

2006
MASTER PLAN



TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

MARCH 2006

Prepared For:

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The original of this document was signed and sealed in accordance with the applicable statutes
and is on file with the Clerk of the Township of Franklin.

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LAND USE ELEMENT

LAND USE PLAN ELEMENT

INTRODUCTION

The Land Use Plan Element is intended to guide future land development and activities in Franklin Township, consistent with the goals and objectives of all Master Plan Elements. The Land Use Plan divides Township land into categories based upon both type and intensity of use, and establishes a pattern of development for the Township considering factors such as environmental characteristics, compatibility with the planning efforts in adjacent municipalities, and the current and future land use needs of the Township. The Land Use Plan provides a logical framework for future land use decisions related to projected community needs for residential, commercial, and industrial development, schools, parks and other community facilities, open space and infrastructure.

GOALS AND OBJECTIVES

The goals and objectives of the Land Use Plan Element of the Master Plan are as follows:

Goal: Maintain the diversity of housing, but encourage infill and stabilization of current residential areas rather than continuing sprawl patterns of development.

- Encourage new construction and renovation, including accessory apartments, in revitalization and developed areas.
- Encourage the subdivision of larger lots into conforming lots in appropriate locations in developed areas.

Goal: Encourage commercial and industrial development in areas with access to major regional highways (I-287) and in established areas.

- Locate major employment and traffic-drawing uses in areas where they will least impact residential neighborhoods.
- Maintain size of industrial districts to ensure adequate space for light industry and warehousing.

Goal: Differentiate between neighborhood commercial nodes and regional commercial development.

- Locate regional shopping centers in nodes with regional access.
- Concentrate commercial development into nodes or districts in areas where residential densities can support commercial activities.
- Limit commercial activities in villages to neighborhood commercial uses, those which serve the adjacent residential community.

Goal: Maintain the character of the existing villages of Kingston, Griggstown, Franklin Park, Middlebush and East Millstone.

- Develop special design standards for villages.
- Discourage the intrusion of incompatible uses.
- Maintain the hard edge between villages and environs to protect character.

Goal: Protect the Township’s cultural heritage by encouraging the continuation of farming as a viable land use.

- Protect farmland by purchase of development rights, continued use of farmland assessment and other effective mechanisms
- Discourage the extension of utilities to large farms except where needed to service existing development and improve environmental conditions.

Goal: Support the redevelopment of declining areas within the Township.

- Periodically reexamine redevelopment plans to ensure viability.
- Continue to use the Local Redevelopment and Housing Law to identify additional areas "in need of redevelopment" in the Township.

EXISTING LAND USE

Preserved land currently represents the largest percentage of land use classification in the Township, at 31.1 percent of land area. Residential use covers 27.1 percent of land, and farm qualified (taxed as farmland) land covers 15.4 percent of the Township. When these acreages are compared to those presented in the 1999 Master Plan, it can be seen that modest increases in industrial and commercial acreage was achieved, and that most vacant land was converted to either preserved land or public-quasi public land.

**Table L-1
Existing Land Use Classifications
Franklin Township, 2004**

Use	Acres	Percent of Total, 2004
Residential	7,606.5	27.1
Apartment/Townhouse	1,306.2	4.7
Commercial	1,601.3	5.7
Industrial	1,659.1	5.9
Farm Regular	223.1	0.8
Farm Qualified	4,320.6	15.4
Quasi-Public	1,207.7	4.3
Preserved Land	8,713.5	31.1
Vacant Land	1,388.5	5.0
Total	28,026.5	--

**Table L-2
Percent of Existing Land Use
Franklin Township, 1999 and 2004**

Use	Percent of Total, 1999	Percent of Total, 2004	Percent Change
Residential	22.9	27.1	4.2
Apartment/Townhouse	1.2	4.7	3.5
Commercial	4.0	5.7	1.7
Industrial	5.2	5.9	0.7
Farm	25.8	16.2	-9.6
Quasi-Public and Preserved Land	24.9	35.4	10.5
Vacant Land	15.3	5.0	-10.3

EXISTING ZONING

There are a variety of residential, mixed-use, non-residential and special overlay zones in the Township that provide opportunities for a variety of uses at a variety of densities and intensities. Additionally, there are four redevelopment areas in the Township.

Residential Zones:

A, Agricultural
 CP, Canal Preservation
 RR-3 and RR-5, Rural Residential
 R-40
 R-20
 R-10, R-10A, R-10B
 R-15
 R-7
 CR, Cluster Residential

Non-Residential Zones:

N-B, Neighborhood Business
 G-B, General Business
 C-B, Corporate Business
 ROL, Research-Office-Laboratory
 OP, Office-Professional
 M-1 and M-2, Manufacturing
 M-3, Mining and Manufacturing

Mixed-Use Zones:

S-C-V, Senior Citizen Village
 PAC, Planned Age-Restricted Community
 HBD, Hamilton Street Business District

Overlay Zones:

H, Historic District Overlay
 NRPC, Natural Resources Protection Cluster
 RC, Residential Cluster
 AC, Agricultural Cluster

Redevelopment Areas:

Renaissance 2000 Redevelopment Area
 Old Georgetown Road/Stavola Property Redevelopment
 Area
 Onka Bus Site Redevelopment Area
 Laurie Rubber Site Redevelopment Area

The purposes of these zones are affirmed as outlined in the Appendix of this Element.

Growth Potential

There is little remaining developable land in the Township that either does not have development approval or has not been preserved (see **Existing Land Use and Community Facilities Maps**). The Township is very active in land preservation, which makes deriving finite build-out analyses challenging; however it can be said that development will likely be less than that estimated in this master plan, particularly when the Land Use Plan recommendations are implemented. A growth potential analysis of residential zones shows that the greatest amount of development potential currently lies in the R-40 districts. The A and CP zones, which contain large tracts of farmland, contain the next most significant development potential. The yield in the RR-3 and RR-5 districts is about equal at 97 and 96 units, respectively. These areas are constrained by lack of water and sewer infrastructure.

**Table L-3
Growth Potential of Residentially-Zoned Privately-Owned Vacant and Farm Land**

Zoning District	Vacant Land and Farmland¹ (Acres)	Net Developable Land² (Acres)	Minimum Lot Size (Acres)	Maximum Residential Density (Per Acre)	Unit/Lot Yield
A Agricultural ³	827.59	662.072	6	--	110
CP Canal Preservation	922.73	738.184	6	--	123
RR-3 Rural Residential	363.779	291.0232	3	--	97
RR-5 Rural Residential	602.19	481.752	5	--	96
R-40 Single-family Residential	156.16	124.928	0.92	--	136
R-20 Single-family Residential	17.789	14.2312	0.46	--	31
R-20 (Historic District overlay)	0.505	0.404	0.46	--	1
R-10 Single-family Residential	28.212	22.5696	0.23	--	98
R-10 (Historic District Overlay)	7.619	6.0952	0.23		27
O-P Office Professional (mixed use zone) ⁴	3.557	2.8456	0.17	--	17
R-15 Single-family Residential	13.118	10.4944	0.34	--	31
R-7 Single-family Residential	15.597	12.4776	0.17	---	73
R-F Residential Infill single-family	1.09	0.872	0.11	--	8
I-P Institutional/Public single-family	0.626	0.5008	0.17	--	3
CR Cluster Residential	11.704	9.3632	--	6	56
				Total	907
¹ Privately-owned vacant land and farm regular and farm qualified land. ² Wetlands and an average 50-foot buffer have been subtracted where applicable. Buffers around C-1 streams have been calculated at 300 feet. An additional 20% has been subtracted from land acreage to account for development of roads and infrastructure and lot layout irregularities. ³ Including sites currently zoned SCV not utilized for Canal Walk project. ⁴ One-half of the available acreage was estimated for residential use, the other half for office use.					

Development potential in the non-residential districts is highest in the M-1 Zone, followed by the M-2 Zone. Analysis of the non-residential areas was performed using maximum floor-area-ratios, and therefore is very conservative. Actual square-footages developed should be less, although it is difficult to estimate because specific uses and tenants are not known at this time. These analyses also do not take into account the redevelopment of currently occupied lands.

**Table H-20
Growth Potential of Non-Residentially-Zoned Privately-Owned Vacant and Farm Land**

Zoning District	Vacant Land and Farmland¹ (Acres)	Net Developable Land² (Square Feet)	Maximum Permitted FAR	SF Yield	Potential Use Group(s)
GB General Business	7.63	265,890.2	0.3	79,767.07	M
HBD	Negligible	0	0	0	--
M-1 Light Manufacturing	61.97	2,037,736.9	0.5	1,018,868.40	B, F, S, I, R1
M-2 Light Manufacturing	58.61	2,042,441.3	0.5	1,021,220.64	B, F, S, I, R1
CB Corporate Business	17.71	617,158.1	0.4	246,863.23	B, R1
M-3 Mining and Manufacturing	0.22	7,666.6	0.4	3,066.62	B, F, S, I
NB Neighborhood Business	1.06	36,938.9	0.4	14,775.55	M
NB (Historic Overlay)	2.54	88,513.9	0.4	35,405.57	M
ROL Research-Office-Laboratory	103.5	3,606,768.0	0.2	721,353.60	B
RC Renaissance Commercial ³	1.72	59,938.6	0.4	23,975.42	B, M
O-P Office Professional (mixed use zone) ⁵	3.557	123,954.3	0.25	30,988.58	B
			Total	3,196,284.68	--

¹Privately-owned vacant land and farm regular and farm qualified land.

²Wetlands and an average 50-foot buffer have been subtracted where applicable. Buffers around C-1 streams have been calculated at 300 feet. An additional 20% has been subtracted from land acreage to account for development of roads and infrastructure and lot layout irregularities.

³FAR estimated.

⁴When more than one use group appears for a non-residential zone, an average between the highest and lowest affordable housing generating use group was utilized.

⁵ One-half of the available acreage was estimated for residential use, the other half for office use.

PLANNING SECTOR ANALYSIS AND RECOMMENDATIONS

Recommendations for remaining undeveloped land, and modifications to zoning are provided in the following analysis of Planning Sectors.

The Township is divided into five Planning Sectors (**see Existing Land Use and Community Facilities Maps**). This was deemed necessary due to the large size of the Township, and the diverse land use and character within the Township. Sector boundaries were drawn to organize similar portions of the Township. Planning in each Sector is provided below, including location, existing land use, zoning designations, State Planning Area designations, proposed development and recommendations. Re-zoning recommendations are indicated on the **Land Use Plan Map**.

Sector One

Location and Existing Land Use

Sector One is located within the southern end of the Township, including the Village of Kingston, Trap Rock Quarry and the Bunker Hill Environmental Education Center, and extends northward to Ten Mile Run in the vicinity of Butler Road. Sector One is bounded by the Millstone River to the west, Route 27 to the south and east and Ten Mile Run (Bunker Hill and Butler Road) to the north. Land use in Sector One is predominantly farmland and preserved land. Many tracts of land have been preserved in this area since the time of the 1999 Master Plan. At the same time, many residential units have been constructed along Route 27 in the vicinity of Bunker Hill Road in the Princeton Highlands and other developments. Trap Rock Quarry is planned to be in operation until 2045, when it is intended to be flooded and utilized as open space to be owned by the State. The Village of Kingston received Center Designation as part of the State Development and Redevelopment Plan in 2001, and continues to work toward addressing its Planning Implementation Agenda, a copy of which is contained in the **Appendix** at the end of this Element.

Existing Zoning, SDRP Designations and Proposed Development

Sector One represents one of the last frontiers of development in the Township. It contains a significant number of farmland-assessed properties in the Canal Preservation and Rural Residential (RR) zoning districts that are in State Planning Areas 4b (Rural/Environmentally Sensitive) and 4 (Rural) (**see SDRP Cross Acceptance III Map** prepared by Somerset County). It also contains the Environs of Kingston Village which are designated HCS / CES (Historic and Cultural Site / Critical Environmental Site) in the State Development and Redevelopment Plan. The Canal Preservation district is intended to protect the existing character of the D&R Canal, which is a significant resource in the Township. The RR designations are intended to appropriately plan for the large expanses of land that are in rural locations, are not sewered or served by public water, and are not intended to be served by public utilities. The RR areas are underlain by geologic formations that limit their suitability for on-site wastewater treatment. These areas are rural and are intended to remain so, which means that residential density must remain low, except in the Designated Kingston Village, and the Griggstown area, which is the R-40 areas on Bunker Hill Road. These areas are intended to remain at their current densities, and are currently served by sewer. As also discussed in the Utilities Plan Element, the Griggstown Quailfarm, which is on the northeastern corner of Canal Road and Bunker Hill Road, is also recommended to be included in the sewer service area in order to solve water pollution problems that emanate from the farm. Proposed development in Sector One is limited to that in the Route 27/Bunker Hill Road area, where a 350-unit residential project (Green Hill Manor) is currently under construction.

There is a small redevelopment area in Sector One that encompasses two deteriorating historic structures that date to 1722 and 1786 on the corner of Old Georgetown Road. A plan for the area has not been adopted, although it is believed that it will entail preservation of the buildings. It is not believed that the buildings could be occupied due to their location close to the D&R Canal, which would likely prohibit the installation of a septic system.

Land Use Recommendations

1. In the Office-Professional Zone on Route 27 in the Kingston area, which is essentially an area of residential uses with intermittent conversions of large houses to office use, the Board is concerned that by permitting offices as-of-right, that many of the large older homes will be either replaced or modified in ways that are not consistent with the historic character of the area. Therefore it is recommended that this area be re-zoned to R-20-H, with professional office permitted as a conditional use in existing structures. Conditions could limit the amount of exterior modifications to buildings, and a limit on the square-footage of expansion to no more than 10 percent of the original area of the structure. It is recommended in the Historic Preservation Plan Element that this area be added to the local Kingston Village Historic District.
2. The Planning Implementation Agreement (see Appendix) for Kingston Village should continue to be implemented.
3. Recommendations guided by 1997 Final Report of the Joint Mayors' Citizens Advisory Task Force for the Village of Kingston should continue to be implemented.
4. The Township should continue to preserve public use of the Laurel Avenue School and field. This site is used for community events.
5. To provide a green buffer around Kingston Village, the Township should purchase Block 5.02, Lot 164, on Laurel Avenue, for open space purposes.
6. The Township should also purchase the large, vacant New Jersey Department of Transportation (NJDOT) property, Block 5.02, Lot 119.03, for open space purposes, should NJDOT deem it as excess property.
7. Plans for the conversion of Trap Rock Quarry to a public park after the closure of the quarry should continue to be supported.
8. A redevelopment plan for the Old Georgetown Road area should be adopted that should entail preservation of the two historic structures.
9. The Griggstown R-40 areas along Bunker Hill Road should be reflected on the State Plan Policy Map as a higher density or “village” area.

Sector Two

Location and Existing Land Use

Sector Two is bounded by the Millstone River to the west, Route 27 to the east, Ten Mile Run to the south, and Blackwell’s Mills Road and Bennett’s Lane to the north. Sector One and Sector Two are divided by Ten Mile Run in the vicinity of Butler Road. Sector Two contains primarily residential land, parkland, and the Village of Franklin Park on Route 27 between Beekman and Claremont Roads. The majority of the parkland is the Six Mile Run State lands. The Society Hill townhouse and single-family residential development, as well as a majority of the Town &

Country single-family residential development are within Sector Two, and commercial uses on Route 27. Since the 1999 Land Use Plan, additional homes have been constructed within Society Hill and the Town & Country residential developments, and high-density housing has been constructed at the intersection of Route 27 and Cortelyous Lane.

Existing Zoning, SDRP Designations and Proposed Development

Zoning in Sector Two is mainly Canal Preservation and Agricultural in the western portion, R-40 in the northern portion, and Cluster Residential and Business along Route 27. Tremendous development activity has occurred along Route 27 in the past years, however after it is completed, it can be said that this area is largely built-out. The Canal area is located in State Planning Areas 5 and 4b, and the Six Mile Run lands and Town & Country development are located in Planning Area 4. At the outset, the Town & Country development may seem inconsistent with the concepts of the Rural Planning Area, however the overall density of this project, given the amount of open space dedications, is in line with the precepts of the Rural Planning Area. The high-density residential and commercial area along Route 27 is located in Planning Area 2, which is also where the Village of Franklin Park is located, between Beekman and Claremont Roads.

Land Use Recommendations

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 this area be rezoned. The single-family frontage lots should be re-zoned to R-40 to reflect existing development, 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.
2. **C-R Zone: Property North and South of Skillman's Lane at Route 27.** The properties in the C-R Zone, should they be acquired for open space or farmland preservation purposes, should be rezoned from Cluster Residential to A to better reflect their restricted use.
3. **R-40 Area Between Cortelyous Lane and Bennett's Lane.** In the 1999 Master Plan, much of the area between Skillman's and Bennett's Lane was recommended for re-zoning to RR-3, to decrease residential density that could have occurred where the farms in the area developed. Since the time of the last Master Plan, much of this land has been preserved as open space or permanent farmland. Lots that have been preserved and that closely conform to the A Zone standards are recommended to be rezoned to A, as are several of the larger parcels between Cortelyous and Bennett's Lanes. The smaller parcels to the east of South

Middlebush Road, south of Skillman's Lane and in the vicinity of Hilltop Lane, and mostly already developed, should remain R-40.

4. **Sinclair Boulevard, R-40 Zone.** The Planning Board has received a request from a property owner to rezone Sinclair Boulevard, off of Route 27, from R-40 to R-20, in order for it to be feasible for property owners in the area to re-subdivide their patchwork of properties into a more regular layout, and to have the gravel road paved. It is believed, however, that this area is significantly constrained by wetlands, and therefore that the character of the area be preserved to the extent possible via the existing zoning.

Sector Three

Location and Existing Land Use

Sector Three is bound by the Raritan River and Mile Run to the north, Route 27 to the east, Bennett's Lane to the south, and Dahmer Road, Treptow Road and Cedar Grove Lane to the west. Sector Three is the most intensely developed Sector of the five Planning Sectors in the Township. This Sector contains the Somerset section of the Township, and most of the residential uses. The Hamilton Business District, the Renaissance 2000 Redevelopment Area, the municipal complex, and various commercial and industrial uses are within this Sector. Since the 1999 Land Use Plan, two isolated parcels of land have been developed for residential uses, along DeMott Lane, and Treptow Road/Cedar Grove Lane, new commercial development has been constructed along Veronica Avenue, and new residential development has been constructed along Churchill Avenue.

Existing Zoning, SDRP Designations and Proposed Development

Existing zoning in this Sector is diverse. Residential zoning permits a range of densities of less than one unit per acre to approximately 6 units per acre. General Business is permitted in the concentrated area near the intersection of Easton Avenue and John F. Kennedy Boulevard, where a new Super Stop & Shop has just been completed, and in locations along Route 27. For the most part, other than the Wendy's that won a court appeal and has been completed, additional development between Easton Avenue and the D&R Canal is limited to residential development. Significant planning has been undertaken to revitalize the Hamilton Street business district, which is seeing revitalization as a result (this is discussed in additional detail in the Economic Plan Element). Churchill Avenue is seeing increased interest in revitalization as well as evidenced by new residential development. The Renaissance 2000 Redevelopment Area is located in Sector Three, which is discussed in additional detail in the Recommendations section, below.

This area is located in primarily in State Planning Area 1, the Metropolitan Planning Area, which is consistent with the current development of the area. The areas roughly between Churchill Avenue and Bennett's Lane are located in the Suburban Planning Area (PA2). This designation does coincide with the larger lot sizes in this area. There are two affordable housing sites comprising the Affordable Housing zones located in Sector 3. A small portion of the affordable housing site located between Bennett's Lane and Veronica Avenue is located in Planning Area 3 (PA3).

Proposed development in the area includes a multi-family senior housing project and transitional housing project in the vicinity of DeMott Lane and Easton Avenue, and several industrial projects in the Veronica Avenue area.

Land Use Recommendations

1. **Renaissance Redevelopment Area.** This area is located between Churchill and Brookline Avenues, along Route 27 and up to several blocks in depth west of Route 27. It was first the subject of investigation in 1993 when a public/partnership was formed between Franklin Township, the First Baptist Community Development Corporation (FBCDC), the City of New Brunswick and New Brunswick Tomorrow to evaluate the area. FBCDC was founded in 1992 and was formed to improve the social, educational and economic conditions in the community surrounding the First Baptist Church of Lincoln Gardens, located on Route 27 in Somerset, New Jersey. In 1999, an official Redevelopment Plan that met the requirements of the Local Redevelopment and Housing Law was prepared and adopted. The Franklin Township Redevelopment Agency (FTRA) was established to work with developers in the Redevelopment Area.

Important planning principles incorporated in the 1999 Redevelopment Plan include developing a design strategy for visual improvement to the area and establishing the necessary public involvement and public/private partnerships. The recommended design strategy includes employing consistent standards for building setbacks and design, signage, landscaping and prohibiting parking in the front yards. Certain uses, particularly those that require outdoor storage, are not recommended for the corridor. After the redevelopment plan was adopted, the original zoning of the area was permitted as a quasi-overlay zone in an attempt to make the plan more flexible in terms of letting property owners expand and improve their existing properties in ways that were not specifically consistent with the redevelopment plan in terms of use.

While the redevelopment plan recommends a mixture of senior housing, infill residential development, commercial, industrial infill development, office and professional, and public and instructional uses, little has been constructed as part of the plan. A 36-unit townhouse project known as Somerset Henry is currently under construction on the old office condos site on Henry Street. Another residential project by the same developer was recently approved on Douglas Street. That project proposes 114 units, and utilizes the old Sicora Motors and H&R Tire sites.

The Renaissance Gateway Project, which proposes a supermarket, and office and retail mixed buildings, has long been slated for development. Community Development Block Grant monies were used to demolish buildings to make way for the improvements. The project has not advanced, however, due to developer financing issues and public resistance of the use of Block 123, which was originally planned to contain infill housing. Block 123 is NOT recommended for inclusion in the commercial project, and is recommended for infill housing as it originally was in the Redevelopment Plan.

The Redevelopment Plan was recently amended to clarify that the following parcels will not be considered for acquisition by the Redevelopment Agency:

- Block 167 Lots 16-19
- Block 121 Lots 1-13
- Block 114 Lots 1-27
- Block 177 Lots 27.01, 12-26
- Block 180 Lots 67-73, 81-97
- Block 181 Lots 25-28, 36-38
- Block 185 Lots 1-4
- Block 172 Lots 10-23
- Block 103 Lots 12.05 & 12.06

A modification to the infill residential standards is also contemplated by the Redevelopment Agency that will seek to spur rehabilitation and upgrading of existing structures and to encourage the construction of new housing. Density bonuses are being considered.

Another issue that has come to the fore in this area is the lack of sewer capacity north of Franklin Boulevard. This issue is presented in additional detail in the Utilities Element of the Master Plan. In short, the Franklin Township Sewer Authority has indicated that there is currently insufficient sewer capacity for new uses east and north of Franklin Boulevard, however is working to address the issue, mostly via the installation of a new pump station in the area. Therefore, until the pump station is installed, commercial uses that use a large amount of water will not be able to go on-line.

2. The Housing Plan proposes two affordable housing developments in the Renaissance Redevelopment Area. The first project is known as the Oak Place – Pine Street Site, which proposes 226 non-age-restricted units, half of which will be affordable family rentals. The site is located to the north of the First Baptist Church, between Namaan Williams Park and Route 27. The second area of affordable housing is known as the Berry Street – Blair Avenue Site, which is located south of Blair Avenue. This site is part of a larger plan to redevelop the Renaissance Gateway Area and the area generally located between the railroad and Franklin Boulevard.
3. The Township has received a State-funded grant to prepare a Neighborhood Preservation Program for the neighborhood bounded by Hamilton Street, Douglas Avenue, Route 27 (Somerset Street) and Ambrose Street. The grant provides \$500,000 over 5 years for planning and implementation of projects and programs. The Township has hired a program coordinator to prepare a plan for physical improvement of the area as well as programs that the residents and business owners identify as necessary for the neighborhood. It is recommended that, if appropriate, the neighborhood plan be adopted as part of the municipal master plan.
4. Development should be limited between Easton Avenue and the D&R Canal to preserve the character of the Canal.
5. Additional public access points to the D&R Canal in this Sector should be supported.

6. **Bennett's Lane – Veronica Avenue Property (Block 88.02, Lots 13, 19-20, 25-26, 71-72, 90, 92.02 and 93.01).** This property fronts on Route 27 and extends westward between Bennett's Lane and Veronica Avenue. The property's frontage is located in the O-P and GB Zones, and the rear of the property is zoned M-2 and R-40 along Bennett's Lane. Developers have approached the Township in the past regarding rezoning the property's frontage to General Business, and the Board has long grappled with whether the rear portion of the lot should retain its M-2 zoning in such close proximity to the residential uses along Bennett's Lane, and given the wetlands that traverse the property.

The Franklin Township Housing Plan Element and Fair Share Plan was approved by the Planning Board and endorsed by the Governing Council to include the Bennett's Lane – Veronica Avenue property as a site for affordable housing. At this time it is believed that the property's frontage is appropriate for General Business use, provided the developer of the property adequately addresses improvement of the Route 27/Bennett's Lane intersection to accommodate additional traffic volumes. The commercial portion of the site should not extend past the easternmost stream/wetlands area on the site. It is believed that the portion of the property currently zoned as M-2 and R-40 is suitable for the production of affordable housing pursuant to the adoption and endorsement of the Fair Share Plan. The residential development is envisioned to be in either cluster or townhouse form, due to its location in Planning Area 2 and its proximity to Route 27. Ultimately, the property should be rezoned per the Fair Share Plan. Land designated as Planning Area 3 of the State Development and Redevelopment Plan within the property should be preserved as open space. For the residential portion of the inclusionary site, access should be achieved via either Veronica Avenue or Route 27, and via Bennett's Lane for emergency purposes only. For the commercial portion of the inclusionary site, access should be achieved via either Veronica Avenue or Route 27, and not Bennett's Lane.

7. **West Point Avenue Site (Block 348, Lots 1-27, Block 349.02, Lots 86-113)**
This site is located on West Point Avenue, which is a paper street, between Hamilton and Kuhn Street. The area is approximately 5.5 acres in area and is currently zoned R-15 (15,000 SF lots or 2.9 units per acre). The site is owned by the Township, and one private owner, who has proposed to develop the site for affordable housing. At this time it is believed that the site is appropriate for the production of affordable housing, in either single family or townhouse form and that the property should be rezoned per the Housing Plan.
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.
9. **Split Zone Lot.** Block 424.02, Lot 24 is split between two zones- the front portion of the lot that fronts Easton Avenue is in the GB Zone, and the rear portion of the lot is in the R-40 Zone. The site contains one restaurant and is currently converting into a banquet hall. It is

recommended that the entirety of Block 424.02, Lot 24 should be in the GB Zone to better reflect the existing land use.

Sector Four

Location and Existing Land Use

Sector Four lies to the north of Sector Two and to the west of Sector Three. It is bounded by Blackwell's Mills Road to the south, the Millstone River to the west, Weston and New Brunswick Roads to the north, and Cedar Grove Lane, Treptow Road and Dahmer Road to the east. Sector Four contains the Villages of East Millstone and Middlebush, a portion of Six Mile Run State lands and Colonial Park. Compared to the 1999 Township Land Use Plan, the western north-eastern portion of Sector Four bounded by New Brunswick Road, Elizabeth Avenue and Cedar Grove Lane has changed from farmland to residential and commercial uses. Also, since 1999, the residential development near Van Cleef Road has extended southward towards the border of Sector Two.

Existing Zoning, SDRP Designations and Proposed Development

Existing zoning in Sector Four is Agricultural and Canal Preservation in the vicinity of the D&R Canal, and R-40 and Senior Citizen Village (SCV) in the remainder. As indicated earlier in the discussion on residential build-out, much of the R-40 build-out will occur in Sector Four if the remaining large farms are not preserved. In the village areas, the zoning is small-lot residential, with Historic District overlays that require design review of planned improvements. There is also a Research-Office-Laboratory zone in the Huntingdon Life Science and Exxon area north of Colonial Park.

The Village of East Millstone is generally located in the R-10-H Zone at the intersection of Canal Road/Market Street and Amwell Road. This is an historic village that will continue to exist at a higher residential density compared to its surroundings. It is served by both public water and sewer. East Millstone is located in State Planning Area 4b, the Rural/Environmentally Sensitive Planning Area, and should be indicated as a Village on this map to ensure that development will continue in the manner intended. Middlebush Village is also an historic village that is located at the intersection of South Middlebush Road and Amwell Road. It is generally located in the R-20, R-20-H and NBH Zones. It is located in State Planning Area 1 and is also in the sewer service area.

There are two redevelopment areas in Sector Four: the Onka Bus site and the Laurie Rubber site. The Onka Bus site encompasses the bus property. The Township hopes to preserve the historic Franklin Inn, in association with the nearby historical bridge tender's house on state property. A redevelopment plan for this area has not yet been adopted. The Laurie Rubber site is not far from the Onka Bus site. It is located on Market Street in East Millstone and is currently vacant. It is the former site of the Laurie Rubber Co. and Fleischmann's Distillery, and therefore may contain soil and/or groundwater contamination. A redevelopment plan for this site has also not been adopted, but development options include parkland or housing.

In terms of State Planning Areas, to the south of Amwell Road, Sector Four is designated as Fringe Planning Area (PA3). To the north of Amwell Road is additional PA3, and PA6 that represents Colonial Park and the Canal. Between Colonial Park and Cedar Grove Lane lies a Planning Area 2, which extends to New Brunswick Road. The proposed Cal-Sterling 169-unit senior development is located in this area. Wildflower Ridge is also located in PA2. The remainder of the eastern portion of Sector Four is located in the Fringe Planning Area, PA3.

Land Use Recommendations

1. **R-O-L Zone on Mettler's and Weston Roads.** This zone contains land that has been preserved adjacent to Colonial Park, the Huntingdon Life Sciences complex (Block 512, Lot 11.01), the Exxon building (Block 511, Lot 1.01) across the street from Huntingdon Life Sciences and a farm use at the northeastern corner of Mettler's and Weston Road (Block 514, Lot 56). The Huntingdon Life Sciences and Exxon properties both contain farm uses at their northern ends. The Huntingdon Life and Exxon properties were developed at least 30 years ago, and are both served by private sewer lines that tie into the Franklin Township Sewer Authority system to the north. All three properties are located in the Rural/Environmentally Sensitive SDRP Planning Area (PA4b). No zoning change is recommended on the Huntingdon Life Sciences and Exxon properties, to encourage continued use and reuse of those properties as they are currently developed, and to provide expansion opportunities.

The property on the northeastern corner of Mettler's and Weston Roads is currently the subject of a use variance request before the Board of Adjustment for a mixed-use retail, office and high-density residential project, including a YMCA. In light of the potential saturation of residential uses in this area, and the need to provide for non-residential opportunities particularly adjacent to the shrinking industrial area to the north on School House Road, it is recommended that the R-O-L zoning also be retained on this property at this time. However, if a significant amount of affordable housing can be created on the site, the justification for residential use of the property could be stronger.

The R-O-L Zone east of the Exxon property, and north of the current Agricultural zone should be rezoned to Agricultural because much of it has been purchased by the County for open space purposes. This rezoning was a recommendation in the 1999 Master Plan that has not yet been implemented. These lots should be removed from the sewer service area. Also, the two lots to the north of the Huntingdon Life Sciences property that are currently in residential and farm use should be rezoned from R-O-L to Agricultural to better reflect their current land use, lack of sewer service, and location in State Planning Area 4b.

2. **M-1 Zone, New Brunswick Road between Davidson Avenue and Cedar Grove Lane (Block 507).** This Block contains the Somerset Run age-restricted residential development that was developed under the Senior Citizen Village overlay zone. It is recommended that the large farmland assessed lot along New Brunswick Road (Lot 67) be rezoned to R-40, consistent with the lots to the east, in order to not conflict with the now-surrounding residential development. This lot is depicted as potentially containing significant wetlands, therefore it is believed that the development potential of this lot is limited.

3. **Block 72, Lots 1.01, 1.02, 1.03 and 7.01.** It is recommended that this area be rezoned from A to RR3 to allow for the continuance of three acre residential lots.
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 to provide for the continuance of 10,000 square-foot residential lots.

Sector Five

Location and Existing Land Use

Sector Five is located in the northern portion of the Township. It is bounded by the Millstone River to the west and north, the Borough of South Bound Brook to the north, Cedar Grove Lane to the east, and New Brunswick and Weston Roads to the south. Sector Five contains the Zarephath section of the Township, the Elizabethtown Water Co. and PSE&G facilities, industrial uses along Cottontail Lane, Belmont Drive, School House Road, Pierce Street and Campus Drive, and hotels and corporate offices along Davidson Avenue and World's Fair Drive. Medium density housing is located to the north of I-287 next to South Bound Brook. Since 1999, the amount of farmland, specifically located in the northern portion of Sector Five, has decreased and has been developed mostly for residential uses. During the same time, the industrial section and the land north of I-287 has changed very little due to the almost fully built-out nature of both areas.

Existing Zoning, SDRP Designations and Proposed Development

Since the time of the last Master Plan, the industrial land at the corner of Schoolhouse Road and Randolph Road has been rezoned to Planned Age-Restricted Community, and a development is proposed for that area. This has decreased the amount of land available for industrial development. M-2 land at the corner of Pierce Street and Elizabeth Avenue was approved for use as an extended stay/multi-family use that has altered the industrial character of that area as well. The development of Somerset Run at the corner of Elizabeth Avenue and New Brunswick Road in the M-1 and C-B area has also flipped the character of the area from non-residential to residential.

With the gradual introduction of residential uses in the area come increased demands for uses to service the residents; personal service and restaurant uses in particular. Because there is a general lack of service uses in this area to serve the long-existing corporate and industrial uses, there should be accommodations for such uses in the area, however, the amount of land provided for industrial and warehousing uses should not be totally sacrificed because the area continues to have excellent access to the region via I-287.

Sector Five is located in State Planning Area 2 except for the land south and north of I-287 which is in State Planning Area 1. Pillar of Fire International owns a total of approximately 700 acres, located in the Agriculture and Senior Citizen Village Zones. The Pillar of Fire International property (Zarephath) is located in the Environmentally Sensitive Planning Area (PA5), adjacent to the D&R Canal, and experienced significant flooding during Hurricane Floyd in 1999. In 2002, Pillar of Fire International completed its own Master Plan Update / Long

Range Plan for the Zarephath East Campus in response to the floods of Hurricane Floyd. The focus of the Long Range Plan is to provide a guide for short- and long-term site development to expand the Pillar of Fire ministries out of the floodplain to the “mainland” east of Weston Canal Road, redesign campus access and parking layout to function more efficiently, and plan for the expansion of existing facilities and development of new facilities. The Plan addresses the need to locate three additional soccer fields and an indoor soccer facility, develop the proposed Zarephath Community Chapel, combine and expand the Zarephath Christian Schools, and address the potential to expand the Somerset Christian College (formerly known as the Zarephath Bible Institute or ZBI).

The following table lists a sample of items planned in the Long Range Plan. Phase I of the Plan includes construction of a new gymnasium and educational wing.

**Table L-5
Pillar of Fire International Long Range Plan**

Proposed	Total Square Feet
Expanded Dining Hall	2,100
Classrooms above Chapel	10,500
School Addition	27,000
New Gymnasium	16,200
Lunch Room	14,000
Kitchen	4,500
Day Care	11,000
Fellowship Hall	13,200
Church	54,000
Staff Housing	19 townhouses, 4 new maintenance facilities
WAWZ Radio Station	6,000
Creation Museum	10,000
Maintenance and Central Stores	7,800
Future Health Center Ministry	6,000
Total	182,300 SF 19 townhouses 4 maintenance facilities

Land Use Recommendations

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 Corporate Business an appropriate land use in this area given its location and access opportunities to I-287, but that the development of larger-scale non-residential uses could be the mechanism by which surface water and groundwater controls can best be implemented. Therefore, it is recommended that the zoning in the area remain CB. 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.

2. **Elizabeth Avenue / Davidson Avenue / New Brunswick Road.** Township staff has developed a Neighborhood Business (NB) Overlay Zone for the area bounded roughly by New Brunswick Road, Davidson Avenue, Pierce Street and Elizabeth Avenue (see [Land Use Plan Map](#)). This overlay zone is intended to encourage neighborhood service uses in a portion of the Township that is not currently served. There are several large-scale housing developments in this area, as well as the large office and industrial developments in the area.
3. **CB Zone Infill Mixed-Use Overlay Zone, Davidson Avenue.** Similarly, in the CB zone on either side of Davidson Avenue there lie the potential to create infill mixed-use development. An Infill Mixed-Use Overlay Zone could be created to promote such an opportunity. Depending on the success of the Neighborhood Business (NB) Overlay Zone described in Sector 5-Recommendation #2, consideration may be due to ultimately create a separate Infill Mixed-Use Zone. Retail uses could support the workforce and residential communities in the area. Parking would have to be accommodated in parking structures.
4. **CB/S-C-V Parcel, New Brunswick Road.** There is one parcel on the northern side of New Brunswick Road, west of the existing R-15 area, that is zoned CB/Senior Citizen Village. Because this parcel was not utilized for the Somerset Run age-restricted project, it is recommended that the S-C-V overlay zone on this property be removed and zoned CB.
5. **R-40 Zone, Corner of New Brunswick Road and Cedar Grove Lane.** This area is recommended to be rezoned from R-40 to R-15 consistent with the residential lots to the north. Site access should be as far from the high activity New Brunswick Road – Cedar Grove Lane intersection as possible. It is recommended that New Brunswick Road at the intersection with Cedar Grove Lane should be realigned opposite its continuation to the eastward. See the [Circulation Master Plan Element](#) for further information on the Middlebush Traffic Study.
6. **S-C-V Zone on Weston Canal Road.** It is recommended that those lands that are not used for Senior Citizen Village development as part of Canal Walk be returned to an Agricultural zoning designation.
7. **Zarephath/Pillar of Fire International.** Lands owned by Pillar of Fire International should be considered for a new zoning district to recognize the uses currently existing and proposed in its Long Range Plan. The new zoning district could also apply to lands like the Consolata Missions property and other larger tract institutional sites.
8. **Belmont Drive.** This area is not recommended for rezoning, however it should be noted that the sewer line in Belmont Drive is near capacity, and any new development or re-tenanting of the area should be with uses that require a minimum amount of wastewater treatment.

Additional Land Use Recommendations

Redefinition of Lot Area

Several legal cases¹ were recently decided that deal with the issue of municipal authority to create their own definitions of words that are typically defined by the Municipal Land Use Law (N.J.S.A. 40:55D et seq.), such as “lot,” “density,” and “lot area.” The implications of these cases on land use planning in the State of New Jersey is that municipalities may define their own land development terms to further municipal land use planning goals, whether they be related to environmental protection, limiting sprawl development or residential density, or any number of objectives.

Because the protection of water quality has long been a land use planning objective in the Township, evidenced by the Canal Preservation zoning district, the Stream Corridor Protection Ordinance and the several cluster ordinances that encourage preservation of sensitive features, the Township may want to consider amending the zoning ordinance to define “lot area” to exclude sensitive environmental features such as wetlands, buffer areas, etc. from the calculation of total lot area. The percentage of an environmental feature that is excluded from lot area could be weighted by significance. For example, a higher percentage of land constrained by Exceptional category or C-1 wetlands could be excluded than Ordinary wetlands.

A redefinition of Lot Area would most likely be appropriate to incorporate into the NRPC and other cluster ordinances, and it is recommended that a study be undertaken to see whether the redefinition of Lot Area would be appropriate in other portions of the Township, or whether it would render large areas non-conforming.

Millstone Valley Special Resource Area

The Millstone Valley Preservation Coalition has petitioned the State Planning Commission, through Somerset County and the current Cross-Acceptance process, for designation of the Millstone Valley as a Special Resource Area. The area is within the jurisdiction of Franklin, Hillsborough and Montgomery Townships, Millstone and Rocky Hill Boroughs, and the D&R Canal Commission. All of these agencies consented to the petition. The Millstone Valley is an important historical and ecological resource to all of these jurisdictions, and the intent of the Special Resource Area is to foment regional planning of this area. According to the Somerset County Planning Board, in order to be deemed a Special Resource Area, a plan will have to be formulated for the area, similar to that which was created for the nearby Sourlands Mountain area.

¹ Ferraro Builders, LLC v. Borough of Atlantic Highlands Planning Board, et al. A-5498-00T1 (N.J. Super. App. Div. 2002) (Unpublished) and Rumson Estates, Inc. v. Mayor & Council of the Borough of Fair Haven et al. case 177 N.J. 338 (2003). The Borough of Fair Haven had defined “floor-area-ratio” in a non-traditional way to limit the size of dwellings in order to preserve the character of existing neighborhoods and to ensure a mix of more affordable housing types in the Borough, and the Borough of Atlantic Highlands had defined “lot area” and “lot coverage” in a way that excluded steep slopes from the calculation of lot area and lot coverage. The syllabus of the Ferraro Builders case is presented in total in the Appendix of this Element.

Conservation Design Ordinance

For major subdivision applications in the A, CP, RR and R-40 districts, it is recommended that a Conservation Design Ordinance be created that requires more creativity and preservation of important site features in lot and building layout. Conservation Design Ordinances typically begin with a presentation of all site features that are recommended for protection, including wetlands, waterbodies, vegetation, historic features, hedgerows, tree lines, scenic view sheds, critical species habitat, etc., to the Planning Board on one plan, prior to engineering design of the site. The Board would then visit the site with the developer to inventory the features that are most desirable for preservation, which would then be incorporated into the overall design of the site. For example, roadways would curve with the topography and along hedgerows; houses would be located in tucked away areas, perhaps close to another house and perhaps a great distance away from other houses, given what the site has to offer. The effect of the development would be a more innocuous, environmentally friendly layout that does not appear cookie-cutter or sprawl-like. Permitted density remains the same, although flexibility must be granted in terms of lot size, lot layout and building location/building setbacks in order for important site features throughout the site to be preserved.

The Conservation Design Ordinance is somewhat similar to the intent of the lot size averaging option in the CP and RR districts, and to the NRPC Option, however requires the applicant to work more collaboratively in the beginning of the process with the Planning Board on layout issues, and preserves features throughout the site, rather than just in a preservation area, and does not require the mandatory set-aside of a percentage of land as open space or preservation area, although the areas to be preserved should be protected by conservation easement.

Parking and Impervious Coverage

The maximum impervious coverage requirement for all zoning districts has been reviewed and all coverages appear reasonable. Because the requirements have been reviewed and deemed reasonable, variances for exceeding the maximum impervious coverage requirement should not be granted unless specific planning proofs per N.J.S.A. 40:55D-70(c) are satisfied. The issue of impervious coverage on non-conforming lots in large-lot zones is discussed in additional detail in the Residential Overlay Zones section, below.

In terms of the Township's parking requirements, the Board has also expressed concern that the non-residential parking requirements, particularly with respect to those for warehouse and industrial uses, are high, and could be reduced. A reduction in the amount of required parking spaces could increase building size, and could also increase groundwater infiltration of stormwater. Additionally, if applicants can prove to the Board's satisfaction that they do not need all of the required spaces, the ordinance should permit **landbanking** of at least 50 percent of spaces for all non-residential uses, not just in conjunction with warehousing uses as currently permitted.

The following modifications to the parking standards are recommended:

- The Warehouse Establishment standard is currently 1 space for every 1,000 square feet of building area, which the Board's experience has revealed is high. It is recommended that

the warehouse parking standard be formulated on a sliding scale, such as 0.75 to 1 space per 1,000 SF GFA for the first 5,000 square feet of building area, and 1 space per every 2,500 square feet thereafter. In this manner, the smaller buildings will be served while the larger buildings will not be over-served.

- The Industrial or Manufacturing Establishment standard is currently based on the number and types of employees, which can be cumbersome if buildings are built on speculation, or if tenants change over time. Therefore, it is recommended that the requirement be tied to the amount of building square-footage proposed, and based on a sliding scale, such as 1.5 to 2 spaces per 1,000 SF GFA for the first 5,000 square feet and 1 space for every 2,500 SF thereafter.
- The parking requirement for medical office should be supplemented by a requirement that the number of parking spaces shall be 4 per professional plus one per employee OR one space for every 150 square feet (6.6 per 1,000) of gross floor area, whichever is greater.
- Parking requirements for residential uses should be replaced with those of the State-wide Residential Site Improvement Standards.

Design Standards

Design standards for several different areas of the Township are recommended, as follows:

1. It is recommended that architectural and signage design standards be created for the commercial uses in the Route 27 corridor, similar to those that have been created for the Hamilton Street Business District and the Renaissance 2000 Redevelopment Area. In order for these standards to work effectively, however, they should be coordinated with a similar effort across the highway mainly in North Brunswick Township.
2. The Township should monitor the aesthetics of in-fill development in the Township. If in-fill development deviates substantially from the existing architectural design and aesthetics, design standards to regulate the appearance, including height, of in-fill development should be created to protect existing neighborhoods and promote good civic design.
3. Either alone or in conjunction with a Conservation Design Ordinance, the Township should consider adopting rural design standards for the A and RR districts, and under the NRPC Option, similar to that which are required in CP district. Areas along Scenic Roadways should be prioritized. The following additional requirements are recommended:
 - Environmentally sensitive lands regulated by the NJDEP should be protected by conservation easements.
 - Areas of lot disturbance should be minimized to both protect the natural environment and to limit the view to the disturbance from public roadways. Residences should be located in such a way as to minimize lot disturbance. Setbacks should be flexible to

- encourage appropriate siting of dwellings. Driveways should follow existing tree lines, farm lanes or hedge or stone rows.
- Density should be shifted to areas that can best support the installation of the site features including dwellings, septic system and associated site improvements.
 - Buffers should be provided between the residences and existing roadways. Existing vegetation and hedgerows should be maintained as buffers and supplemented with additional plantings where appropriate.
 - Standards for street trees should be provided.
 - Infrastructure improvements for new roadways and drainage systems should be low-intensity to retain the rural character. For example, roadways could be constructed with unfinished edges of pavement and roadside drainage swales could be used.
 - Linkages to adjacent open space, recreation opportunities and environmental features such as stream corridors should be provided through the property either through easements or fee simple dedications.

Other Zoning Ordinance Recommendations

In addition to the foregoing, the following recommendations pertain to updating the Township's Development Ordinance (Chapter 112):

1. Residential Overlay Zones -- Where areas have been developed through cluster provisions of the ordinance, such as Town & Country, Canal Walk and Wildflower Ridge, overlay zones should be created for the developed areas to more accurately reflect the actual development. The overlay zones should contain relevant bulk standards, however should not be construed to permit additional subdivisions of land. Subdivisions of land and density standards should relate to the underlying zoning (see Appendix for proposed Overlay Bulk Chart and the Land Use Plan Map for the specific overlay areas).

There are other residential developments in the Township that also do not conform to existing zoning, such as Buffa Drive. These areas, however, require specific study to determine whether they fit into other existing zoning classifications, or whether new districts should be created for the developments with respect to lot area, frontage and building setbacks so that widespread non-conformities are not created.

With respect to requirements such as maximum impervious coverage, where an undersized lot in a large lot zone such as A may be severely limited in terms of the amount of impervious or building coverage permitted, it is recommended that a sliding scale approach be considered, wherein the percentage of impervious coverage permitted could be related to actual lot size, not to exceed a specified threshold. This could help to offset re-zoning requests in areas where there are non-conforming lots.

2. Residential Cluster Option – Because there is no longer any opportunity for property owners to exercise the Residential Cluster options, which are two of the earliest cluster

options that were made available in the Township, it is recommended that they be removed from the zoning ordinance.

3. There are several definitions pertaining to open space, including “Open Space,” “Cluster Open Space/Preservation Areas,” “Open Space, Cluster,” “Open Space, Common,” “Open Space, Useable” and “Open Space, Public.” It is recommended that the following definitions be deleted because they relate to old ordinances that have either been repealed, are no longer viable, or have been updated to exclude this language:
 - “Cluster Open Space/Preservation Areas”
 - “Open Space, Common”
 - “Open Space, Useable”
 - “Open Space, Public”

Additionally, it is recommended that “Open Space,” “Open Space, Cluster” and “Preservation Area” be reviewed in conjunction with the NRPC Option, where this ordinance refers to Preservation Areas to determine whether they can be consolidated as well.

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.
5. Renaissance 2000 Redevelopment Plan – The relevant use and bulk standards of the districts should be compiled into a zoning schedule for ease of interpretation.
6. All terms in the development ordinance should be defined and updated, especially each use that is mentioned in Schedule 1.
7. The section related to Abandonment of non-conforming uses should be updated pursuant to more recent case law on the matter.
8. Sections 112-24 (A3) page 112-851 regarding “approved consultants” should be removed.
9. The section regarding temporary use permits should be clarified to indicate whether it is uses or activities that are eligible for relief, and under what circumstances.

10. The terms “code enforcement officer,” “zoning officer,” “administrative officer,” “construction official,” “director of planning,” etc. are used somewhat interchangeably and should be better defined and their respective responsibilities updated.
11. Standards for residential driveways should be created.
12. Standards for fences should be created that could include height and/or style limitations in required front yards, a requirement that the fence be located 3+ inches off the property line for maintenance purposes, fences should not be located in sight triangles, the unfinished sides of fences should not face neighboring lots, etc.
13. In Section 112-8(H2), through-lots are prohibited except under certain circumstances. Shape should be added as a qualifying circumstance.
14. Lot frontage should be required on an improved street.
15. The usage of the words “building” and “structure” should be reviewed for situational accuracy.
16. The section on temporary construction trailers should be amended to indicate that the zoning officer is the agent responsible for granting approvals and extensions. The location of the trailers should be indicated on a plot plan at the time of zoning permit approval, not site plan or subdivision approval.

LAND USE PLAN ELEMENT APPENDIX

Purposes of Zones:

Agricultural (A) Zone: To preserve those agricultural areas in the Township where it is necessary and desirable because of their highly productive agricultural capability to promote, maintain and enhance the use of the land for agricultural purposes, and to protect from encroachment by non-agricultural uses, structure or activities. Permitted uses include farming and horse stabling operations, low-density single-family detached dwellings, and golf courses. The required lot size for a single-family dwelling is 6 acres.

Canal Preservation (CP) Zone: To protect unique resources of the D&R Canal, protect groundwater and surface water which flow into the Canal, maintain the scenic amenity of the Canal, reduce the impact on streets adjacent to the Canal, protect wooded slopes from development, and maintain agricultural resources. Permitted uses include low density single-family detached dwellings, farming and horse stabling operations. The required lot size for a single-family dwelling is 6 acres. A lot size averaging option is available that permits lots as small as 3 acres, provided that the overall average lot size is 6 acres, and all lots over 6 acres are deed restricted against further subdivision. Standards for location of buildings with a view from the Canal are dictated, as are landscaping buffering and screening standards and standards for the removal of vegetation, particularly on steep slopes.

Rural Residential (RR-3) Zone: To recognize the development opportunities with respect to the Brunswick shale formation and underlying soils, protect groundwater, maintain and enhance forested areas, preserve stream quality which feeds into the Canal, and permit low-density single-family residential development. Permitted uses include farming operations, low-density single-family detached dwellings, private, non-profit schools, and golf courses. The required lot size for a single-family residential unit is 3 acres. Lot size averaging is also an available option in the RR-3 district, on minimum tracts of 20 acres, which allows a reduction in lot size to 2 acres.

Rural Residential (RR-5) Zone: To recognize the development opportunities with respect to the diabase formation and overlying soils, protect steep slopes from development activities, maintain agricultural resources, protect groundwater, maintain and enhance forested areas, preserve stream quality which feeds into the Canal, and permit low-density single-family residential development. Permitted uses include farming operations, low density single-family dwellings, private, non-profit schools, and golf courses. The required lot size for a single-family dwelling is 5 acres. Lot size averaging is also an available option in the RR-5 district, on minimum tracts of 30 acres, which allows a reduction in lot size to 3 acres.

Single-Family Residential (R-40) Zone: To provide for the continuance of single-family residential development on one-acre lots.

Single-Family Residential (R-20) Zone: To provide for the continuance of single-family residential development on one-half acre lots.

Single-Family Residential (R-10) Zone: To provide for the continuance of single-family residential development on 10,000 square-foot lots. The **R-10A Zone** was created to permit 10,000 square-foot lots in a specific area, with a lower permitted density of 3 units per acre, with additional architectural design standards.

Single-Family Residential (R-10B) Zone: To preserve forests identified in the Forest Survey prepared by the Township Environmental Commission by permitting the development on 7,500 square foot lots at a density of 2.1 units/acre, and requiring a minimum set-aside for open space preservation of 25% of the tract.

Single-Family Residential (R-15) Zone: To provide for the continuance of single-family residential development on 15,000 square-foot lots.

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 10,000 square foot lots.

Cluster Residential (C-R) Zone: To accommodate for single-family, two-family, and multi-family residential development while fostering the preservation of open space, recreational areas, flood plains, wooded tracts, and to provide for low- and moderate-income housing. Permitted uses include single-family (20,000 SF minimum lot size), two-family (24,000 SF minimum lot size) and multi-family residential development (6 dwelling units/acre).

Senior Citizen Village (S-C-V) Zone and Senior Citizen Village Overlay (SCV): To enable the planned comprehensive development of a Senior Citizen Village District, which would include recreational, medical and shopping facilities. A minimum of 70 contiguous acres is required for the Senior Citizen District Overlay at 3.8 dwelling units per acre of tract.

Planned Adult Community (PAC) Zone: To enable the development and design of a planned community to meet the needs of, and exclusively for residents aged 55 years and older. The required tract size is 150 contiguous acres at 6 dwelling units per acre.

Affordable Housing (AH-1) Zone: To implement a project identified in the Franklin Township Housing Element and Fair Share Plan, thereby creating housing opportunities for low- and moderate-income households in a fashion consistent with the Plan.

Affordable Housing (AH-2) Zone: To implement a project identified in the Franklin Township Housing Element and Fair Share Plan, thereby creating housing opportunities for low- and moderate-income households in a fashion consistent with the Plan. The project is a combination of residential and non-residential development (See Affordable Housing Plan map). The commercial component is intended to increase the Township's ratable base so that the combined net fiscal impact is relatively positive for both municipal purposes and public schools. The project will yield 11 units per gross acre of land located within the planned residential portion of AH-2. Taking into consideration the limitations imposed upon the inclusionary residential portion of the project by the most current Letter of Interpretation/Line Verification issued by the New Jersey Department of Environmental Protection, and by removing the areas designated by the State Development and Redevelopment Plan, State Plan Policy Map as being in Fringe Planning Area 3 that the project will yield a maximum of 15 units per net acre of developable land for the proposed 644 residential unit inclusionary project, and as further detailed in the Planning Board Resolution of February 1, 2006 approving the Housing Element and Fair Share Plan.

The commercial portion of the AH-2 is intended to provide for uses consistent with the General Business (GB) standards with additional restrictions that address permitted uses, setbacks and buffers. It is recommended that there be a more restricted list of permitted uses due to the mixed-use nature of the project, and to soften the impacts on traffic. For example, high-activity uses such as gas stations and convenience stores should be prohibited, and uses such as restaurants, home appliance stores, professional offices, and barber and beauty shops should be included as permitted uses. A maximum separation between commercial uses and existing residential uses should be achieved by utilizing a combination of setbacks for commercial buildings and significant buffers for screening.

Hamilton Street Business District (HBD): To provide for commercial uses with supportive residential, community and institutional uses that, in combination, contribute to an attractive, vibrant and sustainable business district that is geared towards pedestrian circulation, bicycle circulation and public transportation.

Neighborhood Business (N-B) Zone: To allow small retail and service businesses to locate within small areas of the Township primarily for the convenience of the residents in the immediate neighborhood.

General Business (G-B) Zone: To provide business and commercial uses for the local traveling public, and to preserve and enhance commercial, financial, retail and similar services.

Corporate Business (C-B) Zone: To allow for development that takes the greatest advantage of major highway access to I-287. Specific design standards are applied for location of structures, parking areas, proper ingress/egress, architectural design, landscaping, and the need to avoid visual intrusions and performance nuisances upon adjacent residential uses. Corporate office and research operations with only incidental shipping and receiving related to non-production oriented uses are permitted as primary uses.

Research-Office Laboratory (R-O-L) Zone: To encourage large-lot research, office and laboratory uses in an open setting.

Office-Professional (OP) Zone: To permit small professional office, general office and mixed-use buildings, which are compatible to single and two-family residential development, and the adjacent, densely developed residential areas.

Light Manufacturing (M-1) Zone: To permit light manufacturing and industrial uses on 5- acre minimum lots.

Light Manufacturing (M-2): To permit light manufacturing and industrial uses on 2 acre minimum lots.

Mining and Manufacturing (M-3) Zone: To permit quarrying activities that are consistent with the character of adjacent residential development, and preserves environmental and historic features.

Historic District Overlay (H): To recognize, preserve and protect the cultural, architectural and historic resources of the Township, and promote the use of scenic and historic resources for education, pleasure and general welfare of the Township's residents and visitors. If a Zone is covered by a Historic Overlay (H), the area has been identified for the preservation and protection of historic resources.

NRPC Cluster Option: To recognize, preserve and protect certain defined natural resources and to preserve an environment for the continuance of viable agricultural and horticultural uses; preserve open space to serve environmental, scenic, and public service purposes, promote imaginative, well-designed residential subdivisions; and respect the physical and socioeconomic qualities of the land.

Overlay Zone Bulk Chart:

Overlay District	Development Name	Min. Lot Size				Minimum Required Yard Depth							
		Interior Lot		Corner Lot		Principal Building				Accessory Building		Garden Shed	
		Area (SF)	Frontage (ft.)	Area (SF)	Frontage (ft.)	Front (ft.)	Side (ft.)	Total Side (ft.)	Rear (ft.)	Side (ft.)	Rear (ft.)	Side (ft.)	Rear (ft.)
1	Princeton Ridings; Country Classics; Morrison Estates II (Ryan Homes); Town & Country	2 ac	200	2 ac.	200	50	25	75	50	25	25	5	5
2	Princeton Highlands	10,000	75	10,000	75	25	8	16	25	8	10	5	5
3	Calton Homes; Woodfield Estates; Ten Mile Run/Park Hill Estates	10,000	75	10,000	75	25	8	20	20	8	10	5	5
4	Nob Hill	5,500	55	5,500	55	20	0	20	20*	10	10	5	5
5	Countryside; Hampton Chase	20,000	100	22,000	100	40	15	37.5	25	15	25	5	5
6	Wildflower Ridge	25,000	125	27,500	150	35	15	35	50	15	25	5	5
7	Edgewood Est.; Pizzo & Pizzo; Stonehenge	15,000	100	18,000	120	30	10	30	50	10	25	5	5
8	Quailbrook Phase 7	15,000	100	15,000	100	25	15	30	15	10	10	5	5
9**	Canal Walk; Somerset Run; Renaissance; Cal-Sterling	4,500	45	4,500	45	20	5	15	15	N/A	N/A	N/A	N/A

*25' on perimeter buffer

** For semi-detached, triplex/quadplex, townhouse or multi-family structures see Ord. 112-63, as amended.

Village of Kingston Planning and Implementation Agenda:

VILLAGE OF KINGSTON CENTER PLANNING AND IMPLEMENTATION AGENDA MAY 16, 2001			
Activity	Local Effort	State/County Assistance	Time Frame
<i>Land Use</i>			
1. Work towards development of Greenbelt surrounding the Village. 2. Develop an open space and farmland preservation management plan for all the lands acquired or deeded to the municipality as part of the Kingston Greenbelt.	1. KGA, a local non-profit Open Space Preservation Organization should continue working with regional and other local open space preservation groups to protect Kingston's open space to assist towns, counties and State. STATUS: CURRENT MASTER PLAN RECOMMENDATION	1. South Brunswick, Middlesex County, Franklin Township, Somerset County, and the State of New Jersey find ways to preserve undeveloped land as open space or farmland. Properties to be considered include the significant holdings by NJDOT in the Kingston area, if and when they become available.	1. Long
2. Implement land use recommendations for the Village of Kingston and establish indicators and targets for measuring progress towards reaching the goals of their master plans.		2. Propose a commitment to work with local communities and counties to identify properties and plan for creation of Kingston regional park for passive and active recreation consistent with existing resources.	2. Short/Intermediate
2a. South Brunswick Township	2a. South Brunswick needs to incorporate its recommendations affecting the Village of Kingston into the South Brunswick Master Plan and incorporate appropriate Master Plan items into zoning ordinances.		
2b. Franklin Township	2b. Franklin Township requests for office and research area to be rezoned for appropriate residential uses for open space acquisition and incorporate appropriate Master Plan items into zoning ordinance. STATUS: ROL ZONE PERTAINS TO TRAP ROCK QUARRY ONLY; NO OTHER DEVELOPMENT IS POSSIBLE		
2c. South Brunswick and Franklin Townships	2c. The Townships develop a Route 27 corridor plan for the Kingston area, taking into account historic preservation and scenic designation, economic development, and transportation goals. The Townships should also develop uniform zoning and design standards for the Kingston Village Center and environs areas. STATUS: KING'S HIGHWAY IS PARTY OF MILLSTONE VALLEY SCENIC BY-WAY. UNIFORM ZONING?	2c. The State of New Jersey and Middlesex and Franklin Townships support development and implementation of a Route 27 corridor plan with appropriate funding and regulatory assistance.	

3. Reclamation of Kingston Quarry	3. Franklin Township: Incorporate Master Plan items for Quarry into zoning. Implement the reclamation plan which was presented and approved by Franklin Township. STATUS: TRAP ROCK QUARRY IN AGREEMENT WITH NJDEP WILL CONVERT TO STATE OPEN SPACE WHEN QUARRY OPERATIONS CEASE.	3. Franklin Township and Somerset County; encourage long range planning for Kingston Quarry.	3. Intermediate
4. Preserve Laurel Avenue School Yard as Town Common.	4. A task force with input from Franklin Township Board of Education, Kingston Citizens and South Brunswick Township work with the Town Common goal. STATUS: TWP. AGREEMENT TO UTILIZE LAUREL SCHOOL HAS BEEN EXECUTED.	4. State and County provide funding as applicable.	4. Short/Intermediate
5. Preserve Princeton Nurseries land for open space.	5. South Brunswick Township continue working with State to secure much of the former nursery property as possible open space. The Township should work to ensure that any approved development of historically significant or environmentally sensitive lands south of the Village Center is fully justified to all relevant parties.	5. State: Continue working with South Brunswick Township to secure as much as possible of the former Princeton nurseries property as open space including expansion of the D&R Canal State Park.	5. Long
<i>Housing</i>			
1. Develop housing consistent with the character of the Village and based on an infill potential plan prepared by the Townships.	1. Townships implement zoning consistent with historic preservation goals (also see Land Use and Historic Preservation).	1. (see Land Use and Historic Preservation.	1. Intermediate/Long Term
<i>Economic Development</i>			
1. Increase parking in the business district.	1. Kingston should build upon its fund raising to seek new local initiatives such as federal, state and county grants.	1. State grants (e.g. NJDOT Centers of Place). Also County and Federal grants.	1. Short/Intermediate Term
2. Install crosswalks at pedestrian intersections. Make improvement along Main Street.	2. South Brunswick; work with NJDOT to insure that parking is preserved on Main Street northbound and that stanchions are installed in the Village in accordance with agreements.	2. Coordination with DOT	1. Short/Intermediate Term
3. Form a Kingston Merchants Association	3. N/A	3. N/A	
4. Improve pedestrian and bicycle access to business district and evaluate the pedestrian and bicycle linkages with village of Rocky Hill, a neighboring designated village.	4. Franklin and South Brunswick Townships; work with Village in NJDOT pedestrian/bicycle grant study. STATUS: STUDY COMPLETED. IMPLEMENTATION FUNDING AND PRIORITY NOW SOUGHT.	4. State grants for implementation.	4. Short/Intermediate Term

5. Main Street Business District Improvements.	5. South Brunswick and Franklin Townships initiate joint grant application to Downtown New Jersey for business district improvements. Both Townships Industry and Business Commissions meet with Kingston merchants to identify ways to attract new business and to support existing businesses.	5. Seek State and County grants to fund business district improvements and other economic development opportunities.	5. Intermediate/Long
<i>Transportation</i>			
1. Address burgeoning commuter traffic through the Village.	1. Support the completion of Route 522, with full access from all major north/south roads connecting to it, and proper mitigation.		1. Intermediate/Long Term
2. Ameliorate the increasing traffic problems in the community.	2. Support conducting a comprehensive professional traffic study of the village and its environs.		
3. Increase traffic calming, traffic speed reduction, and traffic law enforcement.	3. Support widening of Route 1 in South Brunswick, using this to evaluate and design. adjustments to current county and local roads. a. Implement a 25 mph maximum speed limit in Kingston with graduated speed reductions from outside of core village area. b. Redirect heavy trucks from residential areas unsuitable for such traffic by establishing light truck only ordinances and by designating official Township truck routes. c. Redesign problem intersections with improved pedestrian safety. d. Gateways to the town would help provide an identity and transition to the community.		
4. Develop better local pedestrian and bicycle access to parkland.	4. Improve and maintain traffic signs, crosswalks and other pedestrian safety measures. a. Improve citizen participation in traffic planning. STATUS: NJDOT CORRIDOR STUDY COMPLETED.		
5. The Townships will track developments related to the possible construction of Route 92 and the widening of Route 1 for their potential impact on Kingston; study any potential adverse impacts to identify mitigation efforts that could preserve and protect the character of the Village Center and its environs and the quality of life of the community.	5. South Brunswick and Franklin Townships monitor these developments and allocate funds for appropriate studies and for reviews of regulatory agency actions and findings; share the result of any township studies with the relevant county, State and federal agencies. STATUS: ROUTE 92 PROJECT STILL OPPOSED.	5. The State of New Jersey incorporate into its decisions about Route 92 and Route 1 widening designs and remediation of any adverse impacts on the Kingston village center and its environs	5. Short/Intermediate/Long
6. Explore possibility of East/West bus route through the village.			

<i>Natural Resource Conservation</i>			
1. The greenbelt around Kingston should be maintained through large-scale open space, and farmland, and acquisition.	1. Townships should work with neighboring communities, county and state agencies to acquire open space. Municipalities will participate in the watershed planning initiative. STATUS: PARCELS RECOMMENDED FOR ACQUISITION IN MASTER PLAN.	1. County and open space acquisition programs.	1. Short/Intermediate
2. Plant street trees	2. Shade Tree Commissions should work with the Village to encourage appropriate trees and hedges along village streets and the roads of the Environs.	2. County or State Funds	2. Short/Intermediate
3. Use light pollution control mechanisms.	3. Municipal ordinance and development application review.	3. State legislation	
4. Prevent inappropriate outdoor advertising in open space areas, scenic and historic areas.	4. Municipal ordinance	4. State legislation	
<i>Recreation</i>			
1. Promote better pedestrian, bicycle, and public transportation.	1. Revision of South Brunswick and Franklin Township Bikeways Plan. STATUS: BIKEWAY RECOMMENDED TO LINK VILLAGE TO CANAL AND ROCKINGHAM.	1. NJDOT land (in South Brunswick) should be purchased or leased from the State when and if they become available and maintained by South Brunswick or Middlesex County, NJDOT land (in Franklin) should be purchased or leased from the State when and if they become available and maintained by Franklin Township or Somerset County.	1. Long/Short/Intermediate Term
2. Acquisition of new park areas and NJDOT properties when available if determined by DOT to be excess property	2. Coordinate activities with Franklin Township. STATUS: RECOMMENDED IN MASTER PLAN.	2. Kingston, South Brunswick, Middlesex County and Somerset Counties as well as the State should work in partnership with the D&R Canal Commission, D&R Greenway and other regional and state open space organizations to preserve properties as regional park.	2. Short/Intermediate
3. Preserve additional D&R Canal properties as regional park.	3. Coordinate activities with neighboring County and State.		
<i>Historic Preservation</i>			
1. Maintain the village's character and historic nature.	1. The Master Plans of South Brunswick and Franklin Townships should reflect the historic nature of Kingston. STATUS: KINGSTON VILLAGE IS INDICATED IN MASTER PLAN.	1. Grants from the State Historic Preservation Office (e.g. CLG Grants) and grants from Middlesex and Somerset Counties.	1. Short/Intermediate

2. Zoning should be adjusted to meet the historic preservation goals.	2. Zoning should be adjusted to meet the historic preservation goals. STATUS: VILLAGE IS IN HISTORIC OVERLAY ZONE.	2. State relocation of Rockingham Historic Site (in Environs).	
	2a. South Brunswick should pass a historic preservation ordinance to establish a historic preservation commission and districts.		
3. Townships should cooperate with each other to insure the historical integrity of Kingston.	3. Townships should cooperate with each other to insure the historical integrity of Kingston and work to secure Scenic Roadway status for the Kings Highway. STATUS: SCENIC BY-WAY STATUS ACHIEVED.	3. Seek County and State support for Scenic Roadway status.	
4. Maintain Kingston as a walkable historic community	4. Franklin and South Brunswick Townships; work to secure the preservation of appropriate land in the Environs to provide historic context and buffer areas..		
5. Preserve the historic character of Main Street and the King's Highway.	5. Work to secure the placement of appropriate portions of the Environs on the National Register (of Historic Places).	5. Grants from Green Acres Program to secure context and buffers for historic areas .	
6. Recognition of Kingston as part of the Crossroads of the American Revolution Project.	a. Both Franklin and South Brunswick should work with Lawrence Township, Princeton Borough and Township to build upon their successful nomination and submit portions of Route 206 and 27 to the State and National Registers of Historic Places to address common historic preservation concerns.	6. State maintenance of the King's Highway in accordance with its status as a NR Historic District.	
7. Preserve the character of the historic and rural agricultural area and greenbelt.	7. The community should support the Kingston Historic Society (KHS).		
	a. Franklin should make revisions to its Historical District Ordinance to meet CLG guidelines and apply for CLG status. STATUS: ORDINANCE IS CURRENTLY UNDER REVISION.		
	b. The KHS should continue to encourage and assist public and private preservation efforts in Kingston and also in other portions of Franklin and South Brunswick Townships and the region.		
<i>Public Facilities</i>			
1. Address concerns regarding the Stony Brook Sewage Treatment Plan.	1. A representative from Kingston should attend the public board meetings at the Treatment Plant to present concerns about the odor and the routes of sewer trucks through Kingston.		1. Intermediate
2. The number of utility poles should be minimized.	2. Research on planning, procedures and funding should be conducted on the installation of underground wires.		
3. Monitor Cell Phone Tower	3. Municipalities seek ways to limit construction of cell towers in		3.

planning and construction	Kingston open space, historic and scenic areas, or if constructed seek ways to construct them with minimal visual and aesthetic impact.		Short/Intermediate/Long
<i>Intergovernmental Coordination</i>			
1. Coordinate with surrounding municipalities, County and State regional planning efforts regarding transportation.	1. Better governmental mechanisms need to be in place to act as an advocate for the communities.		1. Long Term
2. Cooperation between municipalities for the Village of Kingston	2a. Townships institute a permanent joint advisory committee for Kingston Village to oversee implementation of PIA goals.		2a. Short term
	2b. The permanent joint advisory committee explores possible expansion of the Kingston VCD to include small sections of Princeton Township and Mercer County that are historically a part of Kingston.	2b. OSP should work with the Townships and expansion of the VCD.	2b. Intermediate/Long Term
3. Long term, regional traffic planning and law enforcement.	3. Franklin and South Brunswick Townships should work with other municipalities for long term regional traffic planning. There is a need for long term, regional traffic planning and law enforcement.		3. Short/Intermediate/Long

Source: New Jersey Office of Smart Growth

Short term denotes less than one year.

Intermediate denotes between 1-5 years.

Long term denotes more than 5 years.

COMMUNITY FACILITIES PLAN
ELEMENT

COMMUNITY FACILITIES PLAN ELEMENT

INTRODUCTION

The Community Facilities Plan provides an evaluation of the facility needs of the Township's public schools, library and fire, first aid and police protection (**see Existing Land Use and Community Facilities Maps**). Existing conditions have been documented through discussions with applicable officials and through review of existing facilities documents. Recommendations for facilities and/or service expansions are made at the end of this section.

GOALS AND OBJECTIVES

The following goal has been established for the Community Facilities Plan Element of the Master Plan:

Goal: Provide adequate community services and facilities to serve the needs of all current and future residents in the Township:

- Continue to provide adequate services to fit the needs of the Township.
- Continue to share services to the extent possible.
- Continue to evaluate the adequacy of existing facilities.

SCHOOLS

The Franklin Township School District provides a comprehensive educational program and has won national Blue Ribbon and State Best Practices awards. There are a total of eight schools in the Township with approximately 6,700 students and over 900 staff.² These include six elementary schools with magnet programs in science and technology; fine, visual and performing arts; and international studies. In addition, there is one adult community school where adults can attend elective classes or pursue their high school diploma. As reported in the 1999 Franklin Township Master Plan, the New Jersey Department of Education approved one charter school to operate in the Township. Since then, its license has been revoked and the school disbanded. The majority of the schools are located in the Somerset section of the Township, where most of the population lives.

² William Westfield, Superintendent Franklin Township Board of Education.

School Facilities

As shown in the Table below, since the opening of the new high school on Elizabeth Avenue, the elementary schools now serve grades K-4, the middle school serves 5-6, the old high school serves 7-8 and the new high school serves 9-12.

**Table CF-1
School Facilities**

	Address	Grades
Elementary Schools		
Conerly Road School	35 Conerly Road	K-4
Elizabeth Avenue School	363 Elizabeth Avenue	K-4
Pine Grove Manor School	130 Highland Avenue	K-4
MacAfee Road School	53 MacAfee Road	K-4
Franklin Park School	30 Eden Street	K-4
Hillcrest School	500 Franklin Boulevard	K-4
Middle Schools		
Sampson G. Smith Intermediate School	1649 Amwell Road	5-6
Old High School	415 Francis Boulevard	7-8
High School		
Franklin High School	Elizabeth Avenue	9 – 12

Source: Franklin Township Board of Education

Recent Facility Improvements

In 1998, the Township created an Ad Hoc Advisory Committee on Enrollment Growth to address the school district's projected enrollment growth and facility needs. Based on their conclusions and findings, the Township schools have undergone significant alterations, additions and new construction in order to accommodate future enrollment growth. The construction of a new high school has been completed that has been designed to accommodate 2,000 students. New wings were added to the Elizabeth Avenue School and the Pine Grove Manor School. Renovations were also performed at The MacAfee School.

Also, the Board of Education has purchased several properties on Claremont Road (Block 34.08, Lots 4-6) (43.8 acres) for the location of a future school.

Enrollment

Since 2000, the Franklin Township school district has experienced steady enrollment growth, and is anticipated to reach an enrollment of 7,619 by the 2009-2010 school year (see Table CR-2, below). As mentioned previously, the Board of Education has purchased property on Claremont Road for the purposes of constructing a new school, when needed.

**Table CF-2
School Enrollment Trends, 2000 to 2009**

School Year	Enrollment*	Number Change	Percent Change
2000	5,842	--	--
2001	6,052	210	3.6
2002	6,294	242	4.0
2003	6,584	290	4.6
2004	6,740	156	2.4
2005	6,950	210	3.1
2006	7,198	248	3.6
2007	7,384	186	2.6
2008	7,518	134	1.8
2009	7,619	101	1.3

*Does not include Adult High School or out of district students.

Source: Franklin Township Board of Education, last revised January 20, 2005

School Recreational Facilities

The Franklin Township school system has a number of recreational facilities that are available for use by students, and by residents when not in use by the schools. Table CF-3 below lists the number and total acreage of each school's recreational facilities. The new high school will add over 100 acres of sporting fields to the Board of Education's inventory. In the original plans for the new high school, a new stadium was proposed. Due to a higher bid than expected, the stadium money was re-allocated and used towards the actual building construction. In Fall 2005, the Township's election ballot will contain a referendum polling residents whether or not additional funding should be used towards construction of a new school athletic stadium.

**Table CF-3
School Recreational Facilities**

	Land Area (acres)
Elementary Schools	
Conerly Road School	13
Elizabeth Avenue School	39
Pine Grove Manor School	17
MacAfee Road School	12
Franklin Park School	32
Hillcrest School	1
Middle Schools	
Sampson G. Smith Intermediate School	32
Franklin High School (old)	76
High School	
Franklin High School (new)	100+

Source: Franklin Township 1999 Master Plan

In 1999, some recreational fields were renovated, but have been deteriorating. Overall, due to the sharing of school recreational facilities by the students and residents, issues of overuse and maintenance have surfaced. The Board of Education can take action by creating maintenance planning schedules for the facilities, purchasing additional land for recreational purposes, or discontinuing the sharing of recreational facilities, and create separate facilities for each entity.

LIBRARY FACILITIES

There is one public library located in Franklin Township, situated on DeMott Lane next to the municipal building in the eastern section of town. The library was constructed in 1979 and totals 18,368 square feet. The library is currently undergoing significant renovations, which will double its size and capacity from 18,000 to 36,000 square feet.

Library Collection and Circulation

As shown in Table CF-4 below, the collection currently consists of 117,425 book volumes, 111,463 book titles, and nearly 10,000 audio and video volumes. There are also 239 periodical and newspapers, and 130 electronic titles. The Public Library has a current circulation of approximately 227,498. Once the expansion is completed, the library's total circulation will increase by an additional 156,000 books.

**Table CF-4
Library Collection and Circulation, 2003**

	Number
Book Titles	111,463
Book Volumes	117,425
Periodicals and Newspapers	239
Audio Volumes	4,066
Video Volumes	5,349
Electronic Titles	130
Circulation	227,498

Source: January Adams, Director, Franklin Public Library

Library Services and Amenities

The library has a total staff of 47 employees: 14 full-time and 33 part-time employees comprised of professional librarians, assistants, clerks and administrative assistants. The library is open seven days a week from September through June, and closed Sundays in July and August.

In addition to the traditional library services of reading, researching and borrowing books, the Franklin Public Library stays closely connected with the community by offering a variety of activities and programs to residents of all ages. Adult programs include informational workshops, guest performances, speakers and author appearances. For the library's young adult programs (aged 12 years and up), the library offers a Summer Reading Club and weekly craft activities. For children aged 6 months to 12 years, the library also offers a Summer Reading Club, as well as story time, and other literature based programs. These programs are well-attended. In fact, over 7,000 children attend programs each year.

Other services offered to the library patrons include internet access, a secure online site for book renewals, and the option to use other public libraries throughout Central New Jersey including Bernardsville, Dunellen, Highland Park, New Brunswick, Middlesex and Perth Amboy. The Township recently opted out of the Somerset County Library System, which ended Township

access to the Rocky Hill library, which was convenient to those living in the southern portion of the Township.

The New Jersey State Library Standards applies a population-based standard to municipalities to determine if they have a sufficient amount of public library space to meet the demands of their communities. In 2000, Franklin Township had a resident population of 50,903. According to the New Jersey State Library Standards, the Franklin Township public library should be a minimum of 27,566 square feet. Based upon these standards, the current library is well below the size it should be for its population. With the expansion, the library will exceed the recommended square footage and meet Franklin's current and future population.

Planned Expansion and Renovations

The library expansion is expected to be complete by early 2006. The expansion and renovations will cost approximately \$7.7 million dollars, with approximately a quarter of the cost raised through a large state grant and other funding. Under the current conditions, overcrowding has become an issue and the expansion will be specifically devoted to children services and programs. A new wing will create places specially designed for children.

Other renovations include cosmetic changes to the interior, repairs to the roof, an entirely new layout of the floor space in order to accommodate additional reference and non-fiction collections, a centralized Internet computer area, three specialized meeting and study rooms and a media center. A new and spacious lobby area will bridge the new and existing facility together. This area will house the circulation desk, displays, lounge areas and the fiction collection. The building will also incorporate environmentally friendly design techniques; green tinted glass will be used to convert solar energy into lighting.

FIRE SERVICES AND FACILITIES

Franklin Township is a large and diverse community with areas of urban, suburban and rural development that require fire protection. Consequently, the Township has an extensive network of fire facilities to serve residents, businesses and visitors. There are four fire districts containing nine fire departments. The Township's fire departments are staffed by volunteers who live and work in the community.

Fire District 1 has a service area that covers the northwest and central sections of the Township. It contains the Elizabeth Avenue Fire Company, the Middlebush Fire Department, the Millstone Valley Fire Department and the Somerset Volunteer Fire and Rescue Company.

Fire District 2 has a service area that covers the central and southern sections of the Township. It includes the Franklin Park Volunteer Fire Company, the Griggstown Fire Company and the Little Rocky Hill Volunteer Fire Company.

Fire District 3 has a service area that covers the northeastern section of the Township. It contains the Community Fire Company and East Franklin Fire Company.

Fire District 4 has a service area that covers the southernmost section of the Township and consists of the Kingston Volunteer Fire Company, which is located in the adjacent Township of South Brunswick.

FIRST AID SERVICES AND FACILITIES

The first aid services in the Township report concern regarding their ability to serve the impending influx of more than 2,000 units of senior housing in the northwest sector of the Township. Also, the South Bound Brook / Franklin Township First Aid Squad no longer serves the northwest sector of the Township, therefore Franklin-Somerset and East Millstone First Aid Squads must alternate their services to cover this area. The Township's first aid squads are staffed by volunteers who live and work in the community.

As shown in Table CF-5 below, there are five first aid squads that serve the residents of Franklin Township. The East Millstone and Franklin-Somerset First Aid Squads are located within Franklin Township. The Kendall Park, Kingston and Rocky Hill First Aid Squads are located outside of the Township.

**Table CF-5
First Aid Squad Facilities and Equipment**

	Address	Equipment
Squads within the Township		
East Millstone First Aid Squad	Amwell Road	3 ambulances
Franklin-Somerset First Aid Squad	179 Girard Avenue	3 ambulances
Squads outside of the Township		
Kendall Park First Aid Squad	New Road, Kendall Park	3 ambulances
Kingston First Aid Squad	4280 Route 27, Kingston	3 ambulances
Rocky Hill First Aid Squad	Box 175, Rocky Hill	2 ambulances

Source: Representative from each First Aid Squad, 2004.

The East Millstone First Aid Squad serves the central and western sections of the Township. East Millstone has one main facility located on Amwell Road and a substation located within the municipal complex. East Millstone has a total of 19 EMTs (emergency medical technicians) plus a support staff. It had 506 emergency calls in 2003, a 10 percent increase from 1995.

The Franklin-Somerset First Aid Squad currently has 25 volunteers who serve as EMT's and provide support services. It had 1,200 emergency calls in 2003, which represents a 22 percent decrease from 1995. Franklin-Somerset's hours of operation decreased from 24-hour service to 12-hour service which can account for the decrease in the number of emergency calls. The Township hired an ambulance company to cover the other 12 hours. The Franklin-Somerset First Aid facility underwent major renovations totaling \$300,000 funded solely by donations. Renovations included the creation of a second floor and the widening of the bay doors in order to accommodate emergency vehicles.

As stated in the 1996 "Strategic Plan for Fire and Emergency Medical Services," there is still a need for a stable source of funding to support the operations of the first aid squads of the Township.

Progress Since the Last Master Plan and Future Needs

In the 1999 Master Plan, East Millstone First Aid Squad identified the need for external defibrillators. Since then, they have purchased these defibrillators. In the future, the East Millstone facility will need renovations, including expansion of bays, in order to accommodate the newly designed ambulances. By 2007, it anticipates the need for a new ambulance, which it is planning to purchase through fundraising efforts.

In the 1999 Master Plan, Franklin-Somerset First Aid Squad identified the need to renovate their facility. Since then, the facility underwent a \$300,000 renovation funded by donations.

In the 1999 Master Plan, the Township was exploring the concept of providing outside contractors for the South Bound Brook/Franklin Township First Aid Squad area, similar to the service provided at the Franklin-Somerset Squad. Since then, the Township contracted with Rural Metro Ambulance Company from 6 am to 6 pm to cover the northwest sector. Franklin-Somerset and East Millstone alternate to cover the remaining 12 hours from 6 pm to 6 am.

Overall, there still remains a need for a rigorous recruitment initiative for more volunteers. Both Township first aid squads are feeling pressured to safely serve the Township especially with the rapid development of age-restricted housing in the northwestern portion of the Township.

POLICE SERVICES AND FACILITIES

The Franklin Township Police Department serves the entire Township, including residents and employees of local businesses. The Public Safety Building (Police and Court) is centrally located next to the municipal building on DeMott Lane. The Department also has a firing range located on Route 27 in the Little Rocky Hill section of the Township.

Vehicles and Equipment

The Department covers an extensive service area and consequently requires a significant amount of equipment, particularly vehicles to patrol the area. The Police Department has 77 vehicles, including 35 general patrol cars, 32 investigation cars, 4 four-wheel drive trucks, 1 prisoner van, 1 motorcycle, 1 quad, and 3 utility trailers. There are a total 123 officers and staff employed by the Department including 1 Chief, 2 Captains, 5 Lieutenants, 17 Sergeants, 13 Detectives, 63 officers, and 22 civilian staff members.

**Table CF-6
Police Department Equipment and Force, 2004**

Equipment	Description
Vehicles	35 general patrol cars, 32 investigation cars, 4 four-wheel drive trucks, 1 prisoner van, 1 mobile command post, 1 motorcycle, 1 quad, 3 utility trailers, 1 mobile message board
Officers and Staff	Number
Chief	1
Captain	2
Lieutenants	5
Sergeants	17
Detectives	13
Officers	63
Civilian Staff	22
Total	123

Source: Franklin Township Police Department, 2004

The Department plans to purchase seven to 10 vehicles per year. The Department upgraded its radio system and installed a digital trunked radio system for the Township in conjunction with Somerset County. The Police Department has identified the need for additional equipment including additional K-9 staff, alternative light source latent print detection device, optical fingerprint reader as well as an upgraded private branch exchange and computer system.

Law Enforcement Initiatives and Programs

The officers and staff of the Township Police Department are responsible for law enforcement, public safety programs and support functions. The Department's operations incorporate the community policing model that emphasizes a proactive, decentralized approach to law enforcement and a partnership with members of the local community. Community policing is characterized by an emphasis on officer initiative in deterring and preventing crime, establishing relationships and effective communications with members of the local community to solve problems and assigning officers to specific "beats" on long-term basis to enhance knowledge of local patrol areas and increase the effectiveness of law enforcement. The Department utilizes a variety of community policing techniques depending on the needs of the community and available police resources. Other programs which the Police Department participates in are Driving While Intoxicated (DWI) program, Drug Alcohol Resistance Education (DARE) program, Park, Walk and Talk, Bicycle Registration, Operation Cooperation Day and Neighborhood Watch Program.

The Traffic Bureau of the Police Department advises the Planning Board and Zoning Board of Adjustment on development applications that come before those Boards.

RECOMMENDATIONS

The following recommendations summarize those listed throughout this Element:

Schools

- Plan for adequate facilities to serve areas of the Township projected to experience residential development.

Public Library

- Monitor opportunities to provide greater access in the southern portion of the Township to library services.

Fire Facilities

- Maintain and improve existing facilities.

First Aid Facilities

- Maintain existing facilities.
- Plan for adequate daytime first aid service and coverage by recruiting volunteers, coordinate with police and fire departments, and improving response times.
- Plan for the future improvement or replacement of facilities.
- The “Strategic Plan” stated there is a need for a stable source of funding to support the operations of first aid squads in the Township.

Police Facilities

- Increase personnel and equipment levels in step with increases in resident and business populations.

UTILITY PLAN
ELEMENT

UTILITY PLAN ELEMENT

INTRODUCTION

The Utilities Plan analyzes the need for and shows the future general location of utilities infrastructure including water, sewer, storm sewer and stormwater management. The sewer service area boundaries are also discussed herein.

GOALS AND OBJECTIVES

The following goal and objectives were established for the Utility Plan Element of the Master Plan.

Goal: Determine utilities service areas on the basis of the Master Plan's overall vision of land use and density.

- Re-evaluate sewer service areas in light of the Land Use Plan to manage growth;
- Maintain the adequacy of the existing sewer and water systems;
- Understand the balance between run-off and groundwater recharge on Township soils and subsurface, particularly in areas with wells and in flood-prone areas; and
- Create standards to minimize off-site impacts from run-off and impacts on adjacent wells and water resources and to maximize on-site recharge and filtration.

WATER SERVICE

The Township owns and operates two water systems; the first water system is located in the northern and central portions of the Township, which is known as the Main system. The Main system is supplied by water purchased from New Jersey American Water Company. Supplemental water supply is purchased when required from North Brunswick and New Brunswick Townships. The second water system is supplied by water purchased from South Brunswick Township for the area impacted by the Higgin's Farm Superfund Site. Water infrastructure is mapped on the **Utilities Plan Map**. The supply of water is adequate.

Proposed Water Improvements

Water service will be extended along Cedar Grove Lane from Amwell Road to New Brunswick Road to serve proposed development. The expected time of completion of the extension is the end of 2006. Water lines will also be extended to the Franklin Park area to serve properties where contaminated wells were found. The expected time of completion is the first quarter of 2006.

SANITARY SEWERAGE SERVICE

Infrastructure

Sanitary sewerage is collected by the Franklin Township Sewerage Authority and is treated at the Middlesex County Utilities Authority (MCUA) facility in Sayreville. The sewer service area covers generally the northern portion of the Township and the Route 27 corridor north of Route 518 (see **Utilities Plan Map**). There are smaller sewer service areas scattered throughout the Township which serve isolated residential developments, including along Bunker Hill Road, Blackwell's Mills Road, and Van Cleef Road.

MCUA has the capacity to serve the majority of the Township, and its service area includes the area generally to the north of the Princeton Ridings housing development in addition to many other municipalities in southern Somerset and Middlesex Counties.

FTSA reports sewer service capacity issues in the **Route 27 corridor area north of Franklin Boulevard**. This system was designed in the early 20th Century, and is not sized to accommodate additional sewer users. The capacity issue is being resolved by FTSA via (1) the installation of manhole covers that do not allow stormwater to enter the system and consume capacity, (2) diversion of flows to the North Crossing through Piscataway rather than to the City of New Brunswick and (3) the installation of a new pump station that can divert flow to the Township's School Avenue Station that contains significant capacity. These improvements will provide the necessary infrastructure for redevelopment projects in the Renaissance 2000 Redevelopment Area.

FTSA also indicates that the sewer line in **Belmont Drive** is near capacity, and any new development or re-tenanting of the area should be with uses that require a minimum amount of wastewater treatment.

Sewer Service Area

Modifications to the existing sewer service area are recommended on the **Utilities Plan Map**. Areas proposed for removal from the sewer service area reflect areas that have been preserved as permanent open space. Areas to be added include:

1. The Griggstown Quail Farm; for improvement of waste removal from the farm--not the service of any new dwellings. As the Farm has expanded its operation, water pollution has become evident of a brook in the vicinity of the Farm. It is possible that the problem emanates from the high-density poultry raising and processing activity there (though there are also ducks on a pond upstream). The Township has approved this extension; the extension now requires County and State approval.
2. The area north of Bennett's Lane that has been experiencing repeated septic failure. The Township has approved this extension; the extension now requires County and State approval.

Other than these areas, the sewer service area boundaries are intended as a growth management tool to prevent sprawl in the southern portion of the Township. The sewer service areas for the most part follow the Planning Area 1 and 2 designations of the State Plan, except in the vicinity of the Exxon and Huntingdon Life Science facilities on Mettler's Road, which are located in Planning Area 4, however have been served by their own private sewer system since the 1970s. These areas will remain both PA 4 and within a sewer service area for this reason.

STORMWATER POLLUTION PREVENTION PLAN

Municipal Stormwater Pollution Prevention Plans (SPPP) and Municipal Stormwater Management Plans (MSWMP) are now required pursuant to legislation adopted by the State of New Jersey in accordance with the U.S. Environmental Protection Agency's 1999 Phase II Stormwater Permitting Rules. Such legislation came to bear to better control non-point pollution sources, i.e., those that cannot be traced back to one specific source such as a factory.

SPPPs document a municipality's stormwater pollution prevention strategies in all areas, including public education and maintenance of public facilities and equipment. Beneath the umbrella of the SPPP is the MSWMP, which mainly presents a plan for regulating development that is not currently regulated by the Residential Site Improvement Standards. Municipalities are also required to adopt ordinances to regulate stormwater in developments that are not governed by RSIS, and to regulate pollution such as pet waste and litter.

Preliminary review of the land development ordinances of the Township does not identify any existing ordinances that would conflict with the implementation of a comprehensive MSWMP in the Township.

Goals of MSWMPs typically include:

- Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
- Maximize the protection of natural drainage features and vegetation;
- Minimize the decrease in the "time of concentration" from pre-construction to post-construction;
- Minimize land disturbance including clearing and grading;
- Minimize soil compaction;
- Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;
- Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas

As indicated in the Conservation Plan Element, ordinances are recommended to implement NJDEP's new regulations and more stringent water quality standards.

EXTENSION OF UTILITIES

A new rule has been implemented at N.J.A.C. 14:3-10 that establishes the Targeted Revitalization Infrastructure Program (TRIP). This new rule submitted by the New Jersey Board of Public Utilities was created to ensure that the agency's programs reflect the Smart Growth goals of the State. The new rule describes a pilot program, entitled the "Targeted Revitalization Infrastructure Program" (TRIP) that encourages development in "smart growth" areas, meaning State Planning Areas 1 and 2. TRIP is designed to eliminate infrastructure barriers to development in smart growth areas and to offer incentives for regulated entities (i.e. water, electric, gas, telecommunications) to serve such development. Through the program, infrastructure can be constructed in anticipation of smart growth development, rather than after a developer has submitted an application, and costs can then be recovered faster. Fees will not be charged to extend utilities in smart growth areas, however will be charged in non-smart growth areas.

RECYCLING PLAN
ELEMENT

RECYCLING PLAN ELEMENT

INTRODUCTION

The Recycling Plan Element is a required Element of the municipal Master Plan the purpose which is to demonstrate consistency with State Law regarding recycling.

The following goal has been established for the Recycling Plan Element of the Master Plan:

Goal: To meet State Recycling Plan goals for the collection, disposition and recycling of recyclable materials.

STATUS OF RECYCLING IN FRANKLIN TOWNSHIP

The Mandatory Statewide Source Separation and Recycling Act of 1987 requires the establishment of a recycling component to municipal master plans. In addition, specific tasks were delegated both to the county and municipalities to achieve State Recycling Plan goals. Somerset County's responsibilities include:

1. Designate a district recycling coordinator,
2. Identify leaves and at least three other recyclable materials as the designated recyclables in the district,
3. Designate a strategy for the collection, marketing and disposition of source separated recyclable materials in each municipality,
4. Recycle at least 15 percent of the prior year's total municipal solid waste stream by the end of the first full year, and
5. Recycle at least 25 percent of the second preceding year's total municipal solid waste stream by the end of the second full year.

The Township's responsibilities include:

1. Designate a recycling coordinator.
2. Provide a collection system within six months of the adoption of the County Plan.

Somerset County has established the position of Recycling Coordinator and has prepared a recycling plan. Franklin Township has designated a recycling coordinator and has developed a recycling program.

The Township of Franklin has a comprehensive recycling program that is managed by the Department of Public Works in conjunction with Somerset County. The materials recycled include, but not limited to, paper, glass, aluminum, steel, plastic, iron, anti-freeze, batteries, tires, used motor oil, brush, leaves, concrete, food waste, oil contaminated soil, textiles, and wood scraps.

The Township recycled approximately 193,768.57 tons of material in 2004, a significant increase from 1997 in which the Township recycled approximately 13,830 tons of material. Commercial uses generate more recyclable materials than residential uses. In 2004, there was a greater amount of recycled corrugated paper, newspaper, leaves, brush/tree parts, and concrete / asphalt / brick materials compared to the 1997 reported tonnage amounts.

**Table R-1
Recycling Volumes for Selected Materials,
Township of Franklin, 2004**

Material	Amount Recycled in Tons			Total in 1997
	Residential	Commercial	Total in 2004	
Corrugated	615	3,313	3,928	2,621
Mixed Office Paper	-	346	346	4,140
Newspaper	2,982	-	2,982	110
Glass Containers	1,148	250	1,398	1,517
Aluminum Containers	64	18	82	82
Plastic Containers	281	54	335	236
Steel Containers	136	36	172	453
Tires	-	32	32	61
Leaves	1,690	-	1,690	1,507
Brush/Tree Parts	-	141	141	7
Concrete/Asphalt/Brick	17,078	-	17,078	1,521
Computers/Parts	69	-	69	NA
Textiles	17	164,556	164,573	NA
Wood scraps	-	41	41	1,292
Total	24,080	168,787	192,867	13,547

Source: Franklin Township Department Public Works

Franklin Township has a contract with Somerset County for curbside collection of recyclables including glass, aluminum, newspaper, cardboard, clothing, and large appliances. The Township operates a mini-dump and recycling center located across from the Department of Public Works building on 12 Berry Street. The Township's recycling program is managed by the recycling coordinator who is employed by the Department of Public Works.

It is recommended that the municipal recycling ordinance be updated as the Municipal Land Use Law is amended and as additional recyclable materials are added to the municipal collection system.

PLAN CONSISTENCY

PLAN CONSISTENCY

INTRODUCTION

The Municipal Land Use Law requires that all municipal Master Plans include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the Master Plan, to the Master Plans of contiguous municipalities, the County, and the State Development and Redevelopment Plan. The intent is to coordinate planning and land use activities, and reduce potential conflict. This element reviews the municipal Master Plans of contiguous municipalities, the County, the State Development and Redevelopment Plan, and the Delaware & Raritan Canal State Park Master Plan.

CONTIGUOUS MUNICIPALITIES

The contiguous municipalities are Bridgewater Township, South Bound Brook Borough, Piscataway Township, City of New Brunswick, North Brunswick Township, South Brunswick Township, Princeton Township, Montgomery Township, Rocky Hill Borough, Hillsborough Township, Millstone Borough, and Manville Borough.

Bridgewater Township, Somerset County

Bridgewater is located to the north of Franklin Township, and runs from the intersection of the Millstone and Raritan Rivers east to South Bound Brook Borough. The D&R Canal and Raritan River separates the two Townships. The Bridgewater Master Plan was last revised in February 28, 2005. The Bridgewater zoning map is consistent with its Land Use Plan. The land in Bridgewater which borders Franklin is zoned for General Manufacturing (M-1). Principal permitted uses include offices, research laboratories, manufacturing and service uses. The bordering land in Franklin Township is designated in the Land Use Plan as Light Manufacturing (M-1) with a small portion zoned for Corporate Business (C-B), and Single-family Residential (R-10). The land use in Bridgewater is consistent with the Franklin Land Use Plan, particularly since the two townships are not interconnected and are separated by a wide body of water.

South Bound Brook Borough, Somerset County

South Bound Brook Borough is located to the north of Franklin Township, from Bridgewater Township east to Piscataway Township. The Borough zoning map is consistent with its Land Use Plan. The land in South Bound Brook which borders Franklin is designated for single-family residential with required minimum lot sizes of 5,000 and 7,500 square feet. Single-family residential is consistent with the Franklin Land Use Plan recommendations for the adjacent area in Franklin Township. South Bound Brook is possibly the most interconnected of all adjacent municipalities to Franklin Township in terms of the land use fabric. It is difficult to sense where one town begins and the other ends. Therefore, it is important that the Land Use Plans of these two towns be consistent, which they have been determined to be.

Piscataway Township, Middlesex County

Piscataway Township is located to the northeast of Franklin Township, from South Bound Brook east to New Brunswick, across the D&R Canal and Raritan River. Piscataway is not directly accessible from Franklin Township, and the two are substantially separated by the Raritan River. The Piscataway Township Master Plan was adopted in 1999, and amended through 2003. The zoning map of Piscataway is consistent with its Land Use Plan. The land area in Piscataway along the Franklin border is mostly parkland with the remaining portions of fully developed single-family residential neighborhoods. The bordering land in Franklin is designated as a mix of commercial and single-family residential uses, and Canal Preservation in the Land Use Plan Element. The land uses of both municipalities are complementary to each other.

City of New Brunswick, Middlesex County

New Brunswick is located to the northeast of Franklin Township from the Raritan River south along Somerset Street to Veronica Lane (How Lane in New Brunswick). The City shares approximately ¼ of the Township's Route 27 corridor. The City's Master Plan was adopted in - November 2004. From the Raritan River south to Somerset Street, the New Brunswick Land Use Plan designates the land for residential uses from low-density single-family residential to multi-family and apartment uses. The adjacent land in Franklin is designated for single-family residential uses with a required minimum lot size of 7,000 square feet. From Somerset Street to French Street, the land is designated for Community Commercial, which contains a mix of commercial and multi-family uses. St. Peter's cemetery extends from French Street to north of Lufberry Street. Continuing west, from the end of the cemetery to Van Dyke Avenue, land is designated for medium-density, two-family and multi-family residential uses with a highway commercial corridor located in between Quentin and Van Dyke Avenues. The Highway Commercial land use continues from Industrial Avenue to where the New Brunswick-Franklin border terminates.

There are two redevelopment areas located in New Brunswick; the Route 27/Jersey Avenue Redevelopment Area from Van Dyke Avenue to Triangle Road, and the French Street/Somerset Street Redevelopment Area including the parcels that abut St. Peter's cemetery along French Street. The adjacent land in Franklin is located in the Renaissance 2000 Redevelopment Area, the plan for which calls for a mix of commercial and residential uses, including residential infill, senior housing, retail and office uses, and a day care center. The Route 27 corridor redevelopment area concept was initially conceived as a joint effort by New Brunswick and Franklin Township, and the planning on both sides is generally in the same direction, although now undertaken separately. A new high school is currently under construction in New Brunswick on Route 27, south of Franklin Boulevard. The high school is not anticipated to interfere with redevelopment on the Franklin side.

In Franklin, from the Conrail R.R. to How Lane, the land is designated for General Business and Office-Professional uses. The bordering land uses in New Brunswick are consistent with the Franklin Land Use Plan.

North Brunswick Township, Middlesex County

North Brunswick is located to the southeast of Franklin Township along Route 27, from Veronica Lane north to Finnegan's Lane south of the City of New Brunswick. North Brunswick shares another ¼ of Franklin's Route 27 corridor. In the vicinity of Franklin, development and land use in North Brunswick roughly mirrors that on the Franklin side, with a mix of retail, multi-family residential and office uses. It appears that this portion of North Brunswick is at or nearing build-out.

The North Brunswick Master Plan was adopted in 1984, and amended through 2000. North Brunswick's zoning map is consistent with its Land Use Plan in the area adjacent to Franklin. The zones include Neighborhood Commercial, Planned Residential Development, Education-Recreation-Research, and Single-family Residential. The land use designations in Franklin along the North Brunswick border are mainly General Business, Office-Professional, and Neighborhood Business. The land use in North Brunswick is consistent with the Franklin Land Use Plan.

South Brunswick Township, Middlesex County

South Brunswick is located along the southeastern border of Franklin south of North Brunswick Township from Finnegan's Lane to the north to Kingston in the south. Land use and development along the Route 27 corridor in South Brunswick is similar to that in Franklin and North Brunswick; mainly commercial and multi-family residential. This portion of South Brunswick does appear to have some remaining development potential, and is generally zoned R-1, which permits single-family residential on one-acre lots. Additional development in South Brunswick may impact the traffic conditions on Route 27, although a large percentage of trips may funnel toward Route 1.

The South Brunswick Master Plan was adopted in 2001. South Brunswick's zoning map is consistent with its Land Use Plan in the area adjacent to Franklin. The zones include Commercial, Affordable Housing, Multi-Family, and Single-family Residential with required minimum lot sizes of 9,000 square feet to 1 acre, which are similar to the land use designations in Franklin Township, including neighborhood business, and single-family residential.

Princeton Township, Mercer County

Princeton extends from Montgomery Township to Kingston along the Millstone River. It is located across the Millstone River and the D&R Canal from the Township, specifically in the Kingston area. The Princeton Master Plan was adopted in 1996, and amended through 2004. The zoning map of Princeton is consistent with its Land Use Plan. The land in Princeton along the Franklin border is consistent with Franklin Land Use Plan, and zoned for low density Single-family Residential with a required minimum lot size of 1.5 acres. The adjacent land in Franklin is designated for low-density residential uses, and the uses permitted in the Kingston Village area.

Montgomery Township, Somerset County

Montgomery extends along the Franklin border between Princeton and Hillsborough Townships (around Rocky Hill Borough). The Millstone River and D&R Canal state lands separate the two municipalities, and they are connected only by the Griggstown Causeway, which is located in a rural residential area of both Townships.

The Montgomery Master Plan was adopted in 1998, and amended through 2003. The Montgomery zoning map is consistent with its Land Use Plan. The land in Montgomery along the Franklin border is zoned for public school use and parkland. The land use in Franklin is designated for low-density single-family residential uses, and industrial uses.

Rocky Hill Borough, Somerset County

Rocky Hill is located to the west of Franklin, on the other side of the Millstone River and D&R Canal state lands. Rocky Hill and Franklin are connected via CR 518, in a rural residential area of both towns. The Rocky Hill zoning map is consistent with its Land Use Plan. The land use in Rocky Hill is zoned for single-family residential (required minimum lot area of 45,000 square feet) and village residential with a required minimum lot area of 12,000 square feet. The parcels located to the north of Washington Street are zoned for business uses. The bordering land in Franklin is designated for Canal Preservation (low-density residential). The land use plan in Rocky Hill is consistent with the Franklin Land Use Plan.

Hillsborough Township, Somerset County

Hillsborough is located to the east of Franklin Township, across the Millstone River and the D&R Canal. The two municipalities are not directly connected; Hillsborough can only be accessed through Millstone Borough. The Hillsborough Master Plan was adopted in 1996, and amended through 2002. The Hillsborough zoning map is consistent with its Land Use Plan. Zones along Millstone River Road include low-density residential uses that are consistent with the Franklin Land Use Plan. The bordering land in Franklin is designated for Agricultural uses and Canal Preservation.

Millstone Borough, Somerset County

Millstone is located to the west of Franklin Township, across the Millstone River and the D&R Canal state lands. The two municipalities are connected via Amwell Road, which connects two rural villages on either side. The Millstone Borough Master Plan was adopted in 1997. The 1997 Land Use Plan designates the land adjacent to the Franklin border between the River and Main Street as primarily low-density residential, although Business uses are permitted at the intersection of Main Street and Amwell Road. These designations and uses are consistent with Franklin's Land Use Plan.

A large tract of land along the Millstone Bypass is zoned Light Industrial, and the Master Plan indicates a Planned Unit Development Overlay on the property. The Borough has indicated, however, that it is currently updating its Master Plan and that the PUD Overlay will be removed. This property is currently farmland assessed and owned by a family trust. A light industrial

designation does not seem appropriate for this portion of Millstone, and Amwell Road through Franklin Township may be impacted by such zoning, although traffic could reach I-287 through Manville and then along Canal Road in the Township.

Manville Borough, Somerset County

Manville is located north of Hillsborough Township, and is also located across the Millstone River and D&R Canal state land. Franklin interconnects with Manville along the Manville Causeway (CR 623) in the Zarephath area. Development in this region of Franklin is low-density and mainly residential in character. In Manville, land use is commercial and medium-density residential in character. Development in Manville in this area is limited due to its location in a floodplain.

The Manville Master Plan was adopted in 1994. The Manville zoning map is consistent with its Land Use Plan. Land in Manville is zoned for medium-density single-family residential housing with required minimum lot sizes of 5,000 and 7,500 square feet. The bordering land in Franklin is designated for Agricultural uses, and the Canal Walk senior housing. Additional senior and family housing is planned in Franklin at the corner of Weston and Randolph Roads, however this development will not access Canal Road in the vicinity of the Manville Causeway.

DELAWARE & RARITAN CANAL STATE PARK MASTER PLAN

The D&R Canal State Park Master Plan was adopted in 1977, revised in 1989, and its Regulations for the Review Zone of the D&R Canal State Park were adopted in February 1990, and amended in 2004. The D&R Canal Commission is required to prepare and adopt a Master Plan in order to monitor land use activities within the Park, and to create Review Zones for all public and private development projects that impact the Park.

The entire Township of Franklin is included in the Review Zone. The Commission is required to review all public and private projects with respect to drainage, aesthetic and ecological factors. The Commission reviews applications on a case-by-case basis, and generally does not provide land use or intensity recommendations.

SOMERSET COUNTY

The Township continues to fit the pattern of the most current 1987 Somerset County Land Use Plan. The County advocates center-based growth. Areas like the Township's historic villages, the Somerset section, Hamilton Business District, and Middlebush have the potential to evolve into centers. Although the Township did not apply for center designation, the Township is achieving center-based type growth through zoning, redevelopment areas, and the Land Use Plan.

The County is concerned about the trend towards the redevelopment of industrial zoned land for senior housing. The County Planning Board staff recommends that if senior housing is constructed, that ancillary services be located near the developments so that residents have

access to retail and medical services. It is one of the intentions of the Master Plan to address this issue.

County Planning Board staff also expressed a concern regarding water quality in the Township, and the protection of the D&R Canal for its historic and environmental significance. The Master Plan also address these issues in the various Elements herein.

SDRP

Third Round of SDRP Cross-Acceptance

As a result of the adoption of the State Planning Act of 1985, N.J.S.A. 52:18A-196 *et seq.*, the SDRP (New Jersey State Development and Redevelopment Plan) shall be reexamined every three years by the State Planning Commission via a Cross Acceptance Process in which planning policies are reviewed by government entities and the public to check for consistency with each other and the SDRP. The third round of Cross Acceptance occurred in 2004-2005, and the amended SDRP is anticipated to be adopted in early 2006.

Somerset County gave each municipality a questionnaire in order to indicate its three most important local and regional land use planning goals and priorities. The County's Final Cross Acceptance Report tallied each municipality response into a table format. Below are the top three local and regional land use planning goals and priorities identified by Franklin Township:

Priority	Local	Regional
1	Maintain the diversity of housing, but encourage infill and stabilization of current residential areas, rather than continuing sprawl patterns of development	Improve the connection between Easton Avenue and I-287.
2	Conserve open space, rural character, scenic clusters, sensitive environmental areas and farmland.	Minimize the impact of high-level through traffic on county and state roads.
3	Provide adequate community services and facilities to serve the needs of all present and future Township residents.	Spot improvements on county and state roads to eliminate bottleneck areas that create congestion.

The County also requested each municipality to identify the State, County and/or local tools that would be needed to implement the SDRP and the smart growth goals, objectives and policies. Below is listed the needs of Franklin:

- State and county funding;
- Legislation supporting Timed Growth Ordinances;
- Increase in county and state mass (public) transportation;
- Additional funding for open space acquisitions and maintenance of historic preservation areas and sites; and
- Additional funding for Smart Growth Infrastructure.

State Preliminary Plan Policy Map Consistency

In 2004, the State approved the release of the Preliminary SDRP and the Preliminary State Plan Policy Map for the third round of Cross Acceptance. The Map features Planning Areas, Centers and Environs, which are intended to help implement the goals and policies of the State Plan, and guide future growth and development in New Jersey.

The Metropolitan Planning Area (PA1) is intended to provide much of the State's future redevelopment, and revitalize cities and towns. The Suburban Planning Area (PA2) is intended to provide for much of the State's redevelopment, and preserve the character of existing residential communities. The Fringe Planning Area (PA3) is intended to accommodate growth in the Centers, protect the Environs as open land, and to provide a buffer between more developed PA1 and PA2 and less developed PA3, PA4 and PA5. The Rural Planning Area (PA4) and Rural/Environmentally Sensitive Planning Area (PA4B) are intended to maintain farmland as contiguous areas, to accommodate growth in the Centers, to promote agriculture as a viable industry, and to confine sewer and water service to Centers. Environmentally Sensitive Planning Areas (PA5) are intended to protect environmental resources through the preservation of large tracts of land, accommodate growth in Centers, protect existing communities, and confine water and sewer service in Centers.

Planning areas in Franklin Township include PA1 through PA5. PA1 is mainly located in Sector 3 adjacent to the New Brunswick border. PA2 is generally designated along the NJSH Route 27 corridor, and within portions of Sector 5 adjacent to the Millstone River. Only a small portion of the Township is designated as PA3, near the intersection of Bennett's Lane and Dahmer Road. PA4 and PA5 both are generally located in the southern portion of the Township. The Preliminary State Plan Policy Map proposes a number of Critical Environmental Site designations, and four Park designations (PA 6), scattered throughout the Township. Within PA4 and PA5, the Policy Map proposes areas which permit sewer service, but are not necessarily built.

In general, it is the Township's goal to gain consistency with the SDRP key concepts, policies and the Policy Plan Map. During the Cross-Acceptance process, the Township and County reviewed the State Preliminary Plan Policy Map, and a number of changes were recommended (**see SDRP Cross Acceptance III Map** prepared by Somerset County). The most significant proposed changes include a proposal for the creation of three new planning areas. The Township and County would like to declassify the Six Mile Run area from PA4 and PA4B to new PA9 to represent Dedicated Public Water Supply. The Township and County also proposed new PA6 areas to represent Permanently Preserved Local Open Space Areas, and a new overlay "PF" to represent Preserved Farms. Even with the new PF overlay, there are a number of preserved farms that the County would like to be changed from PA2 to PA4B.

Additionally, the Township and County requested Critical Historic Sites (CHSs) overlays for every historic district within the Township. A number of parcels classified as PA3 have been purchased for open space, and as a result the remaining PA3 parcels have become fragmented and no longer meet the PA3 required "one square mile" criteria. The County and Township have requested that these parcels remain PA3 because they act as a transition area, and meet other

PA3 criteria. The County and Township also requested a Planning Area change for the new high school property from PA4B to PA2 to better reflect the property's future use.

MASTER PLAN MAPPING

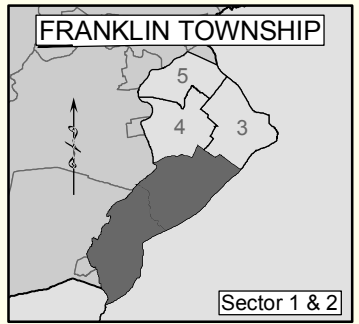
Legend

- Municipal Boundaries
- County Boundaries
- ▭ Sector Boundaries
- ▨ Pending Open Space Acquisition
- Existing Land Use**
- Vacant Land
- Public / Quasi-Public
- Residential
- Farm Regular
- Farm Qualified
- Commercial
- Industrial
- Apartment/Townhouse
- Preserved
- ▨ Preserved - Township
- Preserved - Farmland

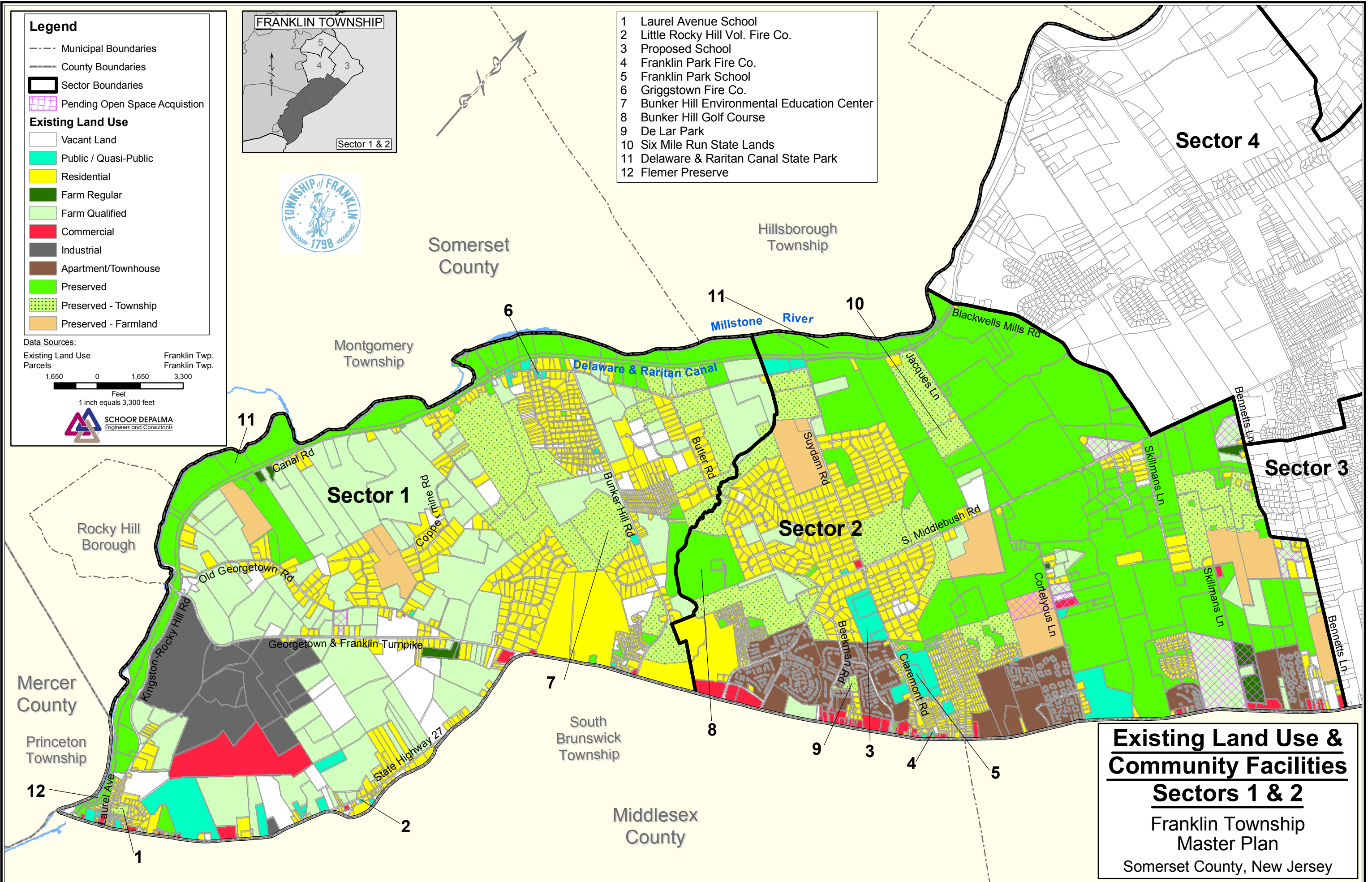
Data Sources:
 Existing Land Use: Franklin Twp.
 Parcels: Franklin Twp.

1 inch equals 3,300 feet

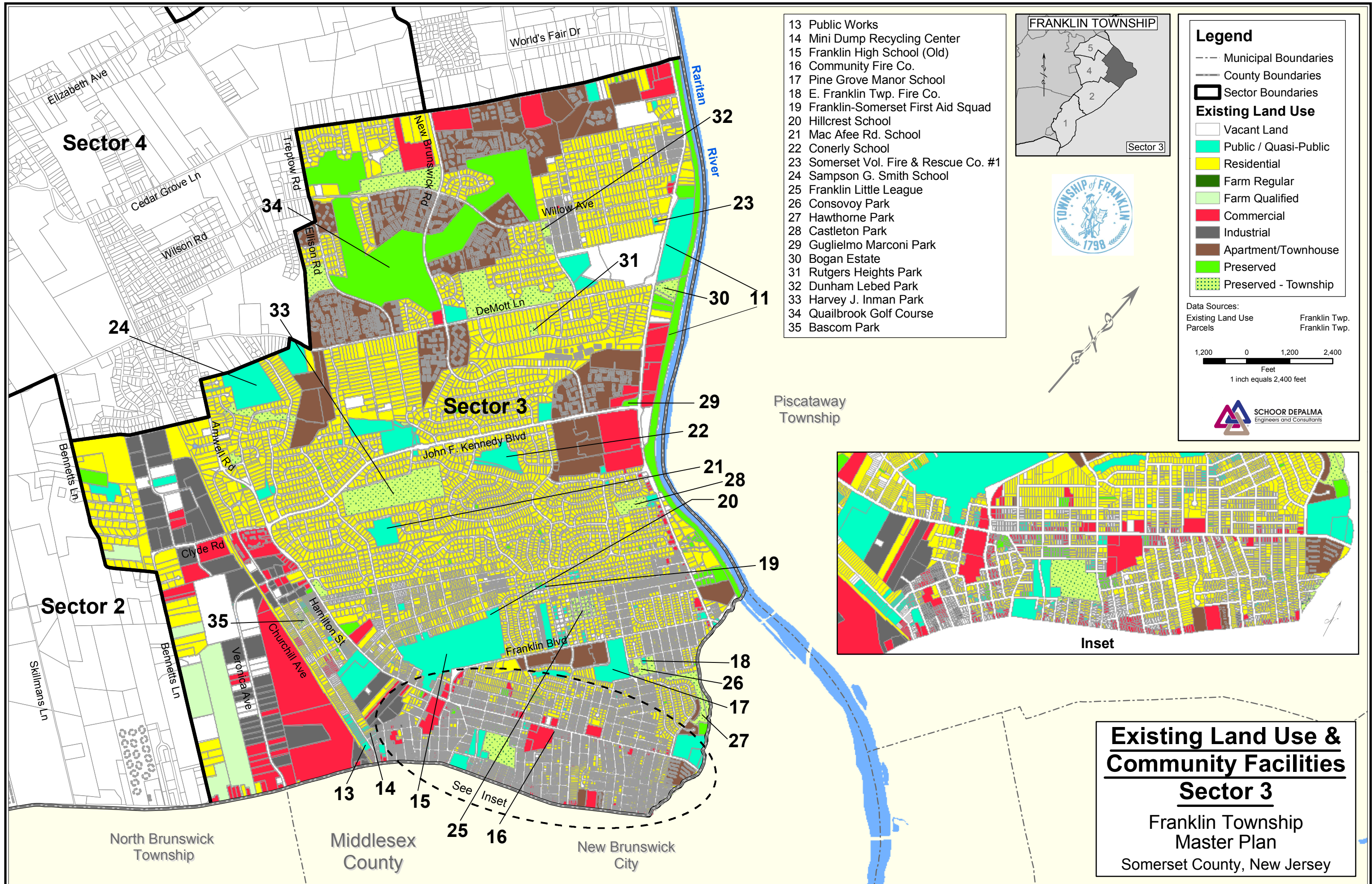
SCHOOR DEPALMA
Engineers and Consultants



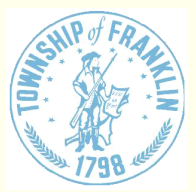
- 1 Laurel Avenue School
- 2 Little Rocky Hill Vol. Fire Co.
- 3 Proposed School
- 4 Franklin Park Fire Co.
- 5 Franklin Park School
- 6 Griggstown Fire Co.
- 7 Bunker Hill Environmental Education Center
- 8 Bunker Hill Golf Course
- 9 De Lar Park
- 10 Six Mile Run State Lands
- 11 Delaware & Raritan Canal State Park
- 12 Flemer Preserve



Existing Land Use & Community Facilities
Sectors 1 & 2
 Franklin Township
 Master Plan
 Somerset County, New Jersey



- 13 Public Works
- 14 Mini Dump Recycling Center
- 15 Franklin High School (Old)
- 16 Community Fire Co.
- 17 Pine Grove Manor School
- 18 E. Franklin Twp. Fire Co.
- 19 Franklin-Somerset First Aid Squad
- 20 Hillcrest School
- 21 Mac Afee Rd. School
- 22 Conerly School
- 23 Somerset Vol. Fire & Rescue Co. #1
- 24 Sampson G. Smith School
- 25 Franklin Little League
- 26 Consovoy Park
- 27 Hawthorne Park
- 28 Castleton Park
- 29 Guglielmo Marconi Park
- 30 Bogan Estate
- 31 Rutgers Heights Park
- 32 Dunham Lebed Park
- 33 Harvey J. Inman Park
- 34 Quailbrook Golf Course
- 35 Bascom Park



Legend

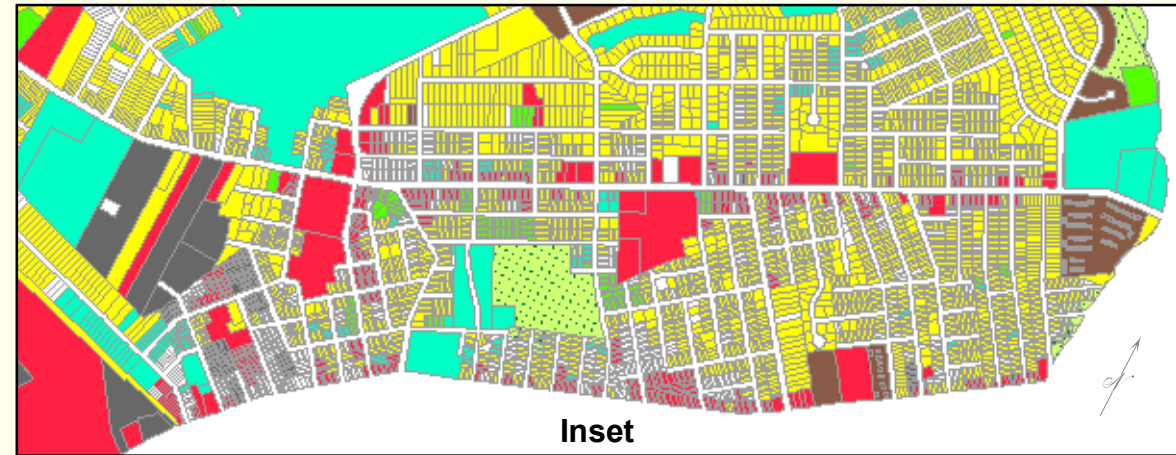
- Municipal Boundaries
- County Boundaries
- ▭ Sector Boundaries

Existing Land Use

- Vacant Land
- Public / Quasi-Public
- Residential
- Farm Regular
- Farm Qualified
- Commercial
- Industrial
- Apartment/Townhouse
- Preserved
- Preserved - Township

Data Sources:
 Existing Land Use: Franklin Twp.
 Parcels: Franklin Twp.

1,200 0 1,200 2,400
 Feet
 1 inch equals 2,400 feet



Existing Land Use & Community Facilities
Sector 3
 Franklin Township
 Master Plan
 Somerset County, New Jersey

Legend

- County Boundaries
- Municipal Boundaries
- Sector Boundaries
- Pending Open Space Acquisition

Existing Land Use

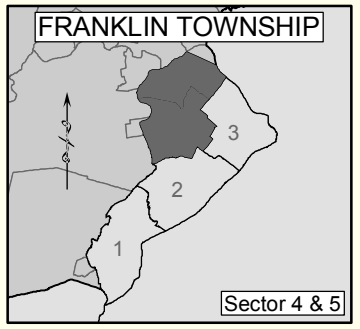
- Vacant Land
- Public / Quasi-Public
- Residential
- Farm Regular
- Farm Qualified
- Commercial
- Industrial
- Apartment/Townhouse
- Preserved
- Preserved - Township

Data Sources:

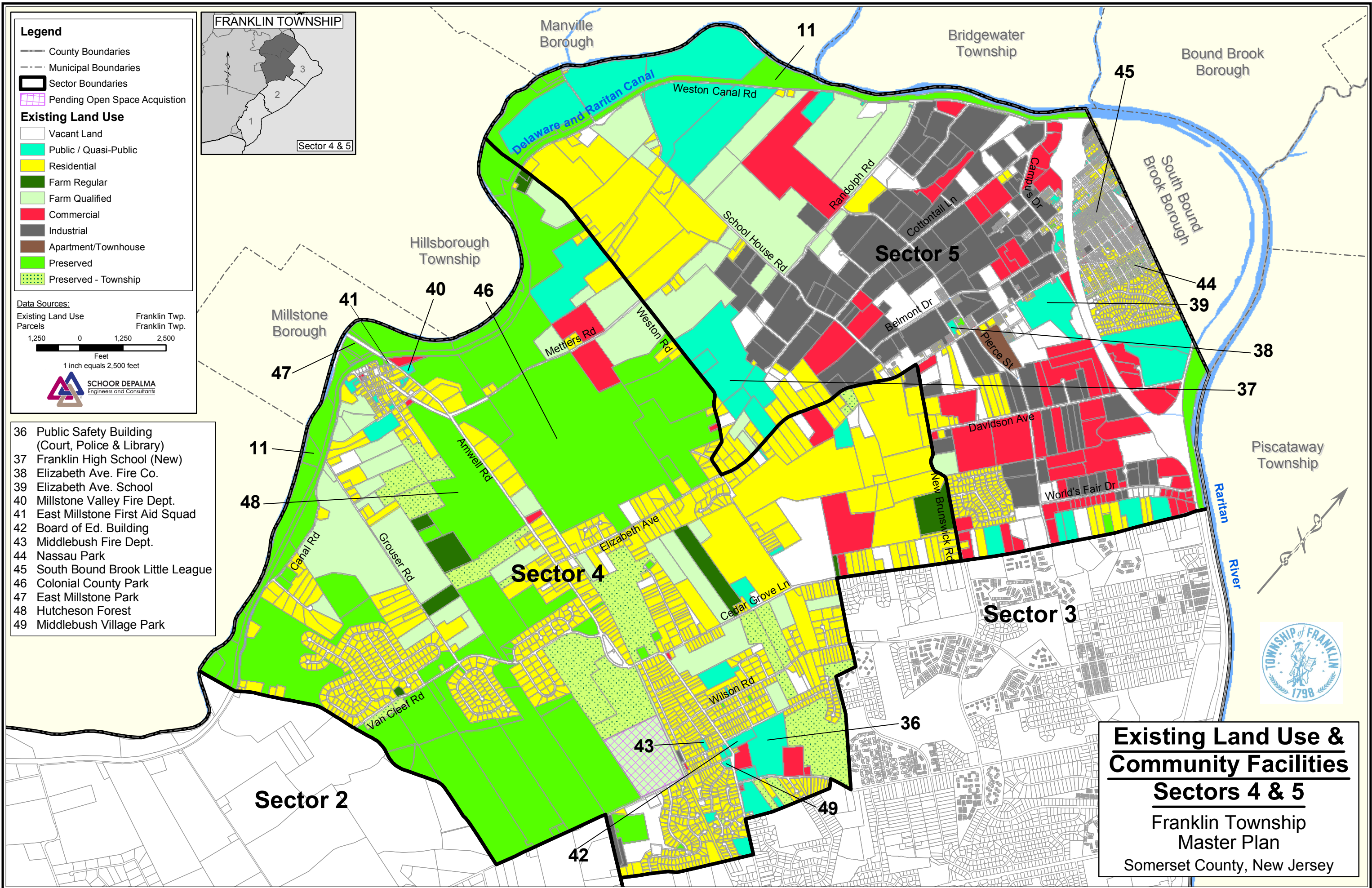
Existing Land Use: Franklin Twp.
Parcels: Franklin Twp.

1,250 0 1,250 2,500

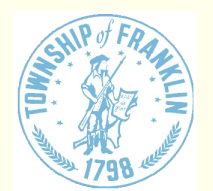
Feet
1 inch equals 2,500 feet



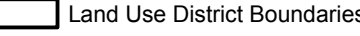


- 36 Public Safety Building (Court, Police & Library)
- 37 Franklin High School (New)
- 38 Elizabeth Ave. Fire Co.
- 39 Elizabeth Ave. School
- 40 Millstone Valley Fire Dept.
- 41 East Millstone First Aid Squad
- 42 Board of Ed. Building
- 43 Middlebush Fire Dept.
- 44 Nassau Park
- 45 South Bound Brook Little League
- 46 Colonial County Park
- 47 East Millstone Park
- 48 Hutcheson Forest
- 49 Middlebush Village Park

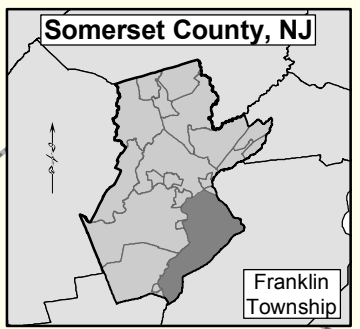
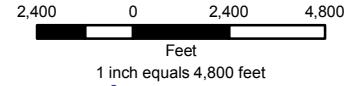


Existing Land Use & Community Facilities
Sectors 4 & 5
 Franklin Township
 Master Plan
 Somerset County, New Jersey



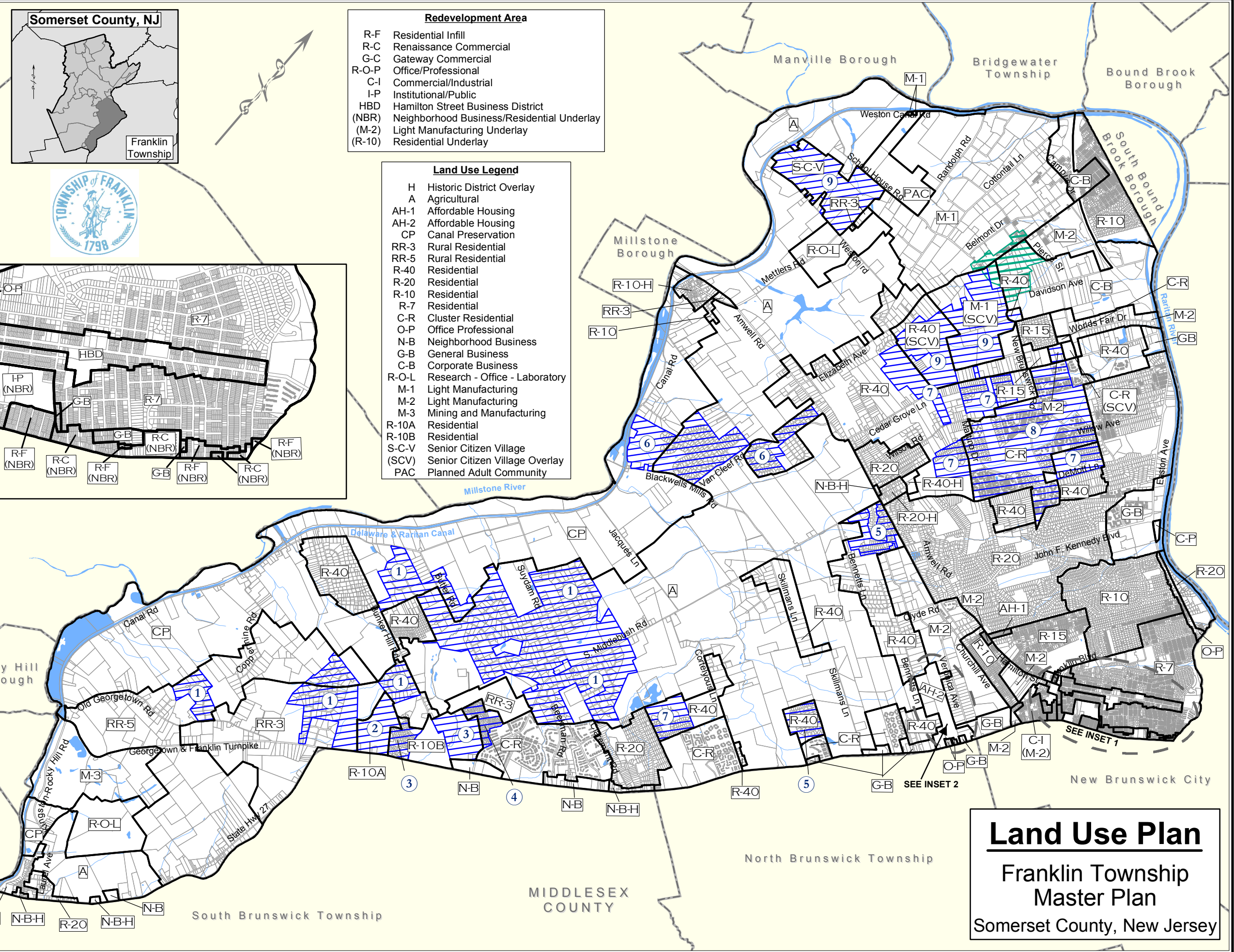
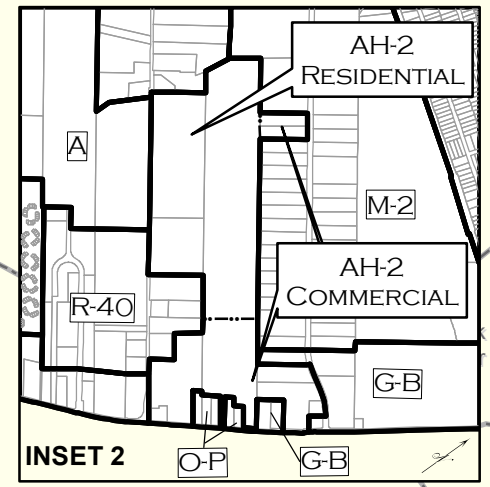
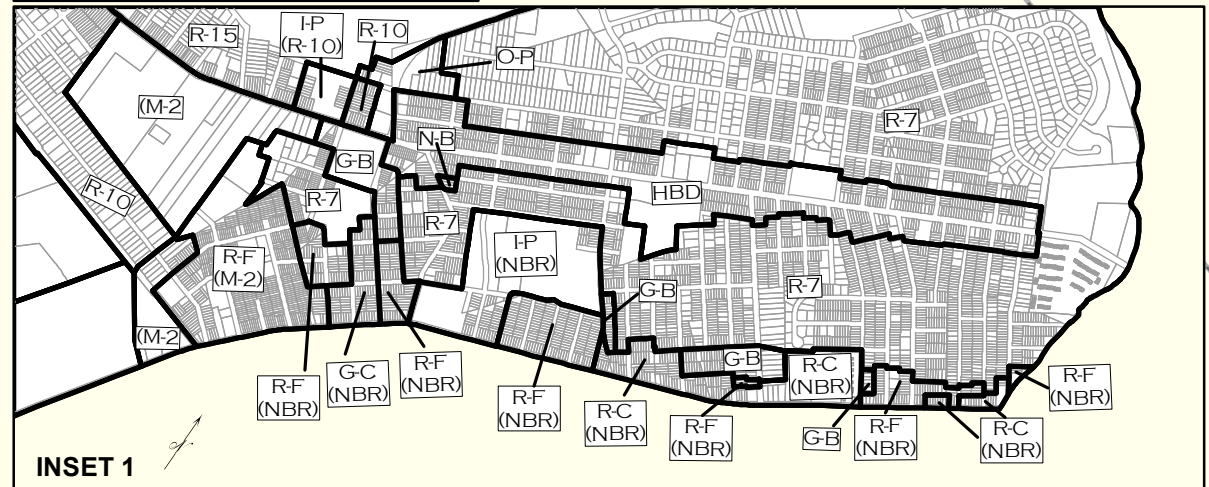
- Legend**
- Municipal Boundaries
 - County Boundaries
 -  NB Retail Overlay
 -  Cluster Overlay Zones
 -  Land Use District Boundaries

Data Sources:
 Parcels Franklin Twp. GIS
 Zoning Franklin Twp. GIS















- Redevelopment Area**
- R-F Residential Infill
 - R-C Renaissance Commercial
 - G-C Gateway Commercial
 - R-O-P Office/Professional
 - C-I Commercial/Industrial
 - I-P Institutional/Public
 - HBD Hamilton Street Business District
 - (NBR) Neighborhood Business/Residential Underlay
 - (M-2) Light Manufacturing Underlay
 - (R-10) Residential Underlay

- Land Use Legend**
- H Historic District Overlay
 - A Agricultural
 - AH-1 Affordable Housing
 - AH-2 Affordable Housing
 - CP Canal Preservation
 - RR-3 Rural Residential
 - RR-5 Rural Residential
 - R-40 Residential
 - R-20 Residential
 - R-10 Residential
 - R-7 Residential
 - C-R Cluster Residential
 - O-P Office Professional
 - N-B Neighborhood Business
 - G-B General Business
 - C-B Corporate Business
 - R-O-L Research - Office - Laboratory
 - M-1 Light Manufacturing
 - M-2 Light Manufacturing
 - M-3 Mining and Manufacturing
 - R-10A Residential
 - R-10B Residential
 - S-C-V Senior Citizen Village
 - (SCV) Senior Citizen Village Overlay
 - PAC Planned Adult Community



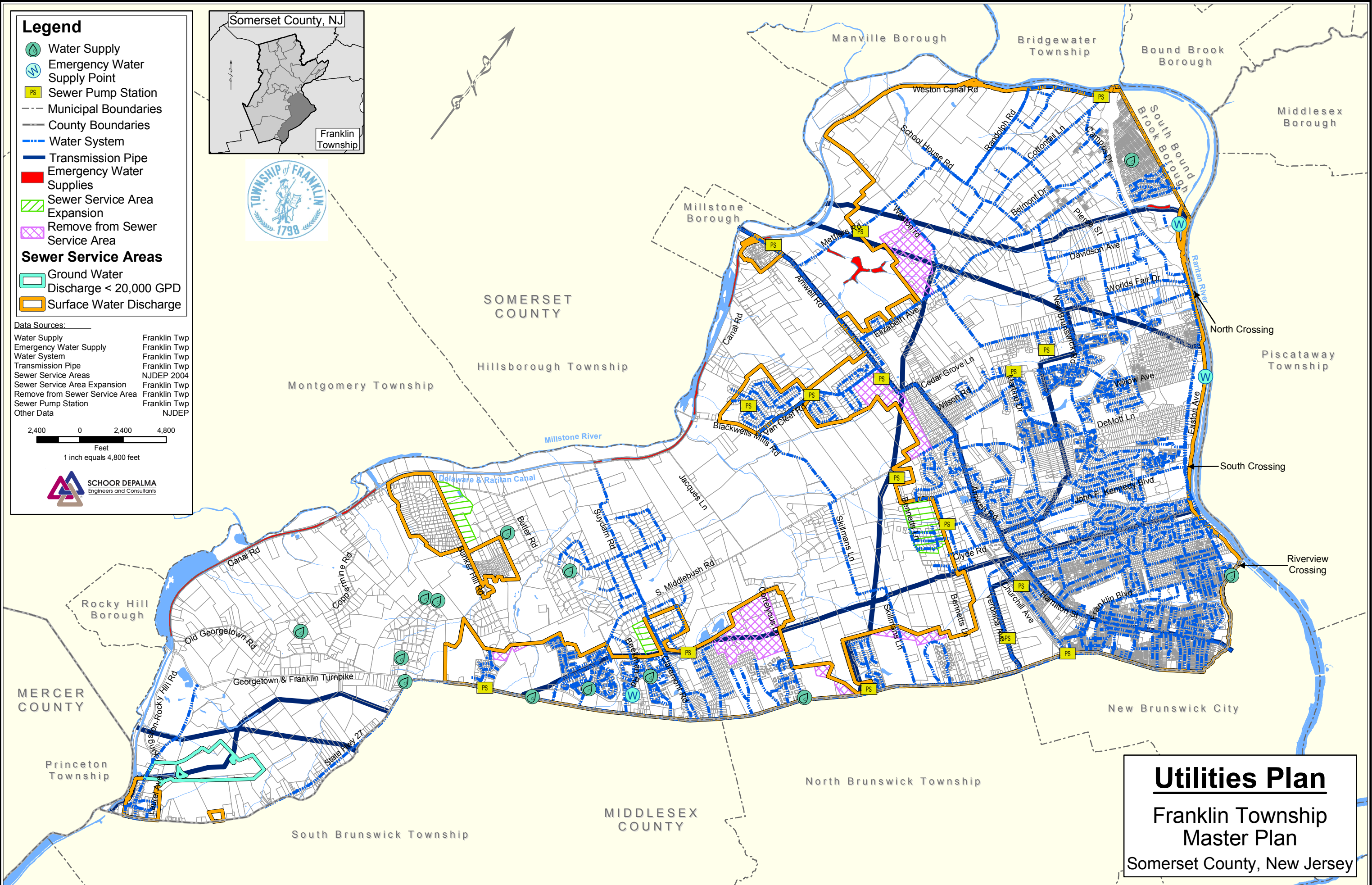
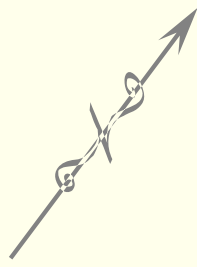
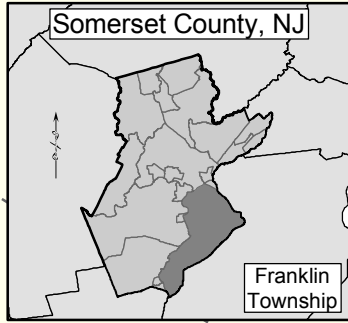
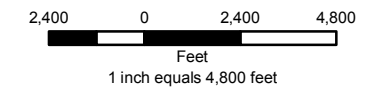
Land Use Plan
 Franklin Township
 Master Plan
 Somerset County, New Jersey

Legend

-  Water Supply
-  Emergency Water Supply Point
-  Sewer Pump Station
-  Municipal Boundaries
-  County Boundaries
-  Water System
-  Transmission Pipe
-  Emergency Water Supplies
-  Sewer Service Area Expansion
-  Remove from Sewer Service Area
- Sewer Service Areas**
-  Ground Water Discharge < 20,000 GPD
-  Surface Water Discharge

Data Sources:

Water Supply	Franklin Twp
Emergency Water Supply	Franklin Twp
Water System	Franklin Twp
Transmission Pipe	Franklin Twp
Sewer Service Areas	NJDEP 2004
Sewer Service Area Expansion	Franklin Twp
Remove from Sewer Service Area	Franklin Twp
Sewer Pump Station	Franklin Twp
Other Data	NJDEP



Utilities Plan
Franklin Township
Master Plan
 Somerset County, New Jersey

**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.

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