

**TOWNSHIP OF FRANKLIN
COUNTY OF GLOUCESTER
ORDINANCE O-14-13**

**AN ORDINANCE TO PERMIT REZONING OF CERTAIN PROPERTIES
FROM RESIDENTIAL-AGRICULTURE (R-A) TO HIGHWAY
COMMERCIAL (HC) AND LM (LIGHT MANUFACTURING)
DESIGNATIONS CONSISTENT WITH THE RECOMMENDATIONS
CONTAINED WITHIN THE 2013 MASTER PLAN REEXAMINATION
REPORT AND MASTER PLAN AMENDMENT / ADDENDUM**

WHEREAS, the Franklin Township Committee recognized a need to reexamine the municipal Master Plan and Zoning Ordinance; and

WHEREAS, the Franklin Township Committee, in order to accomplish this goal, consistent with the Municipal Land Use Law requested that the Township Planning Board reexamine the Master Plan and Zoning Ordinance; and

WHEREAS, the Township Planning Board prepared a Master Plan Reexamination Report and master plan amendment/addendum that contained various recommended revisions and updates to the Master Plan and Zoning Ordinance; and

WHEREAS, the Township Planning Board held a public hearing on the report at the regularly scheduled July 16, 2013 meeting at which time the Planning Board reviewed considered and discussed the report and entertained and considered all comments made by the numerous members of the public who attended the meeting; and

WHEREAS, at the July 16, 2013 public hearing the Planning Board directed the Professional Planner to make certain amendments to the report and the continued the public hearing until the next regularly scheduled Planning Board meeting of August 20, 2013; and

WHEREAS, the Township Planning Board adopted the amended Master Plan Reexamination Report and master plan amendment/addendum at the August 20, 2013 Planning Board meeting; and

WHEREAS, this zoning ordinance amendment is consistent with the recommendations contained within the Master Plan Reexamination Report and master plan amendment/addendum adopted by the Planning Board meeting; and

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The Highway Commercial (HC) zoning district along Delsea Drive is extended to include Block 2201 Lots 22-33 & 72; Block 2302, Lot 29; and up to the first 365' of land fronting Delsea Drive for a section of Block 2302 Lot 30. Ordinance §253-88 Boundary tolerance (see below) would not apply to the proposed new zone boundary line”.

§253-88 Boundary tolerance. Where the Highway Commercial and Residential Agricultural District boundary lines, other than one located in a road, street, avenue, stream or railroad right-of-way, divides a lot existing on the date of adoption of this chapter, the regulations and restrictions applicable to the less restrictive district in which a portion of such lot is located shall apply to the portion of such lot located in the more restrictive district for a distance of not more than 150 feet beyond such district boundary. For parcels in excess of 10 acres in size, the distance shall be increased to 300 feet.

Section 2. The Light Manufacturing (LM) District along Harding Highway (US40) is extended to Block 6805, Lot 19 which is presently zoned R-A

(Residential-Agriculture).

Section 3. All Ordinances or parts of Ordinances inconsistent with the provisions hereof, are hereby repealed insofar as said inconsistency exists.

Section 4. This Ordinance shall take effect immediately upon final passage and publications required by law.

ATTEST:

TOWNSHIP OF FRANKLIN

BARBARA FREIJOMIL, CLERK

MARGE PFROMMER, MAYOR

CERTIFICATION

I, MARIE CELIA Deputy Clerk of the Township of Franklin, in the County of Gloucester, do hereby certify that the foregoing is a true and correct copy of an Ordinance introduced by the Township Committee of the Township of Franklin at a meeting held on Tuesday, November 26, 2013, and will be considered for Public Hearing and final adoption on December 30, 2013, at which time any person interested therein will be given an opportunity to be heard.

BARBARA FREIJOMIL, CLERK