

# Franklin Township

Somerset County, New Jersey



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

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## MEMORANDUM

To: Planning Board

From: Mark Healey, PP, AICP  
Director of Planning

Date: November 19, 2009

RE: Master Plan Amendments (Fall 2009)

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This memorandum outlines proposed amendments to the Land Use Plan Element of the Township Master Plan including the Land Use Plan map.

### **Land Use Plan – Elimination of S-C-V “Overlay” zone**

The large portion of the “superblock” bounded by Cedar Grove Lane, New Brunswick Road, Elizabeth Avenue and Weston Road is located within the Senior Citizen Village (S-C-V) “Overlay” designation on the Land Use Plan map in the Land Use Plan Element of the Township Master Plan.

In accordance with the S-C-V zone that covers that area, this area has been developed with several age-restricted developments – Somerset Run, Sterling Point and Renaissance.

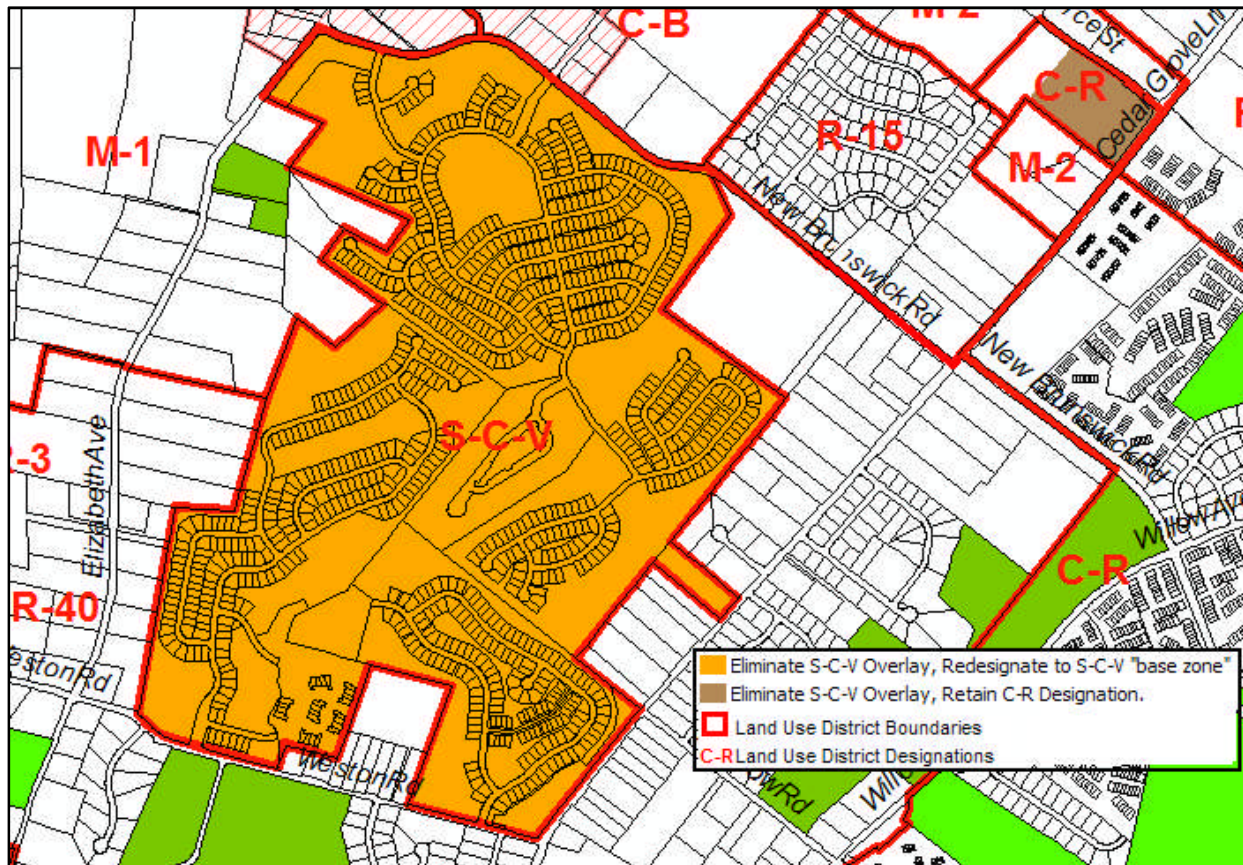
While developed in accordance with the S-C-V “overlay” zone, this area still retains its existing M-1 and R-40 “base” zoning. The northwesterly portion of this S-C-V “overlay” zone retains its M-1 (Light Manufacturing) “base” zoning, while the remainder retains its R-40 (Single-Family Residential) “base” zoning.

Since this area has been developed in accordance with the S-C-V zone, the Land Use Plan map will be revised to eliminate the S-C-V “overlay” designation where it exists in this area and to simply place it within an S-C-V “base” designation, with the M-1 and R-40 “base” designations in this area being eliminated. The Township Zoning Map should be revised to reflect this.

Similarly, a portion of the Cluster-Residential (C-R) zoned property at the corner of Cedar Grove Lane and Pierce Street is located within the S-C-V “overlay.” Since this property is being developed in accordance with the C-R zone, there exists no need for the S-C-V “overlay” designation at that location.

The Land Use Plan Map is revised as reflected in the figure below with respect to the “superblock” bounded by Cedar Grove Lane, New Brunswick Road, Elizabeth Avenue and Weston Road and the Cluster-Residential (C-R) zoned property at the corner of Cedar Grove Lane and Pierce Street:

**Map #1- Land Use Plan Map – Proposed Amendments**



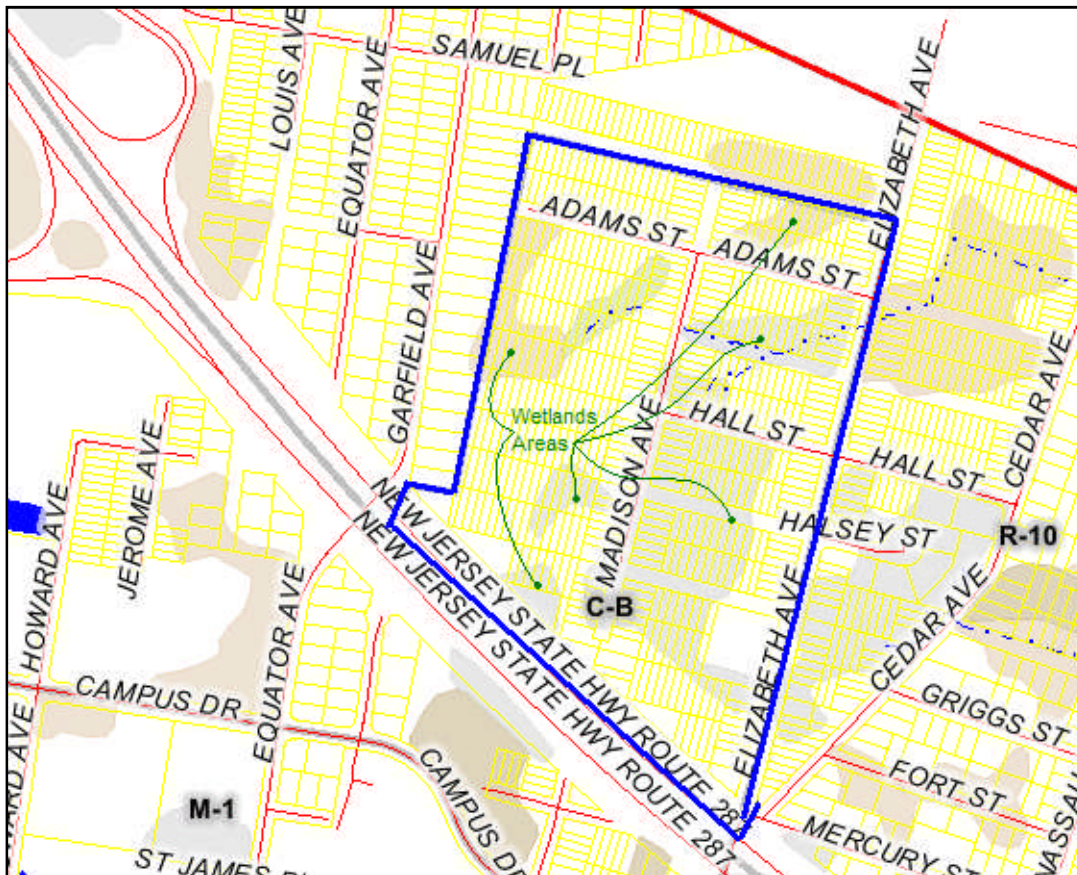
**Sector 5 - Land Use Recommendation #1**

Land Use Recommendation #1 pertaining to Sector 5, on page 17 of the Land Use Plan Element of the Master Plan, is amended as follows:

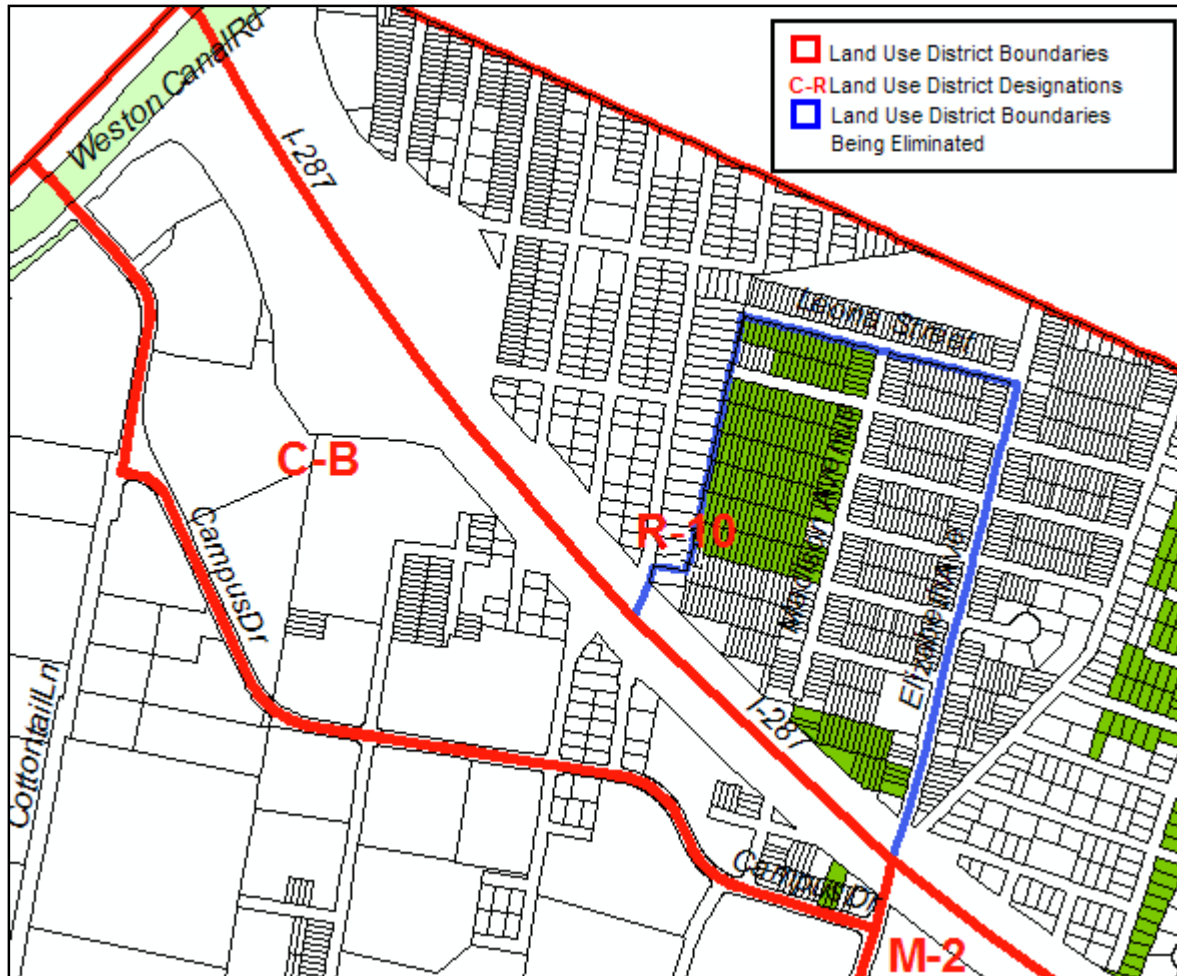
1. **CB Zone North of I-287, West of Elizabeth Avenue.** The governing body and the Planning Board have received a number of requests to rezone this largely vacant, pre-platted area for residential use, similar to adjacent land. This area is constrained by wetlands and either flooding/stormwater or very high seasonal groundwater that is a constraint to development. ~~It is believed that not only is~~ The 2006 Master Plan indicated

Corporate Business as an appropriate land use in this area given its location and access opportunities to I-287 and since it was believed that ~~but that the~~ development of larger-scale non-residential uses could be the mechanism by which surface water and groundwater controls ~~can~~ could best be implemented. ~~Therefore, it is recommended that the zoning in the area remain CB.~~ The 2006 Master Plan also ~~However it is recommended that a provision be added to the zoning ordinance that makes it possible for existing dwellings to expand, consistent with the setback, lot coverage and height requirements of the R-10 zoning district.~~ Since the time of the last Master Plan, however, by virtue of a number of development applications for single-family homes in and around this area, the true extent to which this area is heavily constrained by NJDEP-regulated wetlands has become more apparent. As a result of the area's environmental constraints, the recent single-family development applications in the area (which now occupy the majority of the buildable uplands areas) and the existence of Township open space in the area, there exists minimal land remaining for development and certainly not enough land to support development permitted in the C-B zone (i.e., corporate development on minimum 5 acre lots). Thus, the Master Plan is amended to place this area within the R-10 land use designation, consistent with development in and around the area.

**Map 2: CB Zone North of I-287, West of Elizabeth Avenue - Constraints**



**Map 3: Land Use Plan Map - Proposed Amendments**



### **The R-7 (Residential) Zone**

The section of the Land Use Plan Element entitled “Other Zoning Ordinance Recommendations” shall be revised to contain the following recommendation.

The R-7 (Residential) Zone. Currently, the R-7 zone permits single-family homes on 7,500 square foot lots, while a two-family home can be built on only 10,000 square feet. The zoning ordinance should be revised to modify the latter allowance. While the ordinance should continue to permit two-family homes in the R-7 zone, it should require that they be on lots of at least 15,000 square feet. By requiring 15,000 square feet for two-family homes, the zone would then consistently require 7,500 square feet on a per dwelling basis.

The ordinance should also establish lot and yard requirements for a “zero lot line single-family dwellings” in a R-7 zone. A “zero lot line single-family dwelling” is a single-family dwelling unit contained within a building containing two dwelling units on two lots (one dwelling unit on each lot), with the units separated by a wall along the common property line. The Planning Board has acted on a number of variances for such “zero lot line single-family dwellings” and finds it appropriate to establish standards (which would include the same 7,500 square foot per unit requirement).

The Land Use Plan Element Appendix – Purpose of Zones, would be amended as follows to delete reference to these projects.

Single-Family Residential (R-7) Zone: To provide continuance of single-family residential development on 7,500 square-foot lots, and two-family residential development on ~~40,000~~15,000 square foot lots.