

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of Planning & Zoning
Zoning Office – Planning Board – Zoning Board of Adjustment

Municipal Building
475 DeMott Lane
Somerset, NJ 08873-6704
732.873.2500
Fax: 732.873.0844
www.franklintwpnj.org

MEMORANDUM

To: Planning Board

From: Mark Healey, PP, AICP
Director of Planning

Date: June 7, 2007

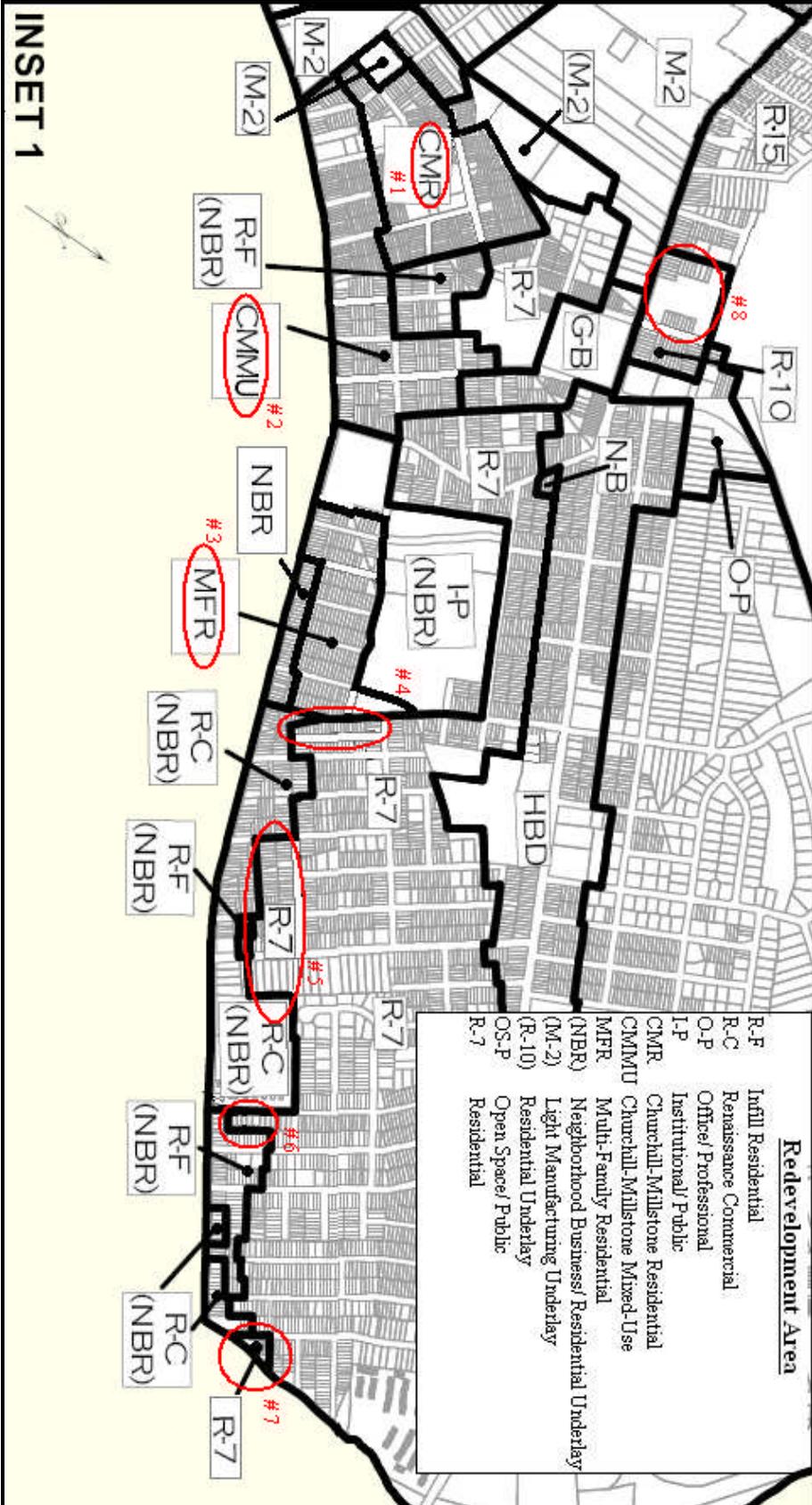
RE: Master Plan Amendments

This memorandum outlines the Master Plan amendments adopted by the Planning Board at the June 6, 2007 meeting.

Land Use Plan – Inset 1

As shown in Map #1, below, Inset 1 of the Land Use Plan map will be revised as follows:

- To reflect recent changes in zone designations in the Redevelopment Plan. These are reflected as changes #1, #2 and #3.
- To propose more appropriate zoning for certain areas adjoining the Redevelopment Area. Specifically, there are four areas currently designated General Business (G-B) that should be in the R-7 residential zone. These changes are proposed since none of these areas actually front Route 27 (where general business use is appropriate), since these areas are currently occupied by residences and/or since they adjoin existing and/or future residential development. These are reflected as changes #4, #5, #6 and #7.
- To reflect the removal of the portion of Block 289 between Francis and Berry Streets from the Redevelopment Area. This is reflected as change #8.



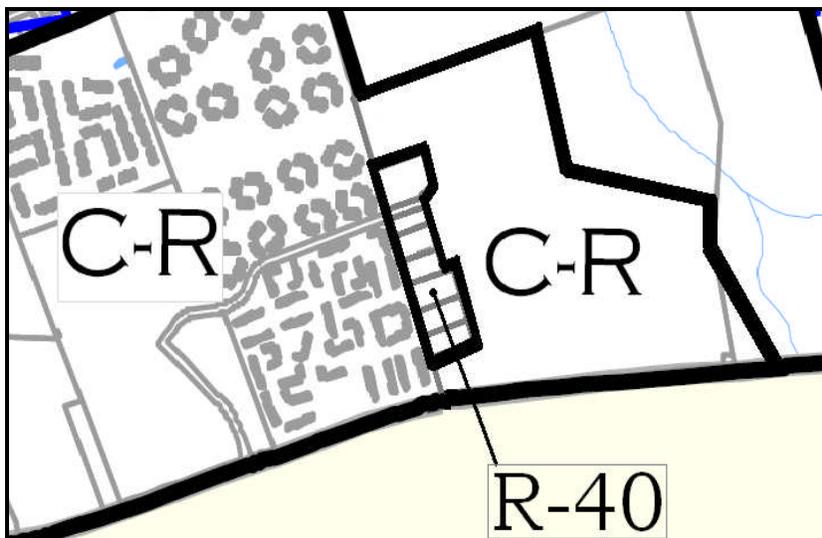
Sector 2 - Land Use Recommendation #1 (Consolata Missions)

Land Use Recommendation #1 pertaining to Sector 2, on page 9 of the Land Use Plan Element of the Master Plan, would be amended as follows.

- 1. C-R Zone, Consolata Missions (Block 57.01, Lots 48.01, 47.02, 47.03, 43.08, 46, 45, 44, 43.07 and 43.04).** The northwestern corner of Cortelyous Lane and Route 27 is currently zoned Cluster Residential. This particular corner contains the Consolata Missions property and approximately 7 single-family residential lots along Cortelyous Lane. Because these properties are not appropriate for Cluster Residential development and because it is believed that Route 27 in this area is nearing over-development, it is recommended that the Township investigate less intensive zoning for the area, this area be re-zoned, and the Missions property should be re-zoned A to tie in with the land to the west and north, including the preserved land. Should Consolata Missions desire to provide affordable housing on their property as an enhancement to the general welfare of people in the area, it is recommended that the Township consider a rezoning request for such a purpose. It should be considered to establish a separate Institutional Zone for the Consolata Missions property, and other larger tract, institutional sites, such as Pillar of Fire. The single-family frontage lots should be re-zoned to R-40 to reflect existing development. If a separate Institutional zone is established for larger tract institutional/ charitable sites with their own internal master plan, such as Pillar of Fire and Rutgers Prep School, this zone might also be appropriate for the Consolata property

The Land Use Plan map would be amended as shown on Map #2, below. The Land Use Plan map would thus recommend that the single-family frontage lots be re-zoned to R-40 to reflect existing development. The Consolata Missions property would retain its C-R designation pending further investigation of a more appropriate zoning designation of the property.

Map #2



Sector 3 - Land Use Recommendation #8 (Block 92)

Land Use Recommendation #8 pertaining to Sector 3, on page 13 of the Land Use Plan Element of the Master Plan, will be deleted in its entirety. The proposed commercial use in this block which spurred the suggestion of a zoning change has now been approved by variance, and there is no need to change the zoning of the remainder of the block.

~~8. Hamilton Street (Block 92, Lots 1-55), R-10 Zone.~~

~~The Planning Board has received a request from a property owner to rezone Block 92, Lots 5-11 and 44-48, located on Hamilton Street, between Shirley Avenue and Wheeler Place, from R-10 to M-2, so that it is feasible to develop the property for office/warehouse use. Based on its location and surrounding area, it is recommended that the entirety of Block 92 should be rezoned from R-10 to M-2.~~

The Land Use Plan map would be amended as shown on Map #3, below. The Land Use Plan map would thus recommend that the existing zoning in the area pertaining to Land Use Recommendation #8 - Sector 3, remain unchanged.

Map #3



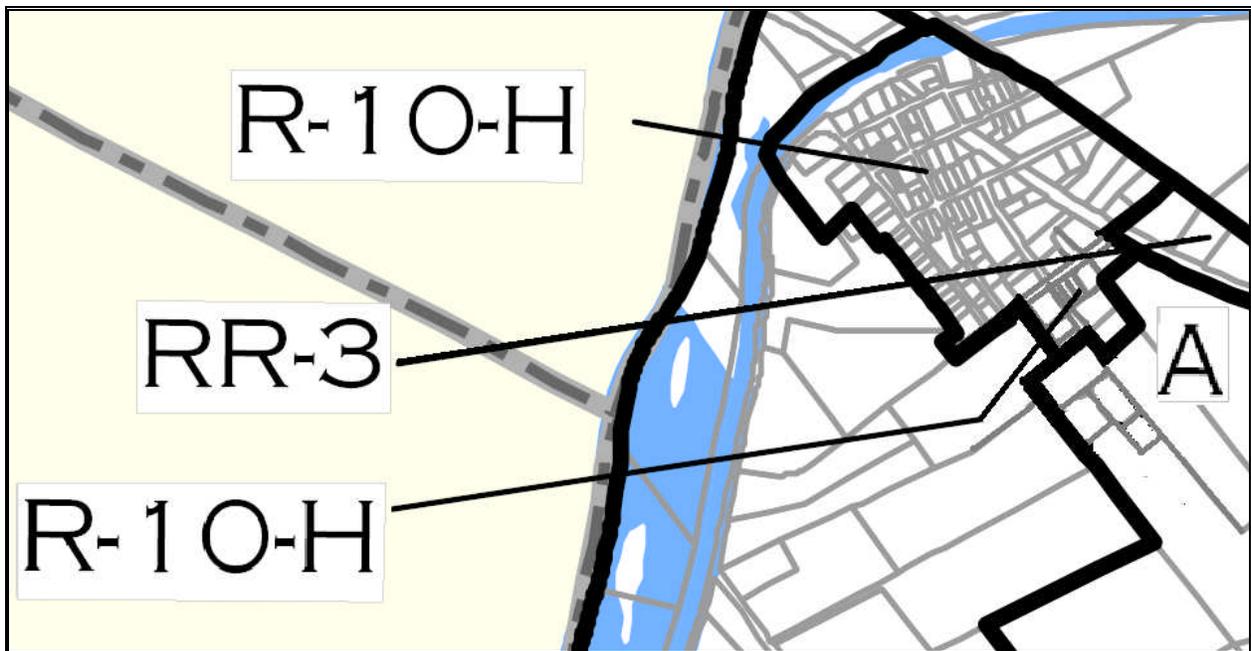
Sector 4 - Land Use Recommendation #4 (East Millstone)

Land Use Recommendation #4 pertaining to Sector 4, on page 16 of the Land Use Plan Element of the Master Plan, will be revised as follows.

4. **Block 73.01, Lots 25-27, 28.01, 28.02, 28.04, 29, and 31-36.** It is recommended that this area be rezoned from A to R-10-H to provide for the continuance of 10,000 square-foot residential lots.

The Land Use Plan map would be amended as shown on Map #4, below. The Land Use Plan map would thus recommend that the existing zoning of lots 28.01, 258.02, 28.04 and 29 remain unchanged while lots 25-27 and 31-36 be rezoned to the R-10-H district.

Map #4



Other Zoning Ordinance Recommendations

The Land Use Plan Element would be amended to delete item #4 under “Other Zoning Ordinance Recommendations” as follows:

- ~~4. Landscaping Contractor is a use that is not currently permitted in the Township, however many such uses exist in the R-40 and A Zones as a result of use variance approval. These uses are typically characterized by a small principal office building, outdoor storage of small quantities of mulch, gravel, pavers, plant material and the like, and space for the storage of equipment and machinery. Landscape Contractors take the machinery and materials off-site to serve clients. This use could be treated as a conditional use with standards related to a minimum lot size of 3 acres, outdoor storage, the amount of equipment stored~~

~~on-site and the like, and could be permitted conditionally in zones such as the A, RR, and R-40 Zones.~~

|

**RESOLUTION OF
THE PLANNING BOARD OF THE TOWNSHIP OF
FRANKLIN, SOMERSET COUNTY, NEW JERSEY**

WHEREAS, N.J.S.A. 40:55D-89 requires a periodic reexamination of a municipality's Master Plan; and

WHEREAS, the Planning Board of Franklin Township undertook a review of the Township's Master Plan and pursuant to N.J.S.A. 40:55D-28 prepared a Master Plan, with related maps and diagrams; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-28, the Planning Board of Franklin Township held various public hearings on the Master Plan; and

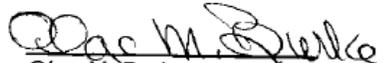
WHEREAS, on March 22, 2006 the Planning Board approved the Master Plan as amended, which approval was memorialized by resolution on April 5, 2006 (2006 Master Plan); and

WHEREAS, over the last year the Township has implemented a significant number of the recommendations in the 2006 Master Plan; and

WHEREAS, in its efforts to implement the Master Plan, and for reasons explained in the minutes of various Planning Board meetings over the last year, the Planning Board has found it appropriate to modify or eliminate certain Master Plan recommendations.

NOW THEREFORE BE IT RESOLVED, by the Planning Board of Franklin Township, Somerset County, State of New Jersey, that pursuant to N.J.S.A. 40:55D-28 the Planning Board hereby adopts the amendments to the 2006 Master Plan described in the June 7, 2007 memorandum to the Planning Board from the Township Director of Planning, Mark Healey, PP, AICP.

I hereby certify that this is a true copy of the resolution adopting the Master Plan of Franklin Township, Somerset County, on ~~April 5, 2006~~ 6/20/07


Olga M. Burke
Planning Board Secretary

VOTE ON MOTION: June 6, 2007
For:

Theodore Chase, Chair
Michael Orsini, Vice Chair
Maureen Sturgeon
Joel Mintz
Robert Thomas
James P. Pettit
Harold Weber

Against:
None

VOTE ON RESOLUTION: June 20, 2007
For:

James Pettit
Maureen Sturgeon
Robert Thomas
Chairman Chase

Against:
None