

MASTER PLAN FOR FRANKLIN TOWNSHIP

Gloucester County, NJ

Prepared by:

Franklin Township Planning Board

Adopted: July 12, 2004

Amended: June 19, 2007

Amended: September 18, 2007

Amendment to the 2004 Master Plan adopted on July 16, 2004

Item 1. Delete: Objective: Encourage conservation-based noncontiguous clusters and performance-based zoning. (Page 4)

Item 2. Delete: The Municipal Land Use Law allows planned residential subdivisions to include noncontiguous land. An applicant would be allowed to acquire development rights to noncontiguous lands that would be preserved into perpetuity. Acquisition of these development rights would occur in the open market place. In addition, a Receiving Area would be established, as shown on the Zoning Map, in a broad area roughly centered on Delsea Drive and the Harding Highway. All other areas of the Township including those both within and outside of the Pinelands, would be designated as Sending Area. Development rights within the Sending Area can only be transferred into the Receiving Area, allowing the Township to channel growth in that area.

It must be emphasized, however, that this use of non-contiguous planned residential clusters is not intended to be interpreted under recently enacted legislation that permits the statewide Transfer of Development Rights. The Master Plan endorses the general concept of Transfer of Development Rights but recognizes that significant future analysis of the recently enacted regulations will be necessary before they can be enacted in Franklin Township.

As with other conservation subdivisions, a yield plan would have to be prepared that showed a density of not less than 2.5 acres per unit, including the restricted land in the Sending Area. All development would occur in the Receiving Area. The land in the Sending Area used to calculate density would be permanently restricted from development by means of a deed restriction. All lots without community water and sewer service would have to demonstrate that sufficient supplies of potable groundwater were available and that the lots met county standards for septic systems or would utilize innovative and workable sewage disposal techniques.

Example of a Non Contiguous Subdivision

- Assume a 50-acre site in the Receiving Area and a 50-acre site in the Sending Area.
- The 50-acre site in the Receiving Area has 4 acres of environmentally sensitive land and the 50-acre Sending Area Site has 6 acres of environmentally sensitive land.
- Although all of the environmentally sensitive land in the Receiving Area could theoretically be included in a subdivided lot, no environmentally sensitive land of those lands in the Sending Area could be built upon. Therefore, there are 94 developable acres (100 total acres less 6 total acres of environmentally sensitive land in the Sending Area).
- Of the 94 total developable acres, assume that 10% of the site will be roadway, leaving approximately 84.6 acres for residential lots. This must be shown on a conceptual yield plan but the applicant, for purposes of drawing the yield plan, may

assume that the lands are hypothetically contiguous although in fact they are not. The sensitive lands in the Sending Area would be excluded.

- □ The yield plan will show a maximum of 33 lots (84.6 acres /2.5 minimum lot size).
- A Non Contiguous Density Planned Residential Development would be permitted to have a maximum of 33 lots in the Receiving Area. Again, no minimum lot area is required so long as the maximum density determined by the yield plan is not exceeded and buildings are no closer than twenty (20) feet to one another. All of the land in the Sending Area would be permanently restricted to open space or agricultural uses but it is possible that some common open space may also be created in the Receiving Area as well.

When the yield plan produces 30 or more lots, the applicant will have the option of either providing the conventional conservation subdivision plan, as described above, or of taking advantage of a density bonus in return for even greater open space or agricultural preservation. The applicant would be permitted a total number of dwelling units equal to 1.2 times the number of units produced by the yield plan in return for a 70% preservation of open space. All development must occur within the Receiving Area. Other regulations would be similar to the mandatory conservation plan in terms of eliminating minimum lot areas, avoiding sensitive lands and preserving key natural and man-made features. However, evidence must be presented that standards for providing potable water and septic treatment can be met.

In the best of all possible worlds, sufficient developable land would remain in the Sending and Receiving Areas so that any property owner wishing to either purchase or sell development rights would have an unfettered opportunity to do so. This would allow property owners to reclaim some of the values lost by the environmentally motivated down-zoning. Unfortunately this is not possible due to the extent of previous development. Figures 16 and 17 show the extent of land remaining, by tract size, in the Receiving Area, the Non-Pinelands Sending Area, and the Pinelands Sending Area. These calculations do not exclude environmentally sensitive lands but they do exclude lands not appropriate for conservation subdivision due to reasons such as preserved land or inappropriate existing land uses. Regrettably, it can be seen that too few large tracts remain in the Receiving Area to accommodate all potential sellers of Development Rights in the Sending Area. Nonetheless, these property owners will retain the right to develop their land in accordance with the underlying zoning regulations. (Pages 26-29)

Item 3. Delete: FIGURE 16: VACANT/UNDER-UTILIZED LAND IN RECEIVING AREAS, > 2.5 ACRES

Parcel Size	Number of Parcels	Acreage
2.5 to 24.9 acres	280	2,091.13
25.0 to 49.9 acres	16	593.13
50 acres or larger	7	630.24
Total Parcels Available for Cluster	303	3,314.50
Parcels of less than 2.5 acres	2,630	2,254.55

Item 4. Delete: FIGURE 17: VACANT/UNDER-UTILIZED LAND IN SENDING AREAS, > 5 ACRES

Parcel Size	Number of Parcels	Acreage
<i>Non-Pinelands Land</i>		
5 to 10 acres	143	1,045.30
10 to 14.9 acres	76	923.00
15 acres or larger	141	4,939.99
Total Parcels Available for Cluster	360	6,908.29
Parcels of less than 5 Acres	2,124	3,307.23

<i>Pinelands Land</i>		
5 to 10 acres	146	1,000.01
10 to 14.9 acres	38	460.33
15 acres or larger	55	1,441.76
Total Parcels Available for Cluster	239	2,902.10
Parcels of less than 5 Acres	917	1,950.03

(Page 29)

Item 5. Delete: Accordingly, the new R-A District regulations would permit development of new villages or hamlets on tracts of at least 50 acres or more in the Receiving Area at higher densities, provided sufficient development credits were obtained so that the average density, including the restricted land, did not exceed an average of density of 1.25 acres per unit. All lots without community water and sewer service would have to demonstrate that sufficient supplies of potable groundwater were available and that the lots met county standards for septic systems or innovative sewage disposal techniques. A 50% open space or agricultural preservation component would be required. If a community-based (package) water and sewer system were provided on a minimum 50 acre tract of land, a full range of dwelling types could be provided, so long as adequate development credits were obtained. In this instance, densities could be increased to as much as 6 dwelling units per acre for townhouses and apartments, and four dwelling units per acre for small lot single-family dwellings. The required open space or agricultural preservation component would be reduced to 25%, but an affordable housing obligation would be assigned to the project. The Township may use its powers under the Local Redevelopment and Housing Law as a means of assisting the aggregation of sufficient parcels to create tracts of 50 acres or more for the purpose of making affordable housing possible.

Provision could be made for even higher densities as a bonus if additional sewer and water capacity were made available to other nearby sections of the Township, beyond the control of the applicant. The extent of this bonus would be negotiated by the Township, based upon the amount of additional capacity made available.

In both instances (with or without community utility systems), traditional village development forms would be encouraged, including a grid street pattern and permitting up to 15% of the land area in a village or hamlet to be devoted to mixed, non-residential

uses that are supportive of the residential community. These would include convenience retail stores and services, offices and restaurants.

Non-residential retail, service, office, restaurant, and related uses would be permitted in the R-A District within the Receiving Area, without associated residential uses, provided that they (a) met the village design standards described above, (b) were located on tracts of land of at least five acres (including development credits), and (c) had direct street access to either Delsea Drive or the Harding Highway. (Pages 30—37)

Item 6. Delete: These would be similar to restrictions imposed on planned commercial development fronting on Harding Highway and Delsea Drive, within the Receiving Area. (Page 34)

Item 7. Delete from the Proposed Zoning map the inset delineating the sending and receiving districts.

Item 8. Amendment to the Addendum to the April 29, 2004 Draft of the Franklin Township Master Plan Revision Date: June 22, 2004

Delete: 2. The boundaries of the Receiving Area shall be adopted as shown in the plan, but it is recognized that these boundaries should be reexamined within twelve (12) months of the adoption of the Master Plan.

Delete: Figure 16 and Figure 17

Item 9. Addendum to Master Plan Document dated April 29, 2004

Delete: The low residential densities permitted by this plan make development of dwelling types other than single-family detached homes impractical within the Sending Area.

Amendment to the July 12, 2004 Franklin Township Master Plan
Amendment Date: June 19, 2007

On June 19, 2007 the Planning Board voted to make the following amendments to the Land Use Element of the adopted Master Plan:

1. Delete: Within the Pinelands portion of the Township, the regulations affecting the Pinelands Rural residential District and the Pinelands Agricultural Preservation District would remain intact but the district boundaries would change significantly, reflecting current patterns of lot size and agricultural preservation. (page 32)
2. Add: Within the Pinelands portion of the Township, the regulations affecting the Pinelands Rural residential District and the Pinelands Agricultural Preservation District would remain intact and the district boundaries will not change.
3. Delete: Similarly, the Pinelands Light Manufacturing District has been changed to the PNC Pinelands Neighborhood Commercial District. Existing uses would become legal nonconforming uses within the PNC District, with the intent that new uses would be more compatible with the surrounding area. (pages 34-35)
4. Delete: Permanently preserved lands in the Pinelands have been placed into a Pinelands Rural Conservation/Recreation District. (page 35)
5. Delete: Another 25% of the Township would be placed in the Pinelands Rural Residential District or the Pinelands Agricultural Preservation District. (page 35)
6. Amend Figure 18 Proposed Zoning by Land Area on page 36 to delete PRCR. Change Total Acres in PAP to 5,007 with percent of Township to 14.33%. Change total acres in PRR to 7,106 with percent of Township to 20.33%. Change total acres in PHC to 206 with percent in Township to 0.59%. Change total acres in PNC to 112 with percent in Township to 0.32%. Add PLM Pinelands Light Manufacturing/Industrial with 143 acres and percent in Township to 0.41%. (page 36)
7. Amend Zoning Map to eliminate all changes to the Zoning Districts in the Pinelands portion of the Township (dated February 10, 2004).

**Addendum to the April 29, 2004 Draft of the
Franklin Township Master Plan
Revision Date: June 22, 2004**

On June 16, 2004 the Franklin Township Planning Board conducted a special meeting to review the April 29, 2004 draft of the Franklin Township Master Plan and the comments received at the June 2, 2004 public hearing. A majority of the Board voted to make the following amendments to the Land Use Element of the Master Plan:

1. An "HC" Highway Commercial District shall be established along Delsea Drive and Harding Highway, as shown on the accompanying amended Proposed Zoning Map. This map shall be considered the Future Land Use Map as well.
 - a. The objectives of the "HC" District shall be:
 - i. To promote planned developments that are consistent with the Master Plan;
 - ii. To discourage uncoordinated strip commercial development and conventional residential development within this District;
 - iii. To encourage an aesthetic built-environment that reflects favorably on Franklin Township;
 - iv. To promote sound environmental design;
 - v. To minimize the number of curb cuts; and
 - vi. To encourage the consolidation of smaller parcels into larger developments.
 - b. Within the "HC" District the following principal nonresidential uses shall be permitted by right: shopping centers, retail shops, personal and business services, restaurants and taverns, offices, medical centers, banks, garden centers, day care facilities, houses of worship, hotels or motels, and government facilities.
 - c. Within the "HC" District the following nonresidential land uses shall be permitted only as conditional uses, subject to the express standards provided for them: theaters, commercial recreation or amusement centers, automobile sales and/or service facilities, automobile gas stations when part of a larger planned development; telecommunications facilities when part of a larger planned development; personal storage facilities.
 - d. Residential uses shall be prohibited within the "HC" District unless they are part of a planned village and, in no case, shall any residential use be permitted within two hundred (200) feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semi-detached, townhouse and multi-family dwellings, provided that they are designed in accordance with the conservation subdivision standards provided

for in this Plan. Up to 25% of the developed land in a village may be used for nonresidential purposes.

- e. All developments shall be designed with a common architectural theme and shall adhere to strict design standards, landscaping standards, and signage controls.
 - f. A minimum tract size of five (5) acres and a minimum street frontage of five hundred (500) feet shall be required, except in the case of a village, where a minimum tract area of fifty (50) acres shall be required. No more than two curb cuts shall be permitted unless the street frontage equals or exceeds one thousand (1,000) feet, in which case one (1) additional curb cut shall be provided. Driveways and entry roads shall have a minimum separation of two hundred fifty (250) feet at the street line provided, however, that this provision shall not apply to boulevards.
 - g. The impervious coverage of commercial developments shall not exceed 70% of upland areas unless parking is excluded from front yards and buildings are used to screen parking lots, in which case up to 80% of the lot may be covered by impervious materials.
2. The boundaries of the Receiving Area shall be adopted as shown in the plan, but it is recognized that these boundaries should be reexamined within twelve (12) months of the adoption of the Master Plan.
 3. The boundaries of "MV" Malaga Village Zoning District shall be amended, as shown on the accompanying Proposed Zoning Map.
 4. The boundaries of the "IC" Interchange Commercial district shall be amended, as shown on the accompanying Proposed Zoning Map.
 5. The existing Neighborhood Commercial District shall be restored on the accompanying Proposed Zoning Map, in accordance with current zoning boundaries.
 6. Other minor zone adjustments have been made and are shown on the Proposed Zoning Map.
 7. It is not the intent of this Master Plan to impose undue burdens on the owners of lots that were legally conforming prior to the adoption of this plan but which will become nonconforming as a result of the adoption of this Plan and its implementing ordinances. The existing "grandfather" provisions of the zoning ordinance shall remain in effect.
 8. As a result of the map changes discussed above, Tables 16, 17, and 18 change as follows:

FIGURE 16: VACANT/UNDER-UTILIZED LAND IN RECEIVING AREAS, > 2.5 ACRES

Parcel Size	Number of Parcels	Acreage
2.5 to 24.9 acres	184	1,406.35
25.0 to 49.9 acres	11	394.35
50 acres or larger	7	630.24
Total Parcels Available for Cluster	195	1,800.70
Parcels of less than 2.5 acres	2,627	2,250.34

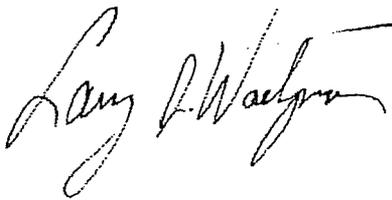
FIGURE 17: VACANT/UNDER-UTILIZED LAND IN SENDING AREAS, > 5 ACRES

Parcel Size	Number of Parcels	Acreage
<i>Non-Pinelands Land</i>		
5 to 10 acres	143	1,045.30
10 to 14.9 acres	76	923.00
15 acres or larger	141	4,939.99
Total Parcels Available for Cluster	360	6,908.29
Parcels of less than 5 Acres	2,120	3300.00
<i>Pinelands Land</i>		
5 to 10 acres	146	1,000.01
10 to 14.9 acres	37	446.47
15 acres or larger	55	1,441.76
Total Parcels Available for Cluster	238	2,889.24
Parcels of less than 5 Acres	916	1,949.64

FIGURE 18: PROPOSED ZONING BY LAND AREA

Proposed Zone	Acres	% of Township
RA- Residential Agriculture	18,540.64	53.05%
FV- Franklinville Village	177.22	0.51%
MV- Malaga Village	370.67	1.06%
LM- Light Manufacturing	540.61	1.55%
B- Business	443.72	1.27%
IC - Interchange Commercial	268.60	0.77%
HC - Highway Commercial	1,878.63	5.38%
NC- Neighborhood Commercial	149.38	0.43%
PAP- Pinelands Agricultural Preservation	3,577.48	10.24%
PRCR- Pinelands Rural Conserv./Rec.	3,951.26	11.31%
PRR- Pinelands Rural Residential	4,633.04	13.26%
PI- Pinelands Institutional	43.59	0.12%
PHC- Pinelands Highway Commercial	212.85	0.61%
PNC- Pinelands Neighborhood Commercial	199.98	0.57%
Total	34,946.66	100.00%

All other provisions of the draft Franklin Township Master Plan shall remain as previously agreed to.

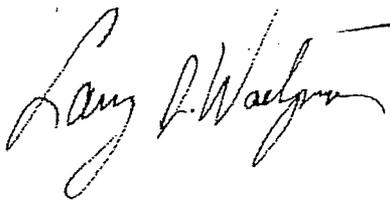


Larry S. Waetzman. AICP, PP

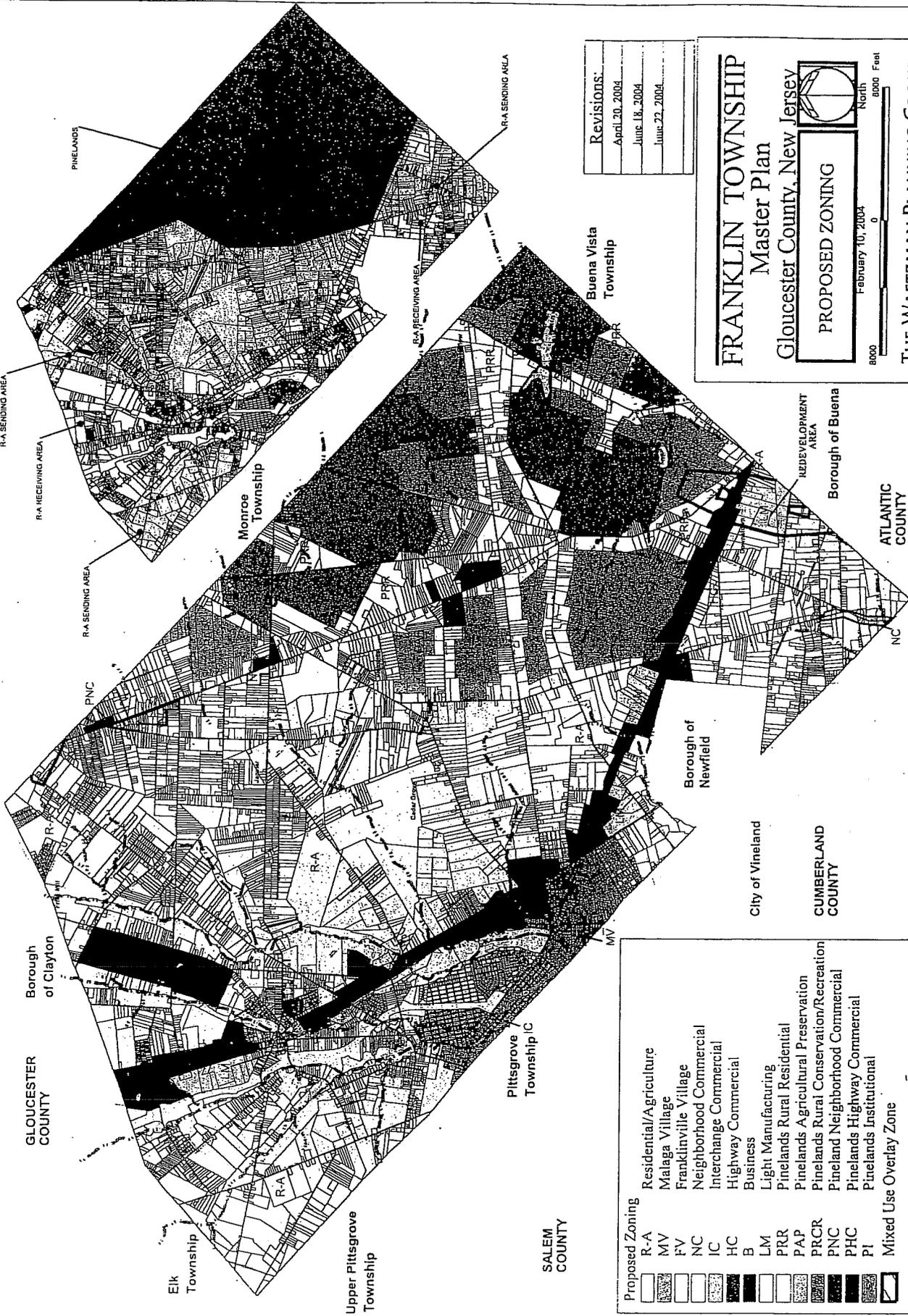
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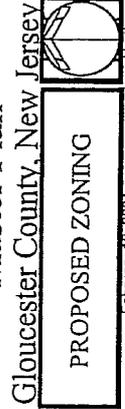


Larry S. Waetzman. AICP, PP



Revisions:	
April 20, 2004	
June 18, 2004	
June 22, 2004	

FRANKLIN TOWNSHIP Master Plan



PROPOSED ZONING

February 10, 2004
 8000 Feet
 North

THE WAETZMAN PLANNING GROUP
 1230 COUNTY LINE ROAD, BRYN MAWR, PA 19010 • 1595
 TELEPHONE: (610) 537-0600; FAX: (610) 537-0445

Proposed Zoning	
[Symbol]	Residential/Agriculture
[Symbol]	Malaga Village
[Symbol]	Franklinville Village
[Symbol]	Neighborhood Commercial
[Symbol]	Interchange Commercial
[Symbol]	Highway Commercial
[Symbol]	Business
[Symbol]	Light Manufacturing
[Symbol]	Pinelands Rural Residential
[Symbol]	Pinelands Agricultural Preservation
[Symbol]	Pinelands Rural Conservation/Recreation
[Symbol]	Pinelands Neighborhood Commercial
[Symbol]	Pinelands Highway Commercial
[Symbol]	Pinelands Institutional
[Symbol]	Mixed Use Overlay Zone
[Symbol]	Streams and Waterways
[Symbol]	Airport Safety Zone

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