
INTEROFFICE MEMORANDUM

TO: GREG SIPPLE
FROM: DEBRA NATYZAK, FRELINGHUYSEN TOWNSHIP
SUBJECT: CROSS-ACCEPTANCE III QUESTIONNAIRE, FOR FRELINGHUYSEN TOWNSHIP
DATE: 1/10/2005

Replies to the questionnaire are as follows:

- 1) The Frelinghuysen Township Master Plan is generally consistent with the State Development and Redevelopment Plan (SDRP). The Township lies in planning areas PA-4, PA-4B, and PA-5 and their planning efforts are consistent with the State Plan. These planning areas are the rural planning area, environmentally sensitive rural planning area, and the environmentally sensitive planning area respectively.
- 2) Areas that are NOT consistent with the plan are: the calculations for Frelinghuysen's Planning area build-out analysis and a the minimum zone for Frelinghuysen is AR-4. As of March 2004, the minimum lot was AR-4. Since there are no AR-3 in Frelinghuysen the build-out analysis calculations would also change and with these calculations there must be a factor that needs to be taken into account. Of the developable land stated as 6940 acres a factor of constraints needs to be added. Constraints being: rock outcrops, streams, springs, creeping wetlands. Over 2/3 of the land in Frelinghuysen has Karst features or limestone rock out crops. Therefore taken into fact of constraint features the additional build-out should be more to the factor of 800 and not 2,069.
- 3) No. The town centers of Johnsonburg and Marksboro do not have the infrastructure to be considered town centers of high density growth. Johnsonburg is a settlement formed from the 1750's. Geographically it was the central point for the then newly formed Sussex County. Much of the settlement lies along the edges of rock outcrops due to the high water table of the town area proper. The area on the northern side of Johnsonburg is in a conservation trust and therefore would not allow any sewage treatment facility on this property. There is also concern with the errors found on the build-out analysis. The information is incorrect and needs to be revised to reflect the AR-4 zone only. We also question where the development factor is derived from? Looking at the planning area map (supplied); there is a 1:7 area ratio of rural land versus land that is designated as environmentally sensitive and parks. It appears that the state/county plan is not taking into account that these lands have lower development potential. There are areas scattered throughout Frelinghuysen Township that are classified as being high priority heritage sites (based on pristine water quality). These areas are not even mapped out or maybe they are in a class called environmentally sensitive. The plan should strongly map out water sources and quality. The state plan has incorporated the Highlands issues of water quality and it must incorporate the natural resources of "other" areas in New Jersey as well. This plan should stress water quality in each area (township) and not generalize the issue of water quality and density of development.

- 4) I have not read the whole plan. Cannot comment at this time.
- 5) The planning area map is too generalized. Frelinghuysen Township doesn't even have a gas station. It has been the Township's philosophy to maintain itself as a low density, single family, detached bedroom community with a strong agricultural and historical component. The whole township is rural environmentally sensitive the area designated as rural has no meaning, therefore take it out.
- 6) Everything. We have limited infrastructure and are self reliant on our own well water, septic systems, roadways are paved (tar & chip), no public transportation unless you go to public school, have one cell tower on Southtown Road, storm drains that do no function in the town of Johnsonburg, no recycling or solid waste facilities. We cannot expand our public infrastructure unless we get a major source of funding (property tax cut or public utility revenue like Blairstown).
- 7) These have been incorporated in our revised master plan. Again very generalized.
- 8) The state agencies should come to each township and present the plan. If there is a representative from the county who is suppose to collate information from the municipalities then that person is responsible to getting the information to the municipalities. Communication is key concern with this state plan. It encompasses a large territory and each municipality is different in their land use laws. Many townships do not want to accept the plan for the basic fact that a state plan does not consider home rule when formulated. Need more communication.
- 9) Need to mandate rural communities with tax incentives. There is no incentive for municipalities to preserve rural heritage. Land is a commodity and is sold to the highest bidder.
- 10) No.
- 11) N/A.
- 12) N/A.
- 13) We are currently looking for a planner to help revitalize our town center of Johnsonburg and Marksboro for revitalization and to meet the new COAH obligations.