

Township of Franklin, NJ  
Wednesday, September 22, 2021

## Chapter 253. Land Development

### Article XXXI. PLM-I Pinelands Light Manufacturing Industrial Districts

[Added 8-10-1982 by Ord. No. O-17-82; amended 5-9-1989 by Ord. No. O-4-89]

#### § 253-167. Permitted uses.

[Amended 12-28-1999 by Ord. No. O-13-99]

In PLM-I Pinelands Light Manufacturing Industrial Districts, land may be used and buildings or structures may be erected, altered or used for any of the following purposes and no other:

- A. Food and associated industries, such as but not limited to bakeries, bottling/canning of food and beverages, food mixing and processing, food-sundry manufacturing and manufacturing of spirituous liquors.
- B. Fabrication and assembly of paper and wood products, including but not limited to office supplies, bags, books, bookbinding, boxes, cabinets and woodworking, toys, furniture and packaging materials.
- C. Biological, chemical, electronic and pharmaceutical laboratories and scientific laboratories devoted to research, design and experimental operation of equipment.
- D. Administrative and business offices.
- E. Public utilities and public utility substations, except that sewer treatment and collection facilities shall be permitted to serve the PLM-I District only in accordance with § 253-77B(2).
- F. Electronics: products manufacturing and product assembly.
- G. Fabrication and assembly of metal products, excluding the processing of metals from raw materials, including sheet metal, metal furniture, metal foil, toys and other such metallic instruments.
- H. Limited manufacturing of light machinery, such as carburetors, pumps and small machine parts, auxiliary electrical power generating units, cash registers, typewriters, calculators and other office machines.
- I. Clothing, textiles and related industries.
- J. Glass and glass products.
- K. Municipal facilities deemed necessary and appropriate by the governing body of Franklin Township.
- L. Trucking terminal facilities.
- M. Warehousing.
- N. Truck repair facilities.

- O. Outdoor storage of building supplies, contractors' equipment or crated and baled material in conjunction with a wholesale establishment. Excluded are junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition.

## § 253-168. Accessory uses.

[Added 12-28-1999 by Ord. No. O-13-99]

Accessory uses shall be as follows:

- A. Parking.
- B. Signs.
- C. Enclosed facilities for storage of trash and recyclable materials.
- D. Fences.
- E. Retail sales of goods and/or materials manufactured or warehoused on site, provided that the retail sales area occupies no more than 10% of the building area.

## § 253-169. Conditional uses.

[Added 12-28-1999 by Ord. No. O-13-99]

Conditional uses shall be as follows:

- A. Local communications facilities.

## § 253-170. Area restrictions and regulations.

The following restrictions and regulations in the PLM-I Pinelands Light Manufacturing Industrial District shall apply unless otherwise indicated in this chapter:

- A. Lot area and frontage. A lot area of not less than 3.4 acres (148,104 square feet) shall be provided for every building hereafter erected and used as an industrial facility. Each industrial lot shall have a frontage of at least 250 feet on an approved street or road.  
[Amended 7-10-1990 by Ord. No. O-17-90]
- B. Lot coverage.  
[Amended 12-29-1999 by Ord. No. O-13-99]
  - (1) Buildings and structures: 20%
  - (2) Total impermeable coverage: 30%, except that coverage may be increased to 45%, provided that the applicant demonstrates to the satisfaction of the approving authority that there will be no net increase over preconstruction conditions in the volume and rate of stormwater runoff and that the design meets the standards of N.J.A.C. 7:50-6.84.A.6.
- C. Setbacks.
  - (1) There shall be a front yard on each street on which a lot abuts, which shall not be less than 100 feet, provided that off-street automobile parking shall be permitted in the front yard not less than 35 feet from the curb or road right-of-way of any abutting street.
  - (2) There shall be two side yards on each lot, neither of which shall be less than 40 feet.
  - (3) There shall be a rear yard on each lot, which shall not be less than 50 feet.

- (4) Buffer strips shall be provided when required in accordance with the provisions of Article **XII** of this chapter, provided that no buffer strip shall be less than 75 feet, and provided that this may be increased to 100 feet by the Planning Board when deemed necessary in the public interest.
- D. Open space. At least 20% of the total lot or tract shall be reserved for open space. Such areas shall be subject to review by the Planning Board. Natural features, such as trees, streams, soil conditions, water table and scenic areas, shall be considered in designing a project, providing open space and buffer strips.