300 to \$499	15	7.6%
\$500 to \$749	71	35.9%
\$750 to \$999	37	18.7%
\$1,000 to \$1,499	40	20.2%
\$1,500 or More	0	0%
No Cash Rent	19	9.6%
Median	\$675	

Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP4)

## **Land Use and Zoning Analysis**

Frankford is a rural farming and residential community. The total population is 5,302 people residing in 2,550 housing units, based on the 2020 US Census.

Frankford Township has two watershed management areas, the Upper Delaware along the western half of the Township and the Walkill along the eastern half of the Township. Portions of the Paulins Kill River, Papakating Creek, Dry Brook and Culvers Creek flow through the Township. The NJDEP sets septic system density standards for HUC11 watersheds throughout the state. The septic density standards for Frankford Township range from 4.7 to 5.2 acres per septic system.

Frankford has experienced very modest residential growth over the past two decades as shown in the above “Construction Permits Issued - 2004-2023” table, the number of dwelling units constructed for a five-year period from 2018 to 2023 is 22 units.

Commercial development is also typically very modest in the Township. Per the New Jersey Department of Community Affairs data, for the five-year period from 2018 to 2023 88,000 square feet of new office space was constructed and 14,700 square feet of new retail was constructed.

### **Current Zoning**

The current zoning map is made up of fourteen zone districts including one residential district, one agricultural/park district, six commercial districts, one industrial district and five Town Center Zones.

#### **Agricultural/Residential (AR)**

The majority of the Township is in this zone district, which permits single family residential; agriculture; boarding stables; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; community residences for the developmentally disabled; community shelters for victims of domestic violence; family day care home; outdoor recreation; public parks and planned adult communities. The minimum lot size for a conventional subdivision in the district is one unit per 5 acres depending on the environmental constraints. Existing undersized lots of one acre or more can build as of right, provided that the bulk standards can be met.

#### **Agricultural/Park (AP)**

The purpose of the agricultural/park district is to provide an open space zone district for publicly owned parklands within the Township. No residential buildings are permitted in this zone. The permitted uses in this zone include agriculture; country clubs; health clubs; outdoor recreation and private and commercial recreational facilities.

Commercial (C-1)

The purpose of C-1 district is to provide opportunities for smaller scale retail, business and office land uses. Strip type commercial development is discouraged. The C-1 district is located at the crossroads of Route 206 and 565. The permitted uses include agriculture; antique shops; banks, saving and financial offices; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; drive-thru facilities; farmstands; funeral homes; galleries; health care facilities; health clubs; health services; motor vehicle facility/car wash; offices; personal service establishments; professional offices; private and commercial recreational facilities; restaurants; retail sales and services; studios; supermarkets; theaters and veterinary hospitals. Design standards promote early American colonial architectural styles.

Commercial (C-2)

The C-2 district is located on two lots in the Township: Block 18 Lot 7.01 and Block 30 Lot 6. Strip type commercial development is discouraged in the C-2 District. The permitted uses in the C-2 district include agriculture; antique shops; banks, saving and financial offices; boarding stables; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; drive-thru facilities; farmstands; funeral homes; galleries; health care facilities; health clubs; health services; hotel/motels; motor vehicle facility/car wash; multi-family units & mixed with office & retail uses; offices; personal service establishments; professional offices; private and commercial recreational facilities; restaurants; retail sales and services; retail/shopping center; riding academy/stables; studios; supermarkets; theaters; veterinary hospitals and wedding receptions.

Commercial/Professional (C-3)

The purpose of the Commercial/Professional district is to encourage smaller scale office uses and office parks in a residential character. The district is located along Route 206 and Plains Road. The permitted uses in the C-3 district include agriculture; banks, saving and financial offices; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; funeral homes; galleries; health services; offices; professional offices; public parks; theaters and veterinary hospitals.

Commercial Recreation Resort (C-R)

The Commercial Recreation Resort district provides opportunities for planned resort and hotel conference centers in a rural natural setting. The permitted uses in the district include resort hotels, ski facilities, health resorts, conference centers, and associated uses such as stores, restaurants, administrative uses and outdoors activity areas. The permitted uses in the AR district are the underlying uses for the district. Wastewater facilities will be required to implement a major resort area.

Light Industrial (LI)

The Light Industrial District provides land area for businesses connected to manufacturing and warehousing. Light industrial uses in Frankford Township are defined as any use or activity conducted indoors in connection with the manufacture, assembly, disassembly, fabrication, or processing of materials, products or information, which do not utilize any hazardous materials as defined by N.J.A.C.

The permitted uses in the Light Industrial District include agriculture; automobile service stations; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; health care facilities; health clubs; health services; light industry; offices; professional offices; commercial and private recreational facilities and research labs.

Center Enhancement District 1 (CED-1)

The purpose of the CED-1 District is to provide opportunities for existing commercial business and office uses on smaller existing lots at the outer core of the proposed town center and along other crossroad locations along Route 206 to provide for a myriad of other uses which will complement, supplement and enhance the activities taking place in the center. These additional uses shall be of a character one would normally expect to find located on major County and State roadways which at that same time also provides the normal customary and accessory service uses expected by the motoring public as it passes through the municipality in keeping with the rural character design standards of Frankford. Equally, many of the retail and service establishments double as neighborhood commercial areas for adjacent residential areas, particularly around the lake communities. These uses will also enhance existing uses in the region which one would not normally find in a town center. By way of example, businesses specializing in the sale, repair and restoration of all kinds of motorized vehicles including, but not limited to, cars, trucks, tractors, off-road vehicles, boats, motorcycles, snowmobiles along with non-motorized such as boats, bicycles, snowboards and other similar types of recreational equipment.

The permitted uses in the Center Enhancement District 1 include: agriculture; antique shops; banks, saving and financial offices; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; craft and hobby; drive-thru facilities; farmstands; funeral homes; galleries; health care facilities; health clubs; health services; motor vehicle facility/car wash; offices; personal service establishments; professional offices; private and commercial recreational facilities; restaurants; retail sales and services; retail shopping centers; studios; supermarkets; theaters and veterinary hospitals.

Center Enhancement District 2 (CED-2)

The purpose of the CED-2 District is to provide opportunities for moderately sized, commercial, office and light industrial development in the outer core of the proposed town center and at other crossroad locations along Route 206 while at the same time

permitting any and all existing uses located in the previous C-2 Zone to continue on "as of right" as permitted uses except as noted in keeping with the rural character design standards of Frankford.

The permitted uses in the Center Enhancement District 2 include: agriculture; antique shops; banks, saving and financial offices; boarding stables; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; clubhouse; country club; craft and hobby; drive-thru facilities; farmstands; funeral homes; galleries; health care facilities; health clubs; health services; hotel/motel; motor vehicle facility/car wash; offices; personal service establishments; professional offices; private and commercial recreational facilities; restaurants; retail sales and services; retail shopping centers; riding academy/stables; studios; supermarkets; theaters; veterinary hospitals and wedding receptions.

#### Frankford Center Core (FCC)

The purpose of the Frankford Center Core (FCC) District is to provide opportunities for larger scale planned commercial and office development and mixed uses in the core of the proposed Frankford Town Center at the crossroads location on Route 206.

The total intensity of development and density of use in this zone shall be limited in any applications and approvals to require no more than the total of 210,394 gallons per day (gpd) of projected flows of treated wastewater approved as set forth in the Site Specific Wastewater Management Plan Amendment (WWMP) for the Frankford Center Sewer Service Area (SSA).

The permitted uses in the Frankford Center Core District include: agriculture; antique shops; banks, saving and financial offices; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; clubhouse; colleges and private schools for academic instruction; community residences for the developmentally disabled; community shelters for victims of domestic violence; craft and hobby; drive-thru facilities; single-family dwelling; townhouses; duplexes, triplexes, quadraplexes; ECHO housing; festivals such as music, arts and crafts, and food and seasonal events; family daycare home; farmstands; funeral homes; galleries; health care facilities; health clubs; health services; hotel/motel; motor vehicle facility/car wash; multifamily units mixed with office and retail uses; offices; personal service establishments; professional offices; private and commercial recreational facilities; single-family residential; restaurants; retail sales and services; retail shopping centers; stadium; studios; supermarkets; theaters; veterinary hospitals and wedding receptions.

#### Frankford Center Neighborhood Services (FCNS)

The purpose of the Frankford Center Neighborhood Service Zone is to provide for smaller scale mixed use and commercial activities of a more neighborhood character than the Center Core Area, and to incorporate more residential uses.



The total intensity of development and density of use in this zone shall be limited in any applications and approvals to require no more than the total of 210,394 gallons per day (gpd) of projected flows of treated wastewater approved as set forth in the Site Specific Wastewater Management Plan Amendment (WWMP) for the Frankford Center Sewer Service Area (SSA).

In the Frankford Center Neighborhood Services Zone, the building types may include single use buildings and mixed-use buildings for retail and offices on the first floor, and apartments or condominiums and multi-family units on upper floors together with standalone uses such as restaurants, hotels, multi-family and condominium buildings. The Frankford Center Neighborhood Service commercial uses, such as grocery stores, are also permitted. Assisted living, nursing homes and continuing care facilities are permitted. Medical services such as doctors' offices, urgent care facilities, laboratories and x-ray facilities are permitted. The Neighborhood Residential uses are incorporated into this area as an option including single family, duplexes, triplexes, townhouses and condominium/multi-family units and live work units. Low-income units are also permitted in mixed use areas and buildings and adjacent to the same. Accessory dwelling units are also a permitted use.

In the Frankford Center Neighborhood Services Zone, applications for development for the portion of the zone north of the Frankford Center Commercial Zone along Route 206 may be developed for a Planned Development of up to 250 residential units including single family, duplexes, triplexes, quadraplexes, townhouses, live work units or multi-family units up to the total sewage capacity available for the application and no greater than the sewage capacity limitation set forth in a above. The units may be mixed-use buildings. At least 20% of the for-sale units shall be affordable units, and at least 15% of the rental units shall be affordable units.

In the Frankford Center Neighborhood Services Zone, applications for development for the portion of the zone northeast of the Frankford Center Commercial Zone along Route 565 may be developed for a Planned Development of up to 250 residential units including single family, duplexes, triplexes, quadraplexes, townhouses, live work units or multi-family units up to the total sewage capacity available for the application and no greater than the sewage capacity limitation set forth in a above. The units may be mixed-use buildings. At least 20% for sale units shall be affordable units, and at least 15% of rental units shall be affordable units.

Prior to approval of such planned developments, the applicant shall prove and the planning board shall find the following facts and conclusions:

- a. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning ordinance standards;

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- b. That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate;
- c. That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
- d. That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established; and
- e. That the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

Compliance with Frankford Center Circulation Plan, Safe Streets Principles and Design Standards. All applications for development in the zone shall be consistent with the following design requirements and standards:

- a. The streets, walks and bikeways shall be substantially consistent with the Township of Frankford Circulation Plan Element of the Master Plan and the safe streets goals, objectives and principles.
- b. The design of the buildings and architecture shall be based on a consistent theme throughout the center. The design theme shall be based upon traditional materials and design standards similar to Frankford Township's rural agricultural history with traditional architectural features such as residential appearance, pitched roofs, and traditional exterior materials such as clapboard, and stone, brick and similar exterior materials.

The uses permitted in the Frankford Center Neighborhood Services Zone include: agriculture; antique shops; banks, saving and financial offices; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; clubhouse; colleges and private schools for academic instruction; community residences for the developmentally disabled; community shelters for victims of domestic violence; craft and hobby; drive-thru facilities; single-family dwelling; townhouses; duplexes, triplexes, quadraplexes; ECHO housing; family daycare home; farmstands; funeral homes; galleries; health care facilities; health clubs; health services; hotel/motel; motor vehicle facility/car wash; multifamily units mixed with office and retail uses; offices; personal service establishments; planned adult community; professional offices; public parks; private and commercial recreational facilities; single-family residential; restaurants; retail sales and services; retail shopping centers; studios; supermarkets; theaters; veterinary hospitals and wedding receptions.

Rural Reserved Areas/Utility Areas Zone (RRU)

The purpose of the Frankford Rural Reserved Areas/Utility Areas Zone is to provide opportunities for open spaces, walkways, pathways, parks, essential services, and public utilities excluding sewage treatment plants and discharge fields and water systems and facilities, including wells, well houses, and water tanks. Water tanks shall use existing topographic conditions to reduce the height of the tanks. Water tanks shall be no higher than 75 feet in height.

Public Utilities are the only permitted use in the RRU zone.

Frankford Center Economic Development (FCED)

The purpose of the Frankford Center Economic Development Zone (FCED) is to provide for light industrial, storage and office uses in a campus like planned development manner in a portion of the Frankford Center to encourage economic development uses.

The total intensity of development and density of use in this zone shall be limited in any applications and approvals to require no more than the total of 210,394 gallons per day (gpd) of projected flows of treated wastewater approved as set forth in the Site Specific Wastewater Management Plan Amendment (WWMP) for the Frankford Center Sewer Service Area (SSA).

The uses permitted in the Frankford Center Neighborhood Services Zone include: agriculture; business services; cannabis cultivation center; cannabis manufacturing facility; cannabis microbusiness; childcare centers; health care facilities; health clubs; health services; light industry; offices; professional offices; public parks; private and commercial recreational facilities and research labs.

Frankford Center Recreation Zone (FCR)

The purpose of the Frankford Center Recreation Zone (FCR) is to allow the existing baseball park to continue with its accessory and subordinate uses.

The total intensity of development and density of use in this zone shall be limited in any applications and approvals to require no more than the total of 210,394 gallons per day (gpd) of projected flows of treated wastewater approved as set forth in the Site Specific Wastewater Management Plan Amendment (WWMP) for the Frankford Center Sewer Service Area (SSA).

The uses permitted in the Frankford Center Recreation Zone include: athletic events; child care centers; colleges and private schools for academic instruction; community residences for the developmentally disabled; concerts and entertainment; festivals such as music, arts and crafts, food and seasonal events; farmstands; health clubs; open air cinema in stadium; outdoor recreation; commercial and private recreation facility; restaurant; rodeos; shows and expos such as motor and recreational vehicles, outdoors,

pets, boats, hunting, fishing, sports, collectors, car/truck/motorcycle, trade, fireworks display; stadium; theater and wedding receptions.

The above list is a basic summary of zoning regulations within Frankford Township. The municipal ordinance also includes multiple mechanisms for advancing the intent of the Fair Housing Act including:

- a. Permitting incentive zoning and mandatory set-aside as a permitted use in the AR district and a conditional use in all other districts (per Section 30-1202.3 of the Township Code).
- b. Permitting Elder Cottage Housing Opportunity units as a permitted use in the Frankford Commercial Center Core and Frankford Center Neighborhood Services zone districts and as an accessory use in the AR district. Permitting onsite detached housing for an elderly or adult handicapped relative advances the goal of preserving multigenerational family continuity.

**Fair Share Plan**

As stated earlier in the document, the Office of Policy and External Affairs and Local Planning Services in the DCA calculated both the present need and prospective need obligations for the fourth round in line with the formulas and criteria outlined in P.L. 2024, c.2 (The Affordable Housing Law). Per this calculation, Frankford Township, has a Fourth Round Present Need of 13 units and a Prospective Need of 64 units.

On January 28, 2025, Frankford Township adopted Resolution 2025-019, adopting the Fourth Round affordable housing obligations. On January 29, 2025, the Township filed a Declaratory Judgment action with the Superior Court seeking approval of a Housing Element and Fair Share Plan proposed to be adopted by June 30, 2025, pursuant to the requirements of the Amended Fair Housing Act and Directive #14-24 issued by the Program. On April 24, 2025, the Court granted approval to proceed with the adoption of the Housing Element and Fair Share Plan.

As referenced in the 2016 Housing Element and Fair Share Plan, Frankford Township had a Second Round carryover of 36 units, a present need of 26 units and a prospective need of 145 units. Per the Plan, mechanisms were put in place to meet the Township's housing obligation and included the Frankford Town Center and the use of the Housing Trust fund. Thus, the Township has met its Third Round needs.

<b>Fourth Round Fair Share Plan</b>		
<b>Item</b>	<b>Mechanism</b>	<b>Units</b>
Third Round Carryover Units		0
Fourth Round Obligation – Present Need	Housing Trust Fund	13
Fourth Round Obligation – Perspective Need	Frankford Town Center/Redevelopment	64
<b>Total</b>		<b>77</b>

**Present Need**

At this time the Township's Housing Trust Fund has a total of \$397,401.09 available for rehabilitation needs. The Township should continue to make these funds available for eligible project and advertise the housing rehabilitation program. The housing trust fund is supplemented by Frankford's Development Fee Ordinance and the NJ Statewide Non-Residential Development Fee.

**Perspective Need****Increasing Wastewater Capacity in the Town Center**

The Frankford Town Center was utilized for the both the Second Round and Third Round affordable housing calculations. The overall development of all of the Town Center zone districts, as a whole, is limited by the total of 210,394 gallons per day (gpd) of projected flows of treated wastewater approved as set forth in the Site Specific Wastewater Management Plan Amendment (WWMP) for the Frankford Center Sewer Service Area (SSA). In order to create more opportunities for affordable housing this plan recommends removing the limit of the permitted gpd which would create more opportunities for housing development at greater densities. Due to the lack of sewer service area throughout the Township, future intensive development is limited to the Frankford Town Center area.

**Increasing Residential Development size in the Frankford Center Neighborhood Service Zone**

Per the Township Ordinance, the Frankford Center Neighborhood Service Zone permits a planned development of up to 250 residential units in the portion of the zone along Route 206 and 250 residential units in the portion of the zone along Route 565. At least 20% of the for-sale units shall be affordable units, and at least 15% of the rental units shall be affordable units. The maximum residential units permitted in each area of this zone should be increased to 300 residential units in order to permit an increase in possible affordable units.

**Inclusionary Zoning Ordinance**

The Township's Inclusionary Zoning Ordinance (Section 30-1202.3 of the Township Code) currently states: "The density increases granted for the construction of the affordable units on site, and the use of alternate structures and/or use types for the affordable units shall not require a "c" or "d" variance." The ordinance should be amended to remove this statement and require an applicant to increase the affordable housing set aside for rental units from 15 to 20 percent for any development application requiring a bulk or use variance per NJSA 40:55D-70c and 40:55D-70d. This change will ensure that any adaptive reuse of non-conforming properties will include a larger percentage of affordable housing.

**Redevelopment Plan**

Per Frankford Township's existing zoning, multi-family units, townhouses, duplexes, triplexes and quadraplexes are limited to the Town Center Zone. The Township should consider pursuing possible areas in need of redevelopment to assess if there are any blighted, underutilized properties in the municipality that would be well suited for redevelopment. Of particular interest are Block 24 Lots 1, 1.01, 1.02, 10.03 and 12 adjacent Branchville Borough.

## **Consistency with the State Development and Redevelopment Plan**

At the time of the preparation of this Housing Element and Fair Share Plan (HEFSP), the update to the New Jersey State Development and Redevelopment Plan (State Plan) is expected to be completed in late 2025. The last update to the State Plan was adopted in 2001. Per the 2001 plan, Frankford Township is located in the Rural Planning Area (PA4), the Rural/Environmentally Sensitive Planning Area (PA4B) and the Environmentally Sensitive Planning Area (PA5). The State Plan describes the following intents for each planning area:

- Rural Planning Area: PA4, and the Rural/Environmentally Sensitive Planning Area: PA4B: Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.
- Environmentally Sensitive Planning Area: PA5: Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

This plan proposes future development in the Frankford Town Center where sewer and public water is already allocated and is consistent with the State Plan.

## **Conclusion**

Frankford Township has been engaged historically in the affordable housing process and has proven that it has met its previous round obligations for affordable housing through its current zoning.

This housing plan recommends that the Township meet its present need housing obligation for rehabilitation through the established Housing Trust Fund. Limited availability of water and sewer in Frankford Township as well as environmental constraints and the rural nature of the municipality limit future development. This plan recommends future development take place in the already established Frankford Town Center as well as possible redevelopment in order to accomplish the intent of the Fair Housing Act and meet the Township's perspective need housing obligation.