

THE TOWNSHIP OF FRANKFORD  
COUNTY OF SUSSEX, NEW JERSEY

ORDINANCE 2024-008

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
FRANKFORD AMENDING THE CODE OF THE TOWNSHIP TO AMEND CHAPTER 30  
ENTITLED "COMPREHENSIVE LAND USE" AND ZONING MAP TO IMPLEMENT  
THE RECOMMENDATIONS OF THE FRANKFORD TOWNSHIP LAND USE BOARD'S  
MASTER PLAN REEXAMINATION REPORT OF JANUARY, 2024

**PURPOSE STATEMENT:** The purpose of this Ordinance is to amend Chapter 30 entitled "Comprehensive Land Use" of the Township of Frankford and the Zoning Map to implement the recommendations of the reexamination report of the Land Use Board of January, 2024, and to amend the Zoning Map. The Ordinance and Zone Map are amended to add certain lands to the A/P Agricultural Park Zone District and to amend the zone boundary line and Center Enhancement Zone District (CED-2 Zone District) along 565 to extend the depth of the zone line to the property lines.

**WHEREAS,** by way of this Ordinance, the Township Committee intends to implement the recommendations of the Frankford Township Land Use Board's 2024 Master Plan Reexamination Report.

**NOW, THEREFORE, BE IT ORDAINED,** by the Township Committee of the Township of Frankford, County of Sussex that Chapter 30, entitled "Comprehensive Land Use" is hereby amended as follows:

**Section 1.** The Zone Map of the Township of Frankford, in particular Section 30-1004-1 adopting the Zone Map is amended to be updated to the new Zone Map to be dated with the date of adoption of this Ordinance, a draft of which is attached hereto as 2024 Zone Map. Section 30-1004-1 is amended to state as follows:

"30-1004-1 ZONING MAP. The Boundaries of all zone districts set forth in this section shall be and are as shown on a map entitled "Zoning Map Frankford Township, Sussex County, New Jersey, prepared by Harold T. Pellow and Associates dated June 27, 2007, and amended through the date of this Ordinance."

**Section 2.** After introduction, the Township Clerk is hereby directed to submit a copy of this Ordinance to the Land Use Board of the Township of Frankford for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board is directed to make and transmit to the Township Committee, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance, which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**Section 3.** 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 4.** 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 5.** Effective Date. This ordinance shall take effect as provided by law.

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SUSSEX COUNTY, NEW JERSEY**

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NOTICE OF INTRODUCTION**

**PLEASE TAKE NOTICE** that the above Ordinance was introduced and passed upon first reading at a regular meeting of the Frankford Township Committee held at the Municipal Building, 151 US-206, Augusta, NJ., New Jersey 07822 on May 14, 2024, and will be considered for final passage and adoption at the regularly scheduled meeting of the Township Committee of the Township of Frankford to be held at the Municipal Building, 151 US-206, Augusta, NJ., New Jersey 07822, on June 11, 2024 at 7 p.m., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same.

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Lori Nienstedt, RMC, MBA  
Municipal Clerk

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

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**NOTICE OF ADOPTION**

Notice is hereby given that the foregoing Ordinance was adopted on second reading after a public hearing at a Workshop Meeting of the Mayor and Committee of the Township of Frankford, County of Sussex, State of New Jersey, held on June 11, 2024.

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Lori Nienstedt, MBA, RMC,  
Municipal Clerk