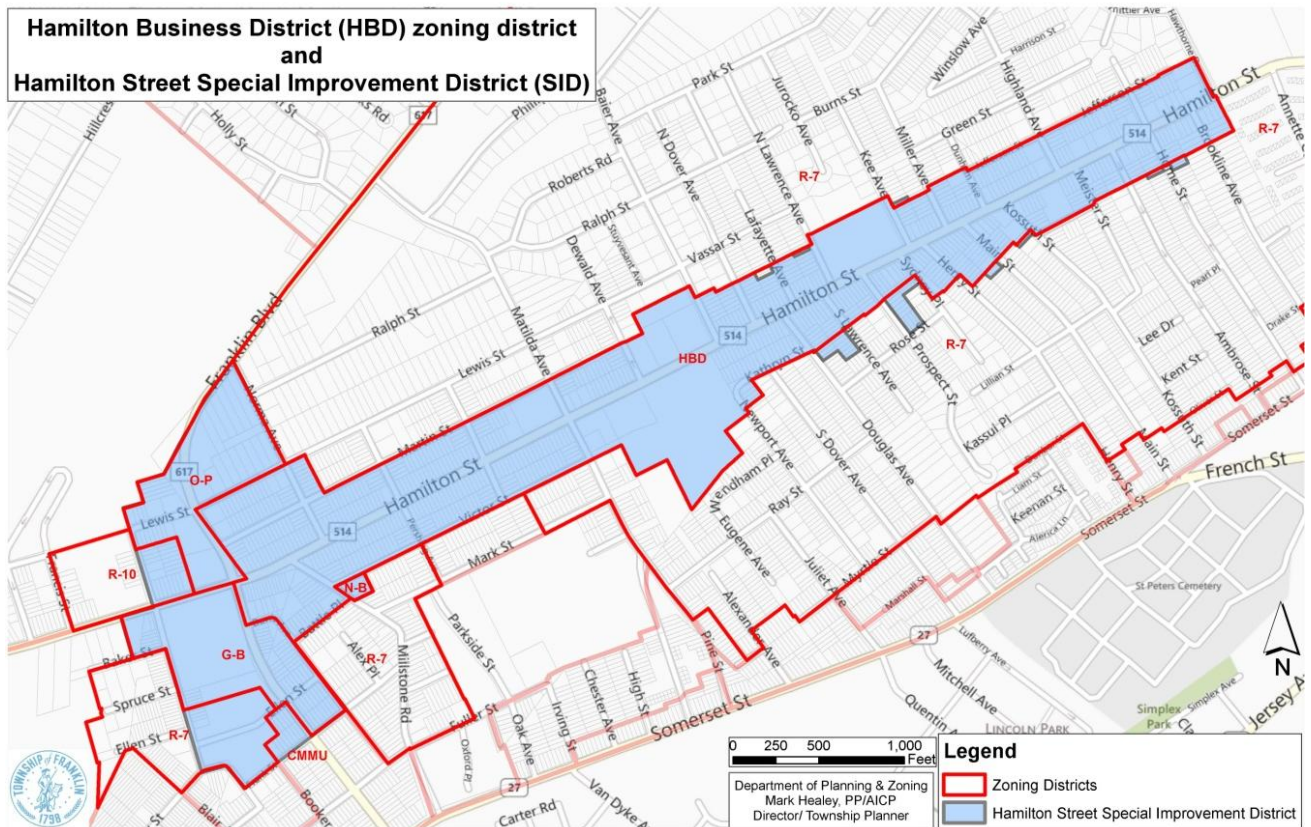


HAMILTON STREET CORRIDOR MASTER PLAN UPDATE

TOWNSHIP OF FRANKLIN
Somerset County, New Jersey



April 2015

HAMILTON STREET CORRIDOR MASTER PLAN UPDATE

TOWNSHIP OF FRANKLIN Somerset County, New Jersey

Prepared for:

Hamilton Street Advisory Board,
Township of Franklin

Planning Board,
Township of Franklin

Prepared by:

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Director of Planning
Franklin Township

In consultation with:

Vincent Dominach
Executive Director
Hamilton Street Advisory Board

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.



Mark Healey, P.P. #5803

Introduction

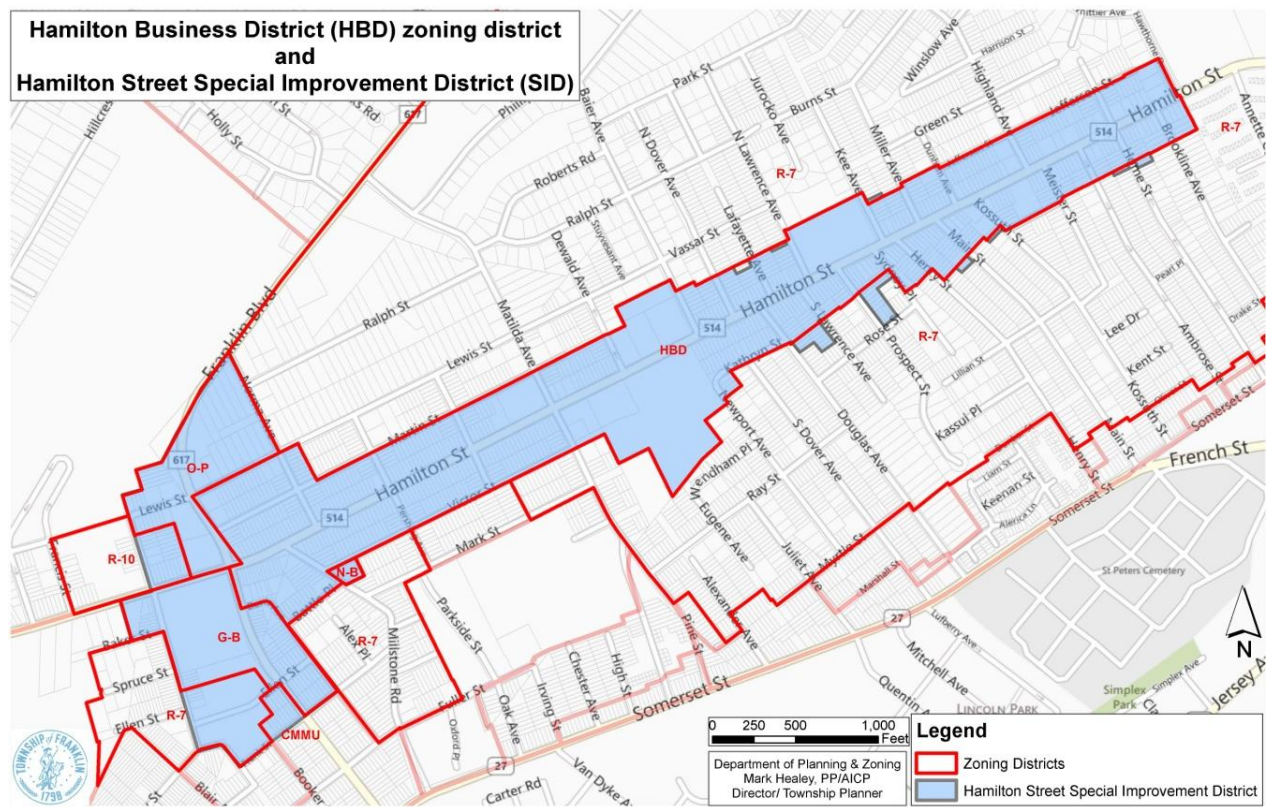
The Township's Hamilton Street Advisory Board (HSAB) was formed in 2014 to provide guidance on the Township's continued efforts to revitalize the Hamilton Street corridor. The voting membership of the HSAB is comprised of Hamilton Street property owners, Hamilton Street business owners, a Hamilton Street resident and one at-large member. Non-voting member of the HSAC include the Mayor and three Council members as well as various Township employees including the Township Manager.

Upon its formation, the HSAB conducted an analysis of the weaknesses and threats that may negatively affect the Township's ability to revitalize Hamilton Street and identified the various opportunities and strengths that may be capitalized upon in these efforts.

One of the high priority objectives identified was the desire/ need to spur revitalization through private investment and redevelopment with the zoning of the area being identified as a weakness that was possibly thwarting private redevelopment in the area. The HSAB established a zoning subcommittee to investigate this matter and to offer zoning recommendations. That investigation resulted in the production of a report from the HSAB to the Township Planning Board outlining the HSAB's analysis of the Hamilton Street zoning and their recommended zoning changes for the area.

As requested, the Planning Board has reviewed this matter. This Master Plan Update outlines the zoning amendments recommended by the Planning Board to encourage revitalization of the Hamilton Street corridor through private investment and redevelopment. Upon adoption by the Planning Board in accordance with the New Jersey Municipal Land Use Law, this document shall constitute amendment to the Land Use Plan Element of the Township Master Plan. Appendix 1 contains a draft ordinance that would implement the recommendations of this Master Plan Update.

Figure 1: The Hamilton Street Corridor

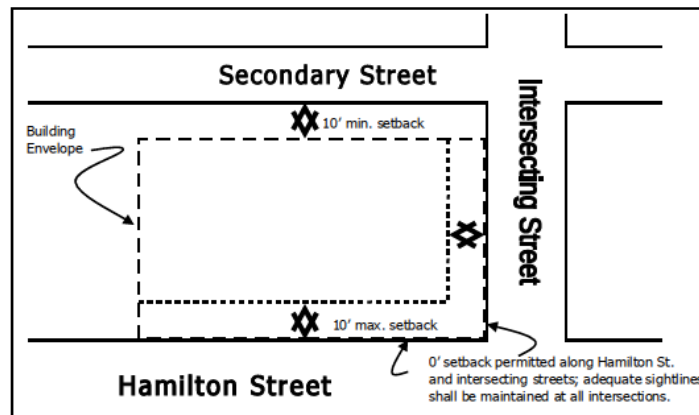


Overview of Existing Zoning/ Vision

The Township's vision for the Hamilton Street corridor (as seen from existing zoning and design guidelines) is to foster the development of an attractive, pedestrian-friendly, mixed-use "main street" type environment. This is evidenced by the following:

- Permitted Uses
 - Permitted uses are generally consistent with "main street" areas. The zone allows a wide variety of retail stores and personal service uses, restaurants, professional offices, mixed-use buildings, etc. consistent with such an area.
 - The zone requires that commercial uses be permitted only when fronting Hamilton Street which encourages the development of retail and other commercial uses along Hamilton Street as a commercial corridor.
- Bulk Standards
 - Bulk standards are generally consistent with "main street" areas

- *lot size*: The zone permits *small-scale* commercial and mixed-use developments - i.e., minimum lot size of only 10,000 square feet (1/4 acre) compared to 2 acres for GB zone
- *front setback*: The HBD zone *requires* that development along Hamilton Street and intersecting streets be built at, or close to, the street line.
- *side and rear setbacks*: The required rear and side setbacks are very forgiving (e.g., as little as 0 foot side yard if adjoining lot has no setback; 20 foot rear) and consistent with such commercial areas.



FRONT SETBACKS IN THE HBD

- *coverage*: The building (lot) and impervious coverages are relatively high at 40% and 85% respectively, typical for such commercial areas.

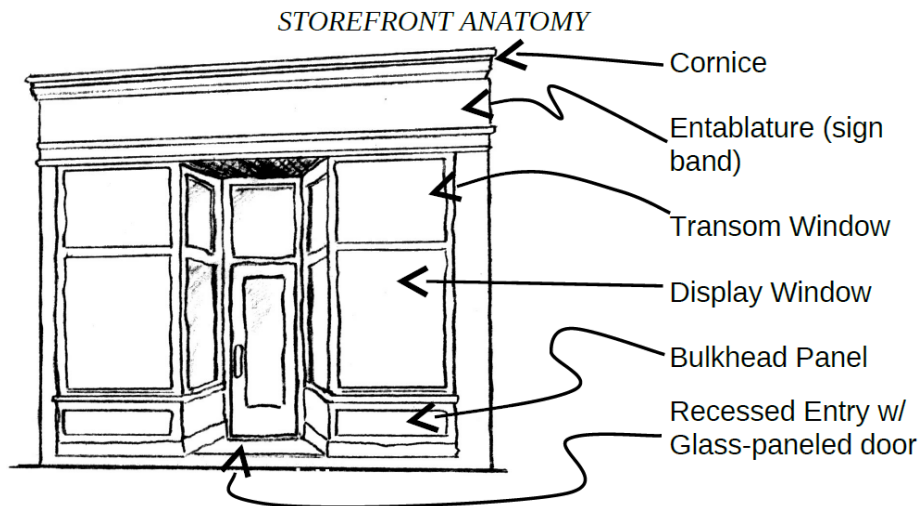
➤ Parking Requirements

- The parking requirements are unique to the Hamilton Street zone and encourage development that is consistent with the Township's vision for the area as a pedestrian-friendly, mixed-use "main street" type environment
- Nonresidential uses in the HBD zone (3 spaces per 1,000 square feet) is significantly lower than other commercial zones (e.g., highway-oriented retail development in the G-B zone) and acknowledges, to some degree, the availability of on-street parking supply.
- Provided parking in the zone shall not exceed minimum requirements by more than 20%, which acknowledges existence of on-street parking and discourages "over-parking" which detracts from "main street" character.

- The zone provides various options for providing parking for nonresidential uses (not available in other commercial zones and consistent with a "main street" type environment):
 - on-site
 - off-site location within 1,500 feet walking distance
 - in-lieu contribution shall be made to a capital improvement to the Township for the purpose of constructing on-street and off-street public parking facilities within HBD
 - Per RSIS: all residential parking must be provided on-site

➤ Design Standards

- Zoning Ordinance contains “main street consistent” design standards unique to Hamilton Street including the following:
 - *Roof design*
 - roof pitch (low pitch roof discouraged)
 - use of cornices on flat roof encouraged
 - discourages long uninterrupted roof lines
 - *Physical plant* - screening of HVAC, etc. through architectural treatment (e.g., parapet walls)
 - *Design standards for storefront/ façades*
 - encourages use of architectural treatments that define building entrances
 - encourages recessed doorways
 - encourages large retail display windows on first floor (at least 50% of façade)
 - display window (with paneled bulkhead below)
 - requires retail entrances facing Hamilton Street



- *Design standards for security grilles/ roll-up doors*
 - designed to not detract from building architecture or streetscape
 - required - inside of window and 60% non-solid

- *Design standards for awnings and canopies*
 - attractively designed awnings are encouraged
 - permitted to project over the public sidewalk when business open (7.5 feet min. height)
 - dimensional standards
 - no internally illuminated or backlit awnings

- *Sign requirements specific to the HBD*
 - unique standards for building-mounted signs (size, dimensions, placement)
 - standards for secondary wall-mounted signs (businesses on corner lots, side or rear entrances facing parking lots)
 - use of building-mounted signage encouraged while freestanding sign severely restricted (only on buildings setback 20+ feet) - appropriate and typical for a "main street"
 - allows projecting signs (subject to certain standards, permitted to project over sidewalk, not permitted in other districts)
 - signage permitted on awning subject to certain requirements (limitations on the placement and dimensions of signage on awnings)
 - sandwich board signs permitted

Overall Findings

- Overall, the zoning of Hamilton Street is *not impeding* the development of Hamilton Street in a manner consistent with the attractive, pedestrian-friendly, mixed-use "main street" type environment. In fact, the zoning specifically *allows* and *encourages* such development.

- In a *general sense*, the zoning for Hamilton Street is not "broken." It permits the types of uses that should be encouraged in the area and has bulk standards (e.g., lot area, setbacks, coverage, etc.) and design standards that are typical and appropriate for a "main street" environment.

- However, clearly the market has not responded (i.e., redeveloping properties along the corridor) to the degree desired

- Changes to the zoning ordinance are needed to further encourage private redevelopment consistent with the vision for Hamilton Street as an attractive, pedestrian-friendly, mixed-use "main street" type environment.

Zoning Evaluation – Recommended Zoning Amendments

Depth of the HBD, alignment of the HBD, its alignment with the Special Improvement District (SID)

- Existing depth (200 feet minimum; significantly deeper in places) is not an impediment to development
 - Many modern developments (Independence Crossing, Rite Aid, New Millennium Bank) have been built on lots with 200 foot depth (or less). Other nearby developments (Walgreens, KFC, QuickMart) are also 200 feet deep or less
 - Most recent developers have chosen to build 100 feet deep (i.e., not purchase the residential lots fronting on the back street) even though the zoning allowed them to go 200 feet or more in depth
 - Back streets impede further expansion of HBD depth along significant part of the corridor.
 - 200 feet is more than enough for development of a mixed-use or commercial development with parking in the rear and/or side.
 - Much of the commercial zoning along Hamilton Street was 100 feet in depth. The creation of HBD zone corrected that.
 - There are a number of properties on the periphery of the HGD zone that should be incorporated into it to allow their future redevelopment consistent with the vision of the Hamilton Street district (see recommended zone changes on following page).
- Alignment of the Special Improvement District (SID)
 - *They don't need to align.* It is perfectly acceptable for there to be other zoning districts involved in the SID (e.g., the OP and GB zones along Franklin Boulevard) if characteristics of those areas (e.g., existing land use, site characteristics, location in corridor, frontage on Franklin Boulevard) warrant zoning other than HBD
 - The "misalignments" along the southerly and northerly sides of corridor are (or part of) residential properties, thus having no real effect.

➤ **Recommendations:**

- HBD zone: place the QuickMart site and office building behind in the HBD zone (from OP) to allow their redevelopment per the zone. The Zoning Map should be amended to change the designation of the following properties from O-P (Office-Professional) to HBD (Hamilton Street Business District): Lots 1.01 and 1.02 in Block 290.



- HBD zone: extend down east side of Franklin Boulevard to allow their redevelopment per the zone. The Zoning Map should be amended to change the designation of the following properties from G-B (General Business) to HBD (Hamilton Street Business District): Lots 1 through 16 in Block 133; and Lots 1 through 31 in Block 134.



- HBD: add commercial/ industrial site at end of Mark St to allow its redevelopment (along with John Plaza) pursuant to HBD zone. The Zoning Map should be amended to change the designation of the following properties from R-7 (Residential) to HBD (Hamilton Street Business District): Lot 63 in Block 154.



- SID: eliminate portion of CMMU zone (residential properties within the Redevelopment Area) from the SID (i.e., Lots 3-15 in Block 128)
- SID: include the Sts. Peter and Paul site(i.e., Lots 1, 2, 3 and 9.02 in Block 189)

Permitted intensity and density of development - potential "incentive zoning" approaches that could encourage further investment, revitalization and redevelopment

- The current building height limitation is 2-1/2 stories and 40 feet.
- A number of recent development approvals in the corridor have each sought variances to go up to 3 stories (while maintaining compliance with the 40 foot maximum)

- Permitting increased building height can act as a significant incentive to appropriate private redevelopment. However, with increase building height there would be a need for a larger site in light of:
 - increased parking demand and other site demands
 - incentive to encourage developers to utilize/ redevelop more of the zone

- **Recommendations:**
 - Keep "base" building height limitation at 2-1/2 stories (40 feet)

 - Allow increase to 3 stories (40 feet) without change to minimum lot area provided:
 - units contain no more than 2 bedrooms and minimum requirement for 1-bedroom units
 - Such a requirement would allow additional flexibility while at the same time encouraging residential use (e.g., smaller units attractive to young professionals or other smaller households) that should be encouraged for the revitalization of the area.

 - Allow increase to 4 stories (45 feet) provided:
 - units contain no more than 2 bedrooms and minimum requirement for 1-bedroom units
 - development site is at least 40,000 square feet (roughly 1 acre) in size
 - development site full 200 foot depth and frontage
 - Similar to the above, such a requirement would allow additional flexibility while at the same time encouraging residential use (e.g., smaller units attractive to young professionals or other smaller households) that should be encouraged for the revitalization of the area. The larger lot area, depth and frontage requirements acknowledge the larger land area needed to accommodate a larger scale development (e.g., off-site parking requirement, drainage, etc.) and also address the objective of encouraging developers to revitalize larger portions of the corridor.

Permitted Uses

- Overall, permitted uses are consistent with a "main street" corridor (retail, restaurant, office, mixed-use, etc.). However, there are a number of permitted uses that should be eliminated as they are not consistent with the Township's vision of the corridor as an attractive, pedestrian-friendly, mixed-use "main street".

- **Recommendations:**
 - Eliminate *stand-alone* townhouse, apartments and independent senior living facilities as permitted uses in the HBD zone. The zone should require mixed-use

development - i.e., only permit residential use when provided with first floor commercial (require entire first floor to be commercial).

- Single- and two-family dwellings are permitted throughout the district (including fronting on Hamilton Street). The existence of these units impedes the build-out of Hamilton Street as a "main street" corridor. It is recommended that the ordinance be amended to eliminate two-family dwellings as permitted uses throughout the district and eliminate single-family dwellings as a permitted use fronting on Hamilton Street (i.e., encourage their conversion/ redevelopment to commercial or mixed use).
- Eliminate "contractor design-build operation" as a conditional permitted use
- Add "outdoor dining" as a permitted accessory use

Required bulk requirements (e.g., setback, coverage, building height)

- As indicated above the bulk requirements (lot size, setbacks, coverages) are consistent with, and encourage, "main street" development
- **Recommendation:**
 - Increase 40% building (lot) coverage limitation to 50%, maintain 85% impervious coverage limitation.
 - Since it is anticipated that the majority of the on-site parking will be in the form of surface parking, it is recommended that lot coverage be capped at 50% in order to reserve space on each lot for such purposes. However, it is possible that future development proposals may propose structured or underground parking. In such instances a higher lot coverage may be feasible (while still proposing the same or more on-site parking than would be provided by surface parking alone). However, rather than develop a separate lot coverage standard in the ordinance for developments that involve structured or underground parking, the approving board should determine whether to grant a variance to exceed the 50% lot coverage standard for such developments on a case-by-case basis based upon the merits of the proposal.

Parking requirements

- Free public parking is provided by on-street parking along the corridor
- However, without more extensive public parking supply (e.g., separate surface lots) developers must be required to provide parking in some manner (i.e., having no parking requirements as in some "main street" areas would not work along Hamilton Street)

- In light of the existence of on-street parking supply and the "main street" environment, the parking requirements are more lenient than required elsewhere and, appropriately, allow flexibility (e.g., off-site and payment in-lieu) not allowed elsewhere
- **Recommendations:**
 - Clarify parking requirements in HBD District (Section 112-105) that parking for residential uses and ADA must be provided on-site (per RSIS - with potential exception below) with commercial spaces provided flexibility already provided by the ordinance.
 - Allow the approving board, on a case-by-case basis, to reduce the parking requirements for 1-bedroom and/or 2-bedroom units below that required by RSIS provided the applicant proves that a lower parking ratio is warranted based upon the expected occupancy of the development and/or other relevant factors. The approving board should be permitted to place conditions on the approval of the development it deems necessary to ensure that the factors presented in support of the lower parking ratio remain in place (e.g., deed restriction on occupancy).

Such a requirement acknowledges the possibility that lower parking demand may result for such unit types and may encourage developers to build efficiency, 1-bedroom and 2-bedroom units (e.g., apartments geared towards students and young professionals).

Streetscape and design guidelines

- The ordinance contains design standards unique to Hamilton Street that are typical and appropriate for a "main street" environment
- **Recommendations:**
 - The ordinance should be amended to supplement design standards with more illustrations/ diagrams. Developers want to know what is expected of them. More illustrative design standards will better communicate the Township's expectations and better inform developers.
 - The design standards should be updated to contain site layout design standards - e.g., building fronting Hamilton Street and side street, parking to the rear, limit on frontage occupied by parking, no parking at corners, screening of parking along frontage; standards for drive-thru facilities

Signage

- Zoning Ordinance contains signage requirements unique to Hamilton Street that are typical and appropriate for a "main street" environment
- **Recommendations:**
 - Prohibit freestanding signage. Existing signs would be grandfathered.

APPENDIX

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 112, DEVELOPMENT, TO AMEND THE ZONING IN AND AROUND THE HAMILTON STREET BUSINESS DISTRICT.

SUMMARY

This ordinance amends zoning requirements developed by the Hamilton Street Advisory Board and endorsed by the Township Planning Board via adoption of a Master Plan Update for the area. These amendments are intended to further the Township's continued efforts to revitalize the Hamilton Street corridor by encouraging appropriate private investment and redevelopment in the area that is consistent with the Township's vision for the area as an attractive, pedestrian-friendly, mixed-use "main street" area.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey as follows:

SECTION I

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 1, Permitted Uses, is amended as follows to delete "two-family dwellings" as permitted principal uses in the Hamilton Street Business District (HBD) zone, to add footnote (3) which will specify that "single-family dwellings" shall be permitted only when not fronting Hamilton Street; to delete accessory uses associated with such residential uses, and to delete "Contractor design-build operation," "Apartments," "Townhouses," and "Independent senior living facility" as permitted conditional uses in the HBD zone:

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
HBD Hamilton Street Business District	<ul style="list-style-type: none"> • Retail goods and service stores, except body art establishments including but not limited to: food, drugs, drink, household supplies, home appliance stores, barber and beauty shops, shoe repair and tailor shops, dry cleaning shops, banks and restaurants. ² • Mixed-use buildings² • Eating and drinking establishments ² • Restaurants ² • Professional offices ² • Funeral Homes ² • Quasi-public or private club or fraternity ² • Single-family dwellings³ • Two family dwellings • Adult day care ² • Child-care facility ² • Administrative and dispatch 	<ul style="list-style-type: none"> • Uses customarily incidental and subordinate to the principal use • Signs (See Section 112-114.) • Outdoor dining • Private garages • Private swimming pools • Home occupations 	<ul style="list-style-type: none"> • Public utility installations • Contractor design build operation • Townhouses • Apartments • Churches and other similar places of worship • Independent senior living facility

	services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site		
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- (1) Farming operations as set forth in Article XXI, Right to Farm, are a permitted use in all zones.
- (2) Only for lots with frontage on Hamilton Street.
- (3) Only for lots not fronting on Hamilton Street.

SECTION II

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 3, Height, Coverage and Building Requirements, is amended as follows to include and amend maximum building height requirements and maximum coverage requirements of the HBD zone. Specifically: Schedule 3 would be amended to clarify lot and impervious coverage requirements for the HBD zone; permitted lot coverage would be increased to 50%; and footnote 4 would be added with respect to the maximum building height requirements in the HBD zone:

Zone	MAXIMUM HEIGHT		MAXIMUM PERCENT OF LOT COVERAGE	MAXIMUM PERCENT OF IMPERVIOUS COVERAGE	MAXIMUM FLOOR AREA RATIO (FAR)
	(stories)	(feet)			
HBD	2-1/2 ⁴	40 ⁴	40-50	85	-

- 4. Maximum permitted building height shall be increased to 3 stories and 40 feet provided: all residential units contain no more than 2 bedrooms and no less than one-third (1/3) of the residential units contain no more than 1 bedroom. Maximum permitted building height shall be increased to 4 stories and 45 feet provided: all residential units contain no more than 2 bedrooms; no less than one-third (1/3) of the residential units contain no more than 1 bedroom; the development site is at least 40,000 square feet in size; and the development site has a lot frontage and lot depth each equal to at least 200 feet.

SECTION III

Chapter 112, Land Development – Article XI, Section 112-105, Parking in the HBD District, shall be amended to clarify and amend parking requirements in the zone, as follows:

§112-105. Parking in the HBD District.

A. Parking requirements.

- (1) Commercial and other nonresidential uses in the HBD shall provide a minimum of three parking spaces per 1,000 square feet of floor area.
- (2) Residential ~~uses and residential~~ portions of mixed-use ~~buildings structures~~ shall provide parking in accordance with the Residential Site Improvements Standards (RSIS). The approving board may reduce the parking requirements for 1-bedroom and/or 2-bedroom units below that required by RSIS provided the applicant proves, to the satisfaction of the board, that a lower parking ratio is warranted based upon the expected occupancy of the development and/or other relevant factors. The approving board may place conditions on the approval of the development it deems necessary to

ensure that the factors presented in support of the lower parking ratio remain in place (e.g., deed restriction on occupancy).

- (3) Off-street parking shall not exceed minimum requirements by more than 20%.

B. Parking location.

- (1) Off-street parking spaces for ~~one family and two family dwellings~~ residential uses and ~~handicap accessible spaces~~ shall be located on the same lot as the main building to be served.
- (2) Parking ~~for multifamily dwellings and~~ commercial and other nonresidential uses shall be provided by one of the following means:
 - (a) Providing the required spaces on site.
 - (b) Providing the required spaces on other properties within 1,500 feet walking distance to the site, ~~being developed in the case of commercial or other nonresidential development or within 300 feet walking distance to the site in the case of multifamily development.~~
 - (c) For every space not provided by alternatives in Subsection B(2)(a) and/or (b) above, an in-lieu contribution shall be made to a capital improvement fund dedicated by the Township for the purpose of constructing on-street and off-street public parking facilities to serve the needs of the HBD. The amount of the contributions shall be equivalent to the costs of constructing the parking spaces on site, as calculated by the Township Engineer.

SECTION IV

Chapter 112, Land Development – Article I, Section 112-4, Definitions, shall be amended to add a definition of "mixed-use buildings" as follows:

MIXED-USE BUILDING - A building containing two or more principal uses. In the HBD zone, a mixed-use building shall contain or more of the principal or conditional permitted uses and residential units, with the entirety of the first floor (with the exception of necessary common and utilities areas) being comprised of permitted non-residential use. In the O-P zone, a mixed-use building shall consist of permitted office use and up to two residential units.

SECTION V

Chapter 112, Land Development, is hereby amended as follows to delete conditional use standards for apartments, townhouses and independent senior living facilities in HBD in Section 112-40:

~~**§112-40. Apartments, townhouses and independent senior living facilities in HBD.**~~

~~For apartments, townhouses and independent senior living facilities in the HBD District, the following shall apply:~~

~~A. Minimum tract size shall be 1.5 acres.~~

~~B. Maximum residential density for townhouses and apartments and for independent senior living facilities shall not exceed 19 dwelling units per acre.~~

~~C. Maximum residential density for independent senior living facilities may be increased to 24 dwelling units per acre, provided that a combination of indoor and outdoor common areas (exclusive of hallways and dining areas) are provided for the benefit of residents at a rate of 50 square feet per dwelling unit.~~

SECTION VI

Chapter 112, Land Development, is hereby amended as follows to delete conditional use standards for contractors and design/build operations in the HBD zone:

~~§112-50. Contractors and design/build operations.~~

~~Contractors and design/build operations may be permitted upon authorization by the Planning Board in accordance with the following standards and site plan review:~~

~~A. Outdoor areas for storage of materials and equipment may not constitute more than 20% of the total lot area, and must be accessory to an indoor principal use such as an office, showroom or sales area. Such areas shall be screened from view by a six feet high solid fence.~~

~~B. Outdoor areas for storage of materials and equipment may not be located in a front yard.~~

~~C. A minimum ten foot wide landscaped buffer shall be provided between any outdoor storage area and a residential use.~~

~~D. An indoor area designed as a showroom or sales area consisting of at least 1,000 square feet shall be provided. Such indoor area shall relate to the front of the building, and shall create a storefront appearance.~~

SECTION VII

Chapter 112, Land Development, is hereby amended as follows to amend §112-114.C. so as to prohibit freestanding signs in the HBD zone:

~~C. Freestanding signs. Not permitted. One freestanding sign is permitted only if the front yard building setback in which the sign is located is at least 20 feet. Such freestanding sign shall be regulated as follows:~~

~~(1) No more than one such sign shall be permitted on any lot.~~

~~(2) The sign shall be located in the front yard; however, no element of the freestanding sign shall be located within one foot of the front property line.~~

~~(3) The sign shall be located at least four feet from any side property line.~~

~~(4) The area of the sign shall not exceed 5% of the first floor building face area or 100 square feet, whichever is less.~~

~~(5) The maximum height to the top of the sign shall not exceed 20 feet.~~

~~(6) The minimum mounting height to the bottom edge of the sign face shall not be less than eight feet.~~

- (7) Neither the horizontal nor the vertical dimension of the sign shall exceed 12 feet.
- (8) The sign may be indirectly illuminated, or may be lit by an internal source.

SECTION VIII

Chapter 112, Land Development – Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows:

The Official Zoning Map is amended to change the designation of the following properties from O-P (Office-Professional) to HBD (Hamilton Street Business District) as depicted on Figure 1:

- Lots 1.01 and 1.02 in Block 290

SECTION IX

Chapter 112, Land Development – Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows:

The Official Zoning Map is amended to change the designation of the following properties from G-B (General Business) to HBD (Hamilton Street Business District) as depicted on Figure 1:

- Lots 1 through 16 in Block 133
- Lots 1 through 31 in Block 134

SECTION X

Chapter 112, Land Development – Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows:

The Official Zoning Map is amended to change the designation of the following properties from R-7 (Residential) to HBD (Hamilton Street Business District) as depicted on Figure 1:

- Lot 63 in Block 154

SECTION XI

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION XII

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

SECTION XIII

This ordinance shall take effect immediately upon adoption and publication according to law.

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced:
Public Hearing:
Adoption:
Published:
Effective:

Ann Marie McCarthy, Township Clerk

Figure 1: Illustration of Zoning Map Amendments

