

**RESOLUTION ADOPTING THE MASTER PLAN REEXAMINATION
REPORT AS AN AMENDMENT TO THE FRANKLIN TOWNSHIP
MASTER PLAN**

WHEREAS, the Township of Franklin Planning Board, Gloucester County adopted a Master Plan by Resolution dated July 20, 2004; and

WHEREAS, pursuant to N.J.S.A. 40:55D-89, the Township is required to re-examine its Master Plan at least once every six (6) years; and

WHEREAS, a Master Plan Reexamination Report was prepared by the Township's Planner and the Director of Community Development addressing all issues of reexamination required by statute; and

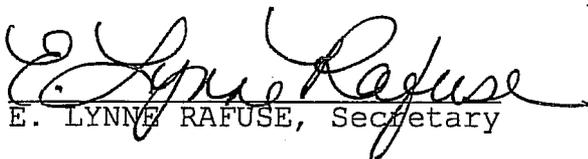
WHEREAS, the Planning Board appointed a Subcommittee to review the Reexamination Report and the Reexamination Report having been considered and discussed by the full Planning Board; and

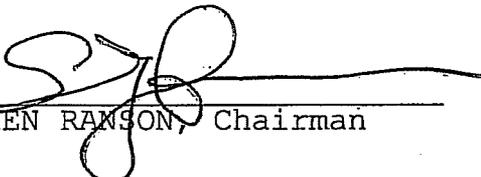
WHEREAS, the Planning Board fulfilled all requirements regarding notice and a public hearing having been held on April 19, 2011 and no one from the public having appeared to comment upon the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Franklin Planning Board, Gloucester County on this 17th day of May 2011 confirming action taken on April 19, 2011 that the Master Plan Reexamination Report is hereby adopted as an amendment to the Franklin Township Master Plan. Notice of adoption shall be given by publication and by actual notice to the Gloucester County Planning Board together with a copy of the Reexamination Report as adopted. The Reexamination Report shall also be forwarded to the Township Committee for consideration of adoption of the ordinances necessary to implement the recommendations set forth in the report. .

FRANKLIN TOWNSHIP PLANNING BOARD

ATTEST:


E. LYNNE RAFUSE, Secretary


STEPHEN RANSON, Chairman

Master Plan Reexamination Report

For the

**Township of Franklin
Gloucester County, NJ**

Prepared by:

The Franklin Township Planning Board

Adopted:

Patricia D. Knobloch, AICP/PP
Community Development Director
NJ PP # 33 LJ00580900

Franklin Township Planning Board

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INTRODUCTION

Under the provisions of the Municipal Land Use Law a municipality is required to prepare a master plan or a reexamination of the existing plan every six years. The Franklin Township Master Plan which included the Land Use Element and the Housing Element & Fair Share Plan was adopted on July 12, 2004. Two amendments to the plan were adopted by the Board related to non-contiguous clusters (September 18, 2007) and rezoning within the Pinelands (June 19, 2007). The Board adopted a Farmland Preservation Plan in May 2006 and a revised plan in August 2009; a Watershed Based Municipal Stormwater Management Plan in May 2006, amended October 2007; and a new Housing Element and Fair Share Plan in October 2008.

The master plan reexamination must comply with Section 40:55D-89 of the Municipal Land Use Law as follows:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Master Plan (Adopted July 12, 2004, Amended June 19, 2007, Amended September 18, 2007).
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et.al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Master Plan Reexamination has been undertaken to review the objectives of the Master Plan of 2004, with amendments, to determine their continued validity within the context of changes that have occurred in the Township since the initial adoption. The review will also identify those areas where changes to the plan and the land use ordinance should occur.

THE TOWNSHIP IN 2010

The Township of Franklin is located approximately midway between Philadelphia and Atlantic City, and is 56.8 square miles in size. The Township lies at the southernmost corner of Gloucester County and is bordered by Monroe Township, Clayton Borough, Elk Township, and Newfield Borough in Gloucester County, Buena Vista Township and Buena Borough in Atlantic County, Pittsgrove Township and Upper Pittsgrove Township in Salem County, and Vineland City in Cumberland County. State Routes 40, 55 and 47 connect the Township to Philadelphia, Atlantic City and the State of Delaware.

The Township of Franklin is by definition a rural community. Significant amounts of farmland, open space and undeveloped, environmentally sensitive land comprise the majority of the Township. Almost 50 percent of the total land acreage is devoted to farming (16,534 acres), with another 25 percent (8,638) utilized for residential uses. Less than 1,200 acres is utilized for all other types of development, commercial, industrial and institutional. More than one-third of the Township (12,617 acres) lies within the New Jersey Pinelands Preserve, severely limiting any development potential. In addition, extensive significant wetlands, watersheds and flood plains exist within the Township's boundaries. The protection of these resources was the primary driving factor in the Township's most recent Master Plan, adopted in 2004, as amended.

Approximately 20 square miles of the Township are located within the Pinelands Management Area. The other 36.5 square miles of Franklin Township are classified by the State into Suburban, Rural / Environmentally Sensitive or Environmentally Sensitive Planning Areas. The Township has established a pattern of zoning that protects both the rural character of the Township and its natural resources. Residential-Agricultural zoning mandates use of conservation design with all major subdivisions required to preserve 50 percent of the tract as open space/preserved land. Higher density residential development is permitted in two existing villages and within commercial districts.

Residential growth had increased in recent years, but the limitations on public water and sewer in the Township limits the ultimate growth potential. The limitations on public water and sewer also severely curtail any opportunity for non-residential development. Accordingly, the Township's economic base is primarily comprised of farms and farm-related businesses, such as garden centers, nurseries and farm service companies.

POPULATION DEMOGRAPHICS

1. POPULATION

In 2000 the township's population was 15,470 persons. From 1990 to 2000 Franklin Township saw a population increase of 6.8 % based upon the US Census data. Franklin Township's population grew at a slower rate than Gloucester County and the State in this decade.

The 2010 Census data will not be available for inclusion in this report. Therefore the Planning Board will rely on projections as provided by the US Census for updating this data. The 2009 population estimate for the township is 17, 368. This is a 12 % increase projected through this time period almost double the growth during the last decade. The Gloucester County projected population increase is 13% for this same time period. The uptick in housing development throughout the county and the township contributed to this growth spurt. Since the onset of the national recession this growth has essentially evaporated and slower growth is anticipated for the township due to this economic downturn. The lack of public infrastructure and a change in the zoning requirements for minimum building lot size has also slowed growth in the township.

2. INCOME AND POVERTY STATUS

The 2000 Census indicates that the median household income in 1999 for Franklin was \$55,169. Unlike median household income, per capita income is slightly lower in Franklin (\$20,277) than Gloucester County (\$22,708), and significantly lower than the State (\$27,006). However, Franklin's poverty status is less than that of Gloucester County and New Jersey. The 2000 Census indicates that the greatest percent of Franklin's households had an income between \$50,000 and \$74,999 in 1999, which is also the median income bracket for both the County and the State. A total of 26.3 percent of Franklin's households were within that income bracket, while the County had 23.3 percent and the State had 19.8 percent of their households within the same bracket. About 12.7 percent of Franklin's households had an income of \$100,000 or more, while the County had 15.5 percent and the State had 21.4 percent of their households within the same bracket.

HOUSING CHARACTERISTICS

1. TOTAL HOUSING STOCK

As of the 2000 census, there were 5,461 occupied housing units in Franklin; 236 units were classified as vacant. Consistent with the rural nature of the community, the majority of the owner-occupied housing stock consists of single-family detached housing. The Township's

housing stock includes single-family detached units, single-family attached units, multi-family dwelling units and mobile homes. Including the 32 single-family attached dwelling units, single-family dwelling units account for 5,031 units or 92.1 percent of the Township's total housing stock. Only 50 units or 0.9 percent of the Township's housing stock are multi-family units containing ten or more units. Additionally, there are 276 mobile homes in the Township, accounting for 5.1 percent of the total housing stock. Of the 5,225 occupied housing units in the Township, 4,634 units, or 88.7 percent were owner occupied and 591 units, or 11.3 percent were rentals.

Approximately 18 percent (or 959 units) of Franklin's housing stock was constructed before 1950. The decades between 1970 and 1989 produced the Township's largest amount of housing units (2,335 units). Most of the housing stock was constructed in the decade between 1970 and 1979 when approximately 22.5 percent of the housing stock was built. A total of 35.4 percent were built between 1980 and March 2000. Although the majority of the housing stock in Franklin is relatively new, 1,646 units or 31.5 percent of the existing housing units were built prior to 1960. Since the increase in development during the 1970s and 80s, residential development in the Township has slowed.

Beginning in 2004 the township experienced an up-tick in the number of single family homes built in the township with the many constructed between 2005 and 2007. The total number of new homes receiving a certificate of occupancy since the adoption of the 2004 Master Plan through 2009 is 315. From 2005 to 2007 there were 294 certificates of occupancy issued representing 93% of the total CO's issued through 2009. New home construction has fallen dramatically since 2008 reflecting the severe recession in the housing industry that has occurred locally, statewide and nationally.

EMPLOYMENT DEMOGRAPHICS

1. ECONOMIC DEVELOPMENT

The Township's economic base is rooted in agriculture with farms, nurseries, garden centers and farm support businesses located throughout the Township. The Township has continued to promote and support agriculture through its master plan process, ordinance development, a dedicated tax for farmland preservation and participation in the State's Farmland Preservation Program. Due to this focus, the Township has not aggressively pursued development opportunities that would have a negative impact on the farming community. Several other constraints limit the ability of the Township to attract new business – most notably the lack of public water and sewer in the Township.

Other constraints to development include the exclusion of a third of the Township that is located in the Pinelands Management Area; the close proximity of established regional retail centers in

neighboring municipalities and limited vacant land along the commercial corridors within the PA2 Planning Areas of the Township. Due to these constraints, the Township has developed an economic development plan that supports the agricultural community, while encouraging limited development opportunities in appropriate locations in the Township. These opportunities include attracting warehousing/wholesale distributors that do not require large numbers of employees to the Route 55 interchange in Malaga; limited tourism, focusing on the Township's natural features including its lakes, preserved open space for hunting, fishing, camping and biking; and limited convenience retail to serve the existing population.

According to the 2000 Census, approximately 200 businesses make their home in Franklin Township. Of these businesses, the three largest categories are services at 30%; the construction trades at 28%; and wholesale and retail at 20%. Most, if not all, of the businesses in Franklin Township are traditional "mom and pop" type entities, with very few exceptions. The businesses in Franklin Township provide limited employment opportunity with 66.8% of all of the Township's businesses employing 1-4 persons. It is not anticipated that there will be any increase or change in employment growth in the Township in the near or distant future, based on past trends and the types of commercial projects proposed and approved in the Township.

2. EMPLOYMENT PROJECTIONS

According to the Delaware Valley Regional Planning Commission (DVRPC), as of 2000, there were 3,099 jobs in Franklin Township. By 2035, the DVRPC estimates 4,380 total jobs in Franklin, a net increase of 1,281 jobs or an average of 36.5 new jobs annually.

CURRENT LAND USE

An analysis was prepared comparing the change in land use in the township from 1995 to 2005 utilizing data as reported in the Land Use in the Delaware Valley, 2005 publication prepared by the Delaware Valley Regional Planning Commission (DVRPC). The DVRPC reports on fifteen (15) land use categories, one of which does not apply to the township (military). There was an increase in six (6) of the categories (single family units, transportation, commercial, recreation, vacant land and water). The acreage and percentage increases are 387 acres in vacant land (57.3%); 147 acres in recreation use (39.7%); 99 acres in commercial uses (21.6%); 660 acres in single family residential (14.5%); and 235 acres in transportation (13.1%). Notable acreage decreases are 1,089 acres in wooded use (5.8%) and 448 acres in agricultural uses (5.45%).

These changes, especially in the areas of transportation, commercial and recreation, are a result of the increase in residential development experienced by the township during this time frame. As previously noted it is recognized that a building slowdown has now occurred in the township,

precipitated by the changes in the residential zoning directed by the 2004 Master Plan and the ongoing national recession.

ANALYSIS OF THE ZONING BOARD OF ADJUSTMENT 2004-2009

Between 2004 and 2009 a total of 191 applications were submitted to the Zoning Board. Of these 165 applications were approved (86.4%); 16 were withdrawn (9.7%); and 10 were denied (5.2%). Of the types of requests for variances 92 applications were for “c” (1) or “c” (2) bulk variances (52.6%); 71 applications were for “d” use variances (40.6%); 8 were for interpretation of the ordinance (4.6%); and three (3) were for a use not related to a street (2%).

Of the 92 applications for “c” variances 60 (65.2%) were for variances related to undersized frontage, encroachment on setbacks (front, side and rear yards) and undersized lot size. Twenty two (23.9%) were requests for exceeding the maximum size of pole barns/garages permitted in the R-A District (over 1200 square feet); and five (5.4%) related to permitting horses on undersized lots (less than two (2) acres). Only four (4) “c” variance requests were denied. Three (3) were for undersized lot size and one (1) was for permitting a horse on an undersized lot.

Due to the number of animal related variance requests and litigation related to these applications the Zoning Board recommended that the Planning Board develop an ordinance to address domestic animals as an accessory use in the residential districts (R-A District and PR-R District). The Planning Board developed a model ordinance that was referred to the Township Committee which adopted the ordinance in 2008. The ordinance establishes minimum lot sizes for classifications of animals; along with fencing requirements; minimum setbacks; and property maintenance requirements.

It is recommended that the Planning Board review the maximum size for pole barns/garages and determine if adjustments/changes need to be made for this accessory use.

Of the 71 “d” variances 26 (36.6%) were for commercial uses in residential zones, including 9 for communication towers; 23 (30.8%) were for residential uses in commercial zones; 13 (18.3%) were for either commercial or manufacturing uses not permitted in their respective zones; 4 (5.6%) were for billboard reconstruction; three (3) (4.2%) were for two principal uses on a property; and two (2) (2.8%) were for uses not permitted in a residential zone. Six requests were denied (8.4%). Three (50%) were for reconstruction of billboards that had been destroyed due to weather related conditions; one (1) was for a residential use in a commercial zone; and two (2) were for a non-permitted use in a residential zone.

The Planning Board has adopted new ordinances for all of the commercial/manufacturing districts except for the Interchange Commercial District. Uses have been expanded in the commercial districts, both highway and neighborhood. Based on the variance requests received during this time period it is recommended that the Interchange Commercial District ordinance be reviewed and revised to reflect the 2004 Master Plan recommendations. The interchange commercial zone should be expanded to include Blocks 4713 through 4725 on Route 40. This area is currently zoned R-A.

It is recommended that the Highway Commercial District be changed to Residential-Agricultural from Block 5065 Lots 1, 8 and 9; Block 5055 Lots 1, 2 and 3; and Block 5059 Lots 2, 3, 4, 5 and 7 on Morris Avenue.

It is also recommended that Block 6805 Lots 19,20,21,22,23 and 24 be rezoned from R-A to Highway Commercial. This will make the uses in this area more compatible with the adjacent Light Manufacturing District that encompasses the Meredith Farms Redevelopment Zone and the Highway Commercial zoning in Buena Borough.

The Malaga Village District should be expanded to include all of Blocks 5002 through Block 5054; Block 4903 Lots 1 through 13 and Block 4904 Lots 6 through 8. This will expand the uses in this area to include the many single family and duplex units that are now within the Highway Commercial District and create a more cohesive pattern for village development in this area. The Malaga Village District ordinance should be amended to include all existing commercial uses as permitted uses within the district.

REEXAMINATION REPORT FINDINGS

- A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN (ADOPTED JULY 12, 2004, AMENDED JUNE 19, 2007, AMENDED SEPTEMBER 18, 2007).

2004 MASTER PLAN: ASSUMPTIONS, GOALS AND OBJECTIVES

- I. ASSUMPTION: FRANKLIN TOWNSHIP WILL EXPERIENCE MODEST GROWTH PRESSURE. THE TOWNSHIP WILL EXPERIENCE THE GENERAL POPULATION INCREASES BEING FELT THROUGHOUT GLOUCESTER COUNTY BUT GROWTH WILL BE LIMITED DUE TO THE LACK OF PUBLIC UTILITIES.

Goal 1: To preserve the quality of life in Franklin Township.

- (a) Objective: Retain the rural character of life in Franklin Township.
- (b) Objective: Preserve open space opportunities through public and private actions.
- (c) Objective: Encourage farmland preservation in cooperation with the local agricultural community.
- (d) Objective: Strengthen ordinances that enhance community character.

The extent to which Assumption I has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption I have increased in importance since 2004.

In 2006 and again in 2009 the Planning Board adopted a farmland preservation element of the master plan. Through the adoption of this plan the township has established a farmland preservation grant program that has preserved four farms totaling 195 acres and four additional farms are scheduled for preservation in 2010. The township has received state and county funding to preserve these farms, along with a dedicated tax from township residents. The township has adopted a Right to Farm ordinance that provides for agricultural buffers from all development projects including minor subdivisions, major subdivisions and site plans that are adjacent to qualified farmland.

Both buffer and landscaping requirements have been enhanced for all types of development. Design standards have been incorporated in all of the commercial and industrial zoning districts.

II. ASSUMPTION: SMART GROWTH POLICIES WILL BE FAVORED OVER PREVIOUS PATTERNS OF SPRAWL.

Goal 2: To promote orderly growth within Franklin Township.

- (a) Objective: Develop in accordance with the state plan.
- (b) Objective: Concentrate new development in existing villages like Franklinville and Malaga or in new hamlets to be developed in a designated receiving area.
- (c) Objective: Encourage conservation-based noncontiguous clusters and performance-based zoning.
- (d) Objective: Use environmental constraints, street patterns and utility policies to direct new development.
- (e) Objective: Coordinate Franklin's Master Plan with the plans of the State, Region, County, and adjoining municipalities.

The extent to which Assumption II has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption II have remained unchanged since 2004.

The new zoning districts were delineated utilizing the State plan as a guideline so as to be consistent with this plan. The township adopted new ordinances that defined the PA2 areas of the township as village and mixed use centers to encourage higher density development in the areas most conducive for this type of development. New district guidelines for the villages of Malaga and Franklinville and a new Business District on Fries Mill Road established mixed use development opportunities along with new design guidelines. Both senior and age restricted housing are permitted in all of the PA2 development areas.

In 2004 the township adopted a new Residential-Agricultural District that mandates conservation design for all major subdivisions so as to preserve and protect farmland and open space. Open space areas and farmland are preserved through deed restrictions in perpetuity.

III. ASSUMPTION: FRANKLIN TOWNSHIP WILL CONTINUE TO BE AN ATTRACTIVE PLACE TO LIVE.

Goal 3: Maintain a safe and attractive residential environment.

- (a) Objective: Provide a variety of housing opportunities and dwelling types for residents at all income levels and provide locations for age –restricted and/ or senior housing.
- (b) Objective: Comply with applicable laws and policies regarding affordable housing.
- (c) Objective: Insure that major residential development contributes fairly to the provision of needed services, including recreation.
- (d) Objective: Provide an appropriate range of public services to meet the needs of current and future residents.

The extent to which Assumption III has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption III remain unchanged since 2004.

The Planning Board adopted the Housing Element and Fair Share Plan in 2008. This plan articulates the housing need and identifies the projects required to meet the township's COAH requirement.

To begin implementation of the plan the Township and the Borough of Clayton have embarked on a joint redevelopment project to develop a parcel of land located on S. Broad Street and Route 55. The project includes a commercial development on the Clayton side and a 75 unit senior affordable housing development on the Franklin side. The parcel has been designated as an area in need of redevelopment by both municipalities. The Borough of Clayton will be providing public water and sewer for the housing project. The Gloucester County Department of Economic Development has provided funding, technical support and coordinated the project with the towns.

IV. ASSUMPTION: AS IT DEVELOPS, FRANKLIN TOWNSHIP WILL UPGRADE ALL MODES OF TRANSPORTATION REQUIRED FOR THE EFFICIENT MOVEMENT OF PEOPLE INTO, ABOUT, AND THROUGH THE MUNICIPALITY.

Goal 4: To provide a circulation system that is safe, efficient, environmentally sensitive, and respectful of the community's rural character.

- (a) Objective: Work closely with federal, state, and county highway departments to upgrade and improve roadways that run through Franklin Township, but which are under the control of other jurisdictions.
- (b) Objective: To insure that new local streets are constructed to township Residential Site Improvement Standards, as appropriate.

- (c) Objective: To provide a road network in Franklin Township that is safe and efficient but which, with the exception of N.J.S.H. Route 55, preserves the rural character of the community.
- (d) Objective: To encourage alternative methods of circulation, including pedestrian and bikeways.

The extent to which Assumption IV has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption IV remain unchanged since 2004.

All applications for major subdivision and site plan are required to comply with RSIS standards. The Township has petitioned the NJ DCA to request a change in the cul-de-sac radius of 40 feet to 50 feet to accommodate school bus access. The current RSIS standard has caused access problems for both school districts.

The township has applied for and received road improvement funds from NJ DOT on a yearly basis for its most damaged local roads. The township has also received CDBG funds for repaving and construction of new roads within the qualified Census Tract.

The township has discussed the development of bikeways but has not formally applied for any funds for this purpose.

The township has requested that the Township Engineer prepare a new traffic access plan for the intersection of Routes 40 and 555. This has become a major truck route and the turning radius is insufficient for tractor trailer traffic.

V. FRANKLIN TOWNSHIP SEEKS TO DIVERSIFY AND EXPAND ITS ECONOMY.

Goal 5: To provide Franklin Township with a broad-based economic foundation.

- (a) Objective: Preserve and protect the Township's agricultural heritage.
- (b) Objective: Expand opportunities for commercial and industrial development that complement Franklin's rural character, at defined locations in appropriate zoning districts.
- (c) Objective: Encourage a sound fiscal mix of future uses.
- (d) Objective: Implement the economic development/redevelopment plan for the area near the Downtown airport.

The extent to which Assumption V has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption V remain unchanged since 2004.

The Township has developed an economic development plan that supports the agricultural community, while encouraging development opportunities in appropriate locations in the Township. These opportunities include attracting warehousing/wholesale distributors to the Route 55 interchange in Malaga; eco-tourism, focusing on the Township's natural features including its lakes, preserved open space for hunting, fishing, camping and biking; and convenience retail to serve the existing population.

The Township has embarked on an exciting new project to redevelop the former Meredith Farms site and create a business park to attract new business to the township. The 50 acre parcel was identified as a redevelopment area and through a competitive bidding process the township selected Stanker & Galetto of Vineland, NJ as Master Redeveloper for the project area. The Township and Stanker & Galetto are of the preliminary belief that the most productive use of the project area is food processing; however, the Township and Redeveloper will remain flexible in determining the ultimate end use of the parcel.

The parcel boasts an excellent location on Route 40, has public sewer and two industrial sized wells to accommodate many business uses. Preliminary studies are underway to assist the redeveloper in developing a concept plan for the site and begin a marketing campaign to attract end users. This site has represented a major challenge to the township due to a protracted foreclosure proceeding; the condition of the buildings on site and the need for a major environmental cleanup conducted by the NJ DEP. The township has received a No Further Action letter from the NJ DEP, unrestricted for the entire site.

The existing building is planned for demolition and the Township will be seeking grant funds to clean the site and reestablish the sewer lines and pumping station that connect with the Landis Sewerage Authority.

VI. ASSUMPTION: PROTECTION OF THE TOWNSHIP'S NATURAL FEATURES, OPEN SPACE RESOURCES AND HISTORIC HERITAGE WILL REMAIN A HIGH PRIORITY.

Goal 6: To enhance and protect the Township's natural and cultural resources.

(a) Objective: Enforce and expand environmental policies and regulations.

(b) Objective: Implement the Township's Open Space Plan.

(c) Objective: Explore new opportunities to protect historic resources.

The extent to which Assumption VI has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption VI have increased since 2004.

The township has responded to continuing environmental issues by adopting new requirements for both major subdivisions and site plans that include the requirement to prepare a Phase I Environmental Assessment as part of the submission package. Additionally all applicants for site plan must prepare a NJ DEP Permit Identification Form and submit this to the NJ DEP for review and action. All projects proposed on brown field sites require a No Further Action letter from the NJ DEP.

The township obtained a NJ Green Acres Planning Incentive Grant to assist in the implementation of the Open Space Plan. Specific sites have been identified for acquisition to utilize these grant funds. Additionally the township has acquired lands through foreclosure that are being protected from development due to their location within the greenways designated in the plan. The township has purchased a 33 acre parcel on Fries Mill Road that will be available for township recreational activities and in the future may accommodate additional ball fields for both school and league play.

VII. ASSUMPTION: FRANKLIN TOWNSHIP RISKS SERIOUS GROUNDWATER CONTAMINATION BECAUSE OF RELIANCE ON ON-SITE SEPTIC SYSTEMS FOR WASTEWATER TREATMENT ON SMALL LOTS. THE RATE OF GROUNDWATER RECHARGE THROUGHOUT THE TOWNSHIP AVERAGES 10 TO 12 INCHES PER YEAR, REQUIRING AVERAGE LOT SIZES OF OVER 2.4 ACRES FOR SAFE NITRATE NITROGEN DILUTION.

Goal 7: To preserve public health through groundwater quality protection.

(a) Objective: Implement minimum lot sizes that will support septic systems without compromising groundwater quality.

(b) Objective: Develop a comprehensive wastewater treatment plan that will safely permit higher density growth in appropriate areas of the Township.

The extent to which Assumption VII has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption VII have remained the same since 2004.

The township adopted a new R-A District ordinance that requires a minimum lot size of 2.5 acre density for major subdivisions and 1.5 acre lot size for minor subdivisions. These lot sizes were developed based on a Recharge – Based Nitrate Dilution Model that was prepared for the township by the New Jersey Geologic Survey.

A draft Wastewater Management Plan has been prepared and submitted to Gloucester County for submission to NJ DEP identifying future sewer service areas within the PA2 development areas of the State Plan. All environmentally sensitive areas have been excluded from the proposed sewer service area. Changes to existing zoning districts have been developed based on the sewer service areas defined in this plan.

VIII. ASSUMPTION: IN ORDER TO ENSURE THAT FRANKLIN TOWNSHIP MAINTAINS ITS RURAL CHARACTER AND HERITAGE, LAND USE POLICIES MUST BE FULLY INTEGRATED WITH AND COMPLEMENT OTHER EFFORTS, INCLUDING ECONOMIC DEVELOPMENT, OPEN SPACE PRESERVATION AND FARMLAND PRESERVATION.

Goal 8: To strengthen the Township's agricultural heritage.

- (a) Objective: Develop a comprehensive economic development plan that attracts and retains those businesses that complement or enhance agriculture.
- (b) Objective: Develop land use regulations that encourage the retention of the Township's rural character

The extent to which Assumption VIII has been reduced or increased subsequent to 2004:

The principles and conditions relating to Assumption VIII have increased since 2004.

The Township has developed an economic development plan that supports the agricultural community, while encouraging development opportunities in appropriate locations in the Township. These opportunities include attracting warehousing/wholesale distributors to the Route 55 interchange in Malaga; eco- tourism, focusing on the Township's natural features including its lakes, preserved open space for hunting, fishing, camping and biking; and convenience retail to serve the existing population.

The goals of the plan are to create opportunity for meaningful business development utilizing smart growth principles as a basis to direct growth to appropriate locations within the township; support the existing agricultural industries within the Township, which have been the foundation of our economy and our culture, to ensure that the existing rural nature of the Township will be maintained; and position the township to become an active partner in the economic development programs of the county and state.

The Township combined all of its residential districts into one district, Residential-Agricultural, to create uniform develop standards for major subdivisions that mandate conservation design. Utilizing this technique the developer identifies all of the unique environmental features of the site and designs the home sites to minimize impact on these features and preserves 50% of the site for open space. Commercial and higher density development is concentrated in the sections of the township classified as PA2 in the State Plan. This development is primarily located along the highway corridors of Route 40 and 47.

PROBLEMS IDENTIFIED IN THE 2004 MASTER PLAN

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE.

LAND USE ELEMENT

1. The existing zoning does not promote the retention of the rural character that is cherished by Franklin's residents. The lowest density zone, the R-A District, which has a minimum lot area of one acre (43,560 square feet), is not substantially different from the next highest density district, the R-1, which has a minimum lot area of 40,000 square feet. There is a similar lack of significant density variation in the remaining residential districts, with the R-2 and R-3 Districts permitting minimum lot areas of 35,000 and 30,000 square feet respectively.

The extent that Problem 1 has been reduced or increased since 2004.

The Township adopted a new residential zoning district that encompasses all of the R-A, R-1, R-2 and R-3 districts. The Residential-Agricultural District requires 1.5 acres for all new lots created through minor subdivision and 2.5 acre density for all new major subdivisions. In addition major subdivisions require conservation design standards with 50% of the parcel to be developed to be preserved as open space or preserved farm land.

2. Manufacturing and industrial uses in particular tend to be scattered throughout the community, near residential development or residentially zoned land. A wide variety of intensive manufacturing, warehouse and distribution uses are permitted in these districts. Franklin Township has no less than nine non-residential zoning district, ranging from neighborhood commercial to a heavy manufacturing industrial district.

The extent that problem 2 has been reduced or increased since 2004.

The township adopted a new zoning district for manufacturing which eliminated the Heavy Manufacturing District (M-2) and created a Light Manufacturing District. Uses such as chemical production, asphalt plants, concrete plants, e.g., were deleted from the ordinance. The existing buffer ordinance was amended to increase the size and composition of buffers to adjacent residential uses. Enhanced landscaping and environmental requirements were added, along with a requirement for a Phase I Environmental assessment for all site plans. Design standards were incorporated in the Highway Commercial, Neighborhood Commercial, Malaga Village and Franklinville Village Districts. The Township created an Architectural & Landscaping Advisory Board to review all site plans prior to submission to the respective Boards.

3. Commercial uses are concentrated in the villages of Franklinville and Malaga, as well as along the portion of Delsea Drive that connects these two areas. Isolated neighborhood commercial zones serve smaller sections of the community such as Star Cross and Forest Grove. The Township has attempted to preserve the village character of Franklinville and Malaga by establishing zoning districts that are intended to promote mixed uses. Yet there are differences between the Franklinville Village Commercial District and the Malaga Village Commercial Zoning District. To a larger extent these reflect the existing conditions, in which Franklinville is a more traditional village and Malaga tends to be oriented towards highway commercial development. Yet zoning and the Master Plan should attempt to influence projected future conditions, protecting existing landmarks in Franklinville and encouraging the preservation of the remaining village in Malaga.

The extent that problem 3 has been reduced or increased since 2004.

The township adopted new district ordinances for both Malaga Village and Franklinville Village. The Malaga Village district was enlarged to encompass most of the residential development in that area. Commercial uses are restricted to Routes 40 and 47. Design standards have been established within the village for all commercial development. Permitted uses mirror the uses permitted in the Franklinville Village District. Front yard setbacks have been reduced and parking is not permitted in front yards. Mixed use is encouraged along with shared parking. Enhanced landscaping has been added to the existing design standards for all developments.

The township created an Architectural and Landscaping Advisory Board to review all site plans prior to action by the respective Boards. Architectural plans and landscaping plans are reviewed to insure compliance with both the District and design standards of the Land Use ordinance.

4. Recent code amendments have strengthened landscape and buffer standards but much needs to be done, particularly with signage. A particular concern is the commercial area along Delsea Drive and the Harding Highway, from the Clayton Borough line to Malaga. This area generally lacks a cohesive design theme and typically consists of strip commercial development or isolated uses. Unplanned strip commercial development leads to excessive access points onto the highway, which can be a traffic hazard. The lack of coordinated architecture also does little to enhance the aesthetics of the area.

The extent that problem 4 has been reduced or increased since 2004.

The Township adopted a new Highway Commercial District that combined the existing Highway Commercial 1 and 2 zones. Principal building setbacks have been changed to 30 feet and no more than 25% of the parking is permitted in the front yard. Design Standards have been established and all developments are to be designed with a common architectural theme and adhere to the following design standards. No uninterrupted facades in excess of 100 feet are permitted. Facades greater than 100 feet must incorporate recesses and projections along at least 20% of the façade length. Each principle building must have a clearly defined, highly visible customer entrance. Rooflines must use parapet walls to conceal rooftop equipment and utilize eaves or different roof slopes to minimize the appearance of a continuous roof plane. Exterior building material must be of attractive and durable materials such as textured concrete, masonry, stone, brick, stucco, glass or finished wood. Unfinished concrete block and prefabricated metal panels are prohibited. Façade colors must be of low reflectance and use neutral or earth tones. Building trim may utilize brighter shades for enhancement of the structures. Dominant exterior building materials may not include aluminum siding, vinyl siding, smooth faced CMU, tilt-up concrete panels, or glass (highly reflective, mirrored). All site plan applicants must present architectural plans to the Architectural and Landscape Advisory Board prior to submission to the Board.

The township created an Architectural and Landscaping Advisory Board to review all site plans prior to action by the respective Boards. Architectural plans and landscaping plans are reviewed to insure compliance with both the District and design standards of the Land Use ordinance.

New enhanced landscaping standards have been adopted and new signage controls have been prepared for adoption by Township Committee. Planned Villages are permitted as conditional use in the HC District. Villages may include single –family detached, semi-detached, townhouses and multi-family dwellings, provided that they are designed in accordance with the conservation subdivision standards in the R-A District. Up to 25% of the

developed land in a village may be used for nonresidential purposes. A minimum tract area of fifty (50) acres is required for a village.

5. The current zoning scheme is not consistent with the principles of Smart Growth that have become the cornerstone of planning philosophy, both nationally and in the State of New Jersey.

The extent that problem 5 has been reduced or increased since 2004.

The Township adopted a new zoning scheme that closely mirrors the Cross Acceptance Plan prepared by the State of New Jersey. The Malaga Village and Franklinville Village Districts have been expanded to include many of the residential properties in these villages. Mixed uses are encouraged in both of the villages. A new "B" Business District was established along the west side of Fries Mill Road, both north and south of Grant Avenue. The new District accommodates planned development that includes an office campus but is designed to be flexible in allowing warehousing and distribution and private recreational uses. A mixed use hamlet is also permitted and all existing uses have been protected from the zoning change. Neighborhood Commercial District boundaries have been adjusted to accommodate existing development in Star Cross, Forest Grove and along portions of Tuckahoe Road. The Neighborhood Commercial District ordinance has been revised and now includes design standards. The Light Manufacturing and Heavy Manufacturing Districts have been reduced in area and combined into a single Light Manufacturing District. The Meredith Farms Redevelopment Area has been reclassified as a LM District.

There are minimal differences within the State Plan designations which have been appealed to the State Office of Smart Growth for correction and adjustment; but the adopted 2004 zone plan for the Township can be termed consistent with the state's vision for the township.

HOUSING ELEMENT & FAIR SHARE PLAN

1. There are many obstacles to the provision of affordable housing in Franklin Township, not the least of which is the lack of available public or community-based sewer service. COAH regulations require that sites proposed for new affordable construction must be suitable, which among other things requires that sites have access to water and sewer infrastructure. These same regulations state that "the lack of adequate (water and sewer) capacity, in and of itself, shall constitute a durational adjustment of the municipal housing obligation. The requirement to address the municipal housing obligation shall be

deferred until adequate water and/or sewer are made available". Since no such sites now exist in Franklin Township, the Plan proposes to request a durational adjustment for the entire present need component of the affordable housing obligation.

The extent that problem 1 has been reduced or increased since 2008.

The Township did not request a durational adjustment for the present need component of the affordable housing obligation. The lack of public sewer and water continues to be a major factor in the inability of the township to meet the COAH Round I, II and III obligations.

The Township prepared and adopted a Housing Element and Fair Share Plan in October 2008. The plan identifies two site locations that are proposed to be served by public sewer from Clayton Borough. These projects are to provide a 75 unit senior affordable project in a redevelopment zone on S. Broad St. and a 112 unit family affordable project on Delsea Drive. The plan also includes a rehabilitation component (59 units); 4-10 accessory apartments; 3 group homes; a credit without controls program and 10-20 market to affordable units.

The Township has begun implementation of the plan through its first project, the 75 unit senior affordable project on S. Broad St. An RFQ for a redeveloper has been issued and the redevelopment plan has been submitted to the NJ Department of Community Affairs for approval. The Credit Without Controls survey has been completed and we are awaiting the results of this survey for any credits that may be approved by COAH. The rehabilitation requirement has been met through a program administered by the Gloucester County Department of Community Development. The plan has not been approved by the Court Master as of this date.

Additionally legislation to abolish COAH and create a new process and procedure for meeting affordable housing goals has been introduced. The impact of this new legislation if adopted will result in the township being required to revise its housing element to meet the new standards.

OPEN SPACE PLAN ADOPTED IN 2002

1. The Open Space plan identified the following areas of concern: Recreation demand exceeds available open space; drinking water supply relies on aquifer recharge areas; upland forests need protection from encroaching development; non-point source pollution runoff threatens water quality in streams; wildlife habitats are fragmented; encroaching

development from neighboring communities threatens rural landscape; and agricultural lands risk becoming isolated.

The extent that problem 1 has been reduced or increased since 2002.

The township created a system of greenways along the streams to protect the waterways from storm water runoff and pollutants. The greenways are also intended to provide habitat for plant and wildlife species. The township has foreclosed on a number of properties that are identified in the open space plan for acquisition to help create the greenways. The township has not acquired any land utilizing its Green Acres grant for this purpose. Lands have been identified and appraised but have not been settled on to date.

The township adopted the new R-A District to protect the aquifer recharge areas by requiring larger lots sizes that meet the nitrate-dilution standards of the NJ DEP. This district has been described in greater detail in the 2004 Land Use Element section.

The township adopted the Farmland Preservation Plan that created five Agricultural Project Areas in the township. The Northern Project Area contains 2,373 acres and is located in the northern section of the township, west of Route 55 and adjoining Elk Township in the north. There are 20 target farms in this area. The Central Project Area is located in the center of the township, just to the west of the Pinelands Preservation area within the township. It is 2,076 acres in size and there are 32 target farms in the area. The Forest Grove Project Area is located just below US Route 40 in the southeast corner of the township. Its total size is 1,128 acres and contains 21 target farms. The Janvier Project Area is located at the northern end of the Pinelands area in Franklin Township. It is 338 acres in size and consists of one target farm. The Main Road-Piney Hollow Project Area is 4,060 in size and contains 55 target farms. The township has received almost \$1.75 million dollars in grant funds to assist in the preservation of farms in these project areas. To date four farms have been permanently preserved and four additional farms are in the process of being preserved.

A new plan should be prepared in order to comply with the NJ Green Acres requirement that plans should be updated every 5 years in order to remain eligible for grant funding.

WATERSHED BASED STORMWATER MANAGEMENT PLAN

1. In early 2004 all New Jersey municipalities were required to obtain a NJPDES Municipal Stormwater General permit for control of their stormwater discharges. The new Stormwater

Management Rules in N.J.A.C. 7:8 have been developed to address the adverse impacts that unmanaged land development can have on groundwater recharge and stormwater runoff quality and quantity. Along with this development has come a corresponding increase in stormwater runoff, and increased impacts associated with non-point source pollution.

The extent to which problem 1 has increased or been reduced since 2006.

In May 2006, amended in October 2007 the Planning Board adopted the watershed based stormwater management plan that addresses groundwater recharge and stormwater quantity and quality by incorporating the stormwater design and performance standards for new major development (defined as projects that disturb one or more acres of land or increase the amount of impervious surface by one quarter acre or more). These standards are intended to minimize the adverse impact of stormwater runoff on water quality, and to address water quantity and the loss of groundwater recharge that provides base flow in receiving water bodies.

The plan also includes long-term operation and maintenance measures for stormwater facilities associated with new major development projects; a "build-out" analysis that is based upon existing zoning and the land available for development; changes that should be made to existing ordinances, the Master Plan, and other municipal land use planning documents, in order to allow various low impact development techniques; mitigation strategies for variances or exemptions from the design and performance standards, including the implementation of specific mitigation projects to offset the effects of such variances or exemptions.

The Township Committee adopted all of the implementing ordinances as related to the plan on March 27, 2007. This ordinance applies to both Pinelands and non-Pinelands development.

C.THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS, AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

1. MASTER PLAN ASSUMPTIONS

A. Master Plan adopted in 2004, as amended.

1. The Master Plan was built upon a foundation of assumptions, which promote goals and objectives for the development of the township. The assumptions, goals and objectives were

developed at a public hearing, during which both members of the general public and local officials participated in a visioning exercise where they were exposed to various photographic images and then developed a consensus of how they would like to see the community develop. The Land Use Element proposed a radical departure from the prior zoning and land use patterns that existed in the township. Protection of the underlying aquifer directed many of the key changes to the zoning ordinance and land development pattern. Conservation design was embraced for all major subdivisions. Due to litigation the plan's use of non-contiguous planned development was abandoned; but the core concept of preserving the rural nature of the township was retained.

2. When reexamining the Master Plan it was assumed that the plan as adopted in 2004 and amended in 2007 was valid. The conditions as noted in the 2004 plan were compared to known existing conditions in 2010 with recommendations as noted within this report.

B. Representation by Officials

1. The Franklin Township Planning Board legally represents the citizens of Franklin Township as provided by the Municipal Land Use Law. The 2004 Master Plan was prepared under the guidance, review and approval of the Franklin Township Planning Board. The Planning Board was assisted by the Master Plan Advisory Committee consisting of representatives of the Planning Board, Zoning Board, Environmental Commission, Economic Development Commission, township departments, technical experts, local residents and other interested parties.

C. Data Base

1. The contents of the 2004 Master Plan, including all maps and graphs, are based on information provided by the Gloucester County Planning Board; the Delaware Valley River Planning Commission; the Pinelands Commission; the NJ Department of Community Affairs; the NJ Department of Environmental Protection; the NJ Department of Transportation; neighboring municipalities and other agencies. Field inspections and firsthand knowledge of conditions were also used as a basis for the plan report.

Have there been significant changes in the assumptions of the 2004 Master Plan, as amended?

There are no significant changes in the assumptions used in preparation of this Master Plan.

2. OBJECTIVES

See sections A & B for a full discussion of the extent of changes to the objectives that form the basis of the Master Plan.

3. CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES

A. State of New Jersey:

1. Stormwater Management Rules adopted in 2004.
2. State Transfer of Development Rights Act, effective September 25, 2004.
3. Preparation, offering of basic course in land use law and planning: requirement, effective July 7, 2005.
4. Statewide Non-residential Development Fee Act, effective July 17, 2008.
5. Affordable Housing Reform Statute, effective July 17, 2008.
6. Permit Extension Act of 2008, effective September 6, 2008.

B. Pinelands Commission:

The Pinelands Commission has adopted a number of amendments to the Comprehensive Management Plan since 2004. These include Management Program for On-Site Wastewater Treatment Systems adopted December 2009; Electrical Transmission Right-of-Way Maintenance adopted October 2009 (ten year pilot program); Cluster Development; Development Transfer Program; Surface Water Runoff adopted January 2009

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

1. Changes to Development Regulations:

a. The Interchange Commercial District regulations require modification and revision. A draft ordinance has been prepared and endorsed by the Planning Board. This ordinance has been transmitted to the Township Committee for introduction.

b. The Planning Board needs to develop a clustering Ordinance for the Pinelands Rural Residential District. The Pinelands Commission has indicated that it is preparing a model ordinance that can be utilized by the municipalities to implement this new regulation. This change in the development design standards within the PR-R District will complement the conservation design requirement in the R-A District, as directed by the 2004 Master Plan.

c. The Planning Board should revisit the size restrictions for garages/pole barns in light of the numerous variance requests to the Zoning Board. A square footage range may have to be developed based on lot size versus a blanket maximum size as now exists in the ordinance.

d. The Planning Board should pursue plan endorsement with the State Planning Commission/Office of Smart Growth or its successor for the villages of Malaga and Franklinville. This process will also allow the township to finalize its Wastewater Management Plan with Gloucester County.

e. Specific zoning map changes:

(1). Interchange Commercial District zone should be expanded to include Blocks 4713 through 4725 on Route 40. This area is currently zoned R-A.

(2). It is recommended that the Highway Commercial District be changed to Residential-Agricultural from Block 5065 Lots 1, 8 and 9; Block 5055 Lots 1, 2 and 3; and Block 5059 Lots 2, 3, 4, 5 and 7 on Morris Avenue.

(3). It is recommended that Block 6805 Lots 19,20,21,22,23 and 24 be rezoned from R-A to Highway Commercial. This will make the uses in this area more compatible with the adjacent Light Manufacturing District that encompasses the Meredith Farms Redevelopment Zone and the Highway Commercial zoning in Buena Borough.

(4). The Malaga Village District should be expanded to include all of Blocks 5002 through Block 5054 and Block 4903 Lots 1 through 13 and Block 4904 Lots 6 through 8. This will expand the uses in this area to include the many single family and duplex units that are now within the Highway Commercial District and create a more cohesive pattern for village development in this area. The Malaga Village District ordinance should be amended to include all existing commercial uses as permitted uses within the district.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW", P.L. 1992, C.79 (C.40A:12A-1 ET.AL.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

Clayton-Franklin Township Redevelopment Area: The Planning Board has recommended a redevelopment area designation for the area of S. Broad St. and Route 55 at the municipal border with the Borough of Clayton. A joint redevelopment project has been defined that includes a mixed use project with commercial development on the Clayton portion and a senior affordable project on the Franklin portion. The area has been designated as an area in need of

redevelopment by both municipalities. The Borough of Clayton will be providing public water and sewer for the housing project. The Gloucester County Department of Economic Development has provided funding, technical support and coordinated the project with the towns. The existing zoning on the Franklin parcel is R-A which does not permit higher density housing development. Once the area has received approval from the NJ DCA as a redevelopment area changes will be made to the zoning. Draft site planning standards being considered for this site include the following:

- Minimum lot area – 10 acres
- Maximum residential density – 10 du/acre
- Maximum site impervious coverage – 50%
- Maximum building coverage – 30%
- Perimeter tract buffer – 25 feet
- Minimum open space – 25%

Route 40/55 Interchange Area: The 2004 Master Plan identified this area as possibly a candidate for redevelopment designation. Premature subdivision in this area has resulted in a proliferation of ownership, which is one of the criteria for declaring an area in need of redevelopment. The land is parceled into numerous tax blocks and lots stemming from a subdivision that predates zoning in the township. Numerous paper streets are dedicated as potential rights-of-way. This type of division has resulted in a stagnant or not fully productive condition of the land. There are some environmental problems in this area but much of the area consists of upland. The Economic Development Committee has recommended to Township Committee that a redevelopment area study be undertaken by the Planning Board for this location.

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

Non-Pinelands Land

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

Pinelands Land

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

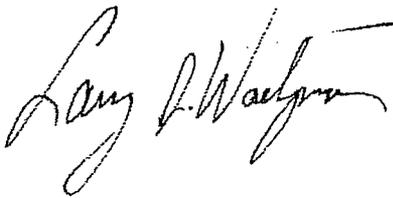
FIGURE 17: VACANT/UNDER-UTILIZED LAND IN SENDING AREAS, > 5 ACRES

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.

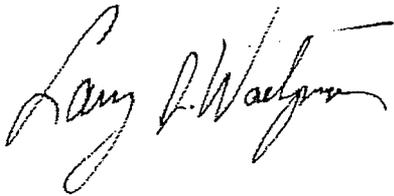


Larry S. Waetzman. AICP, PP

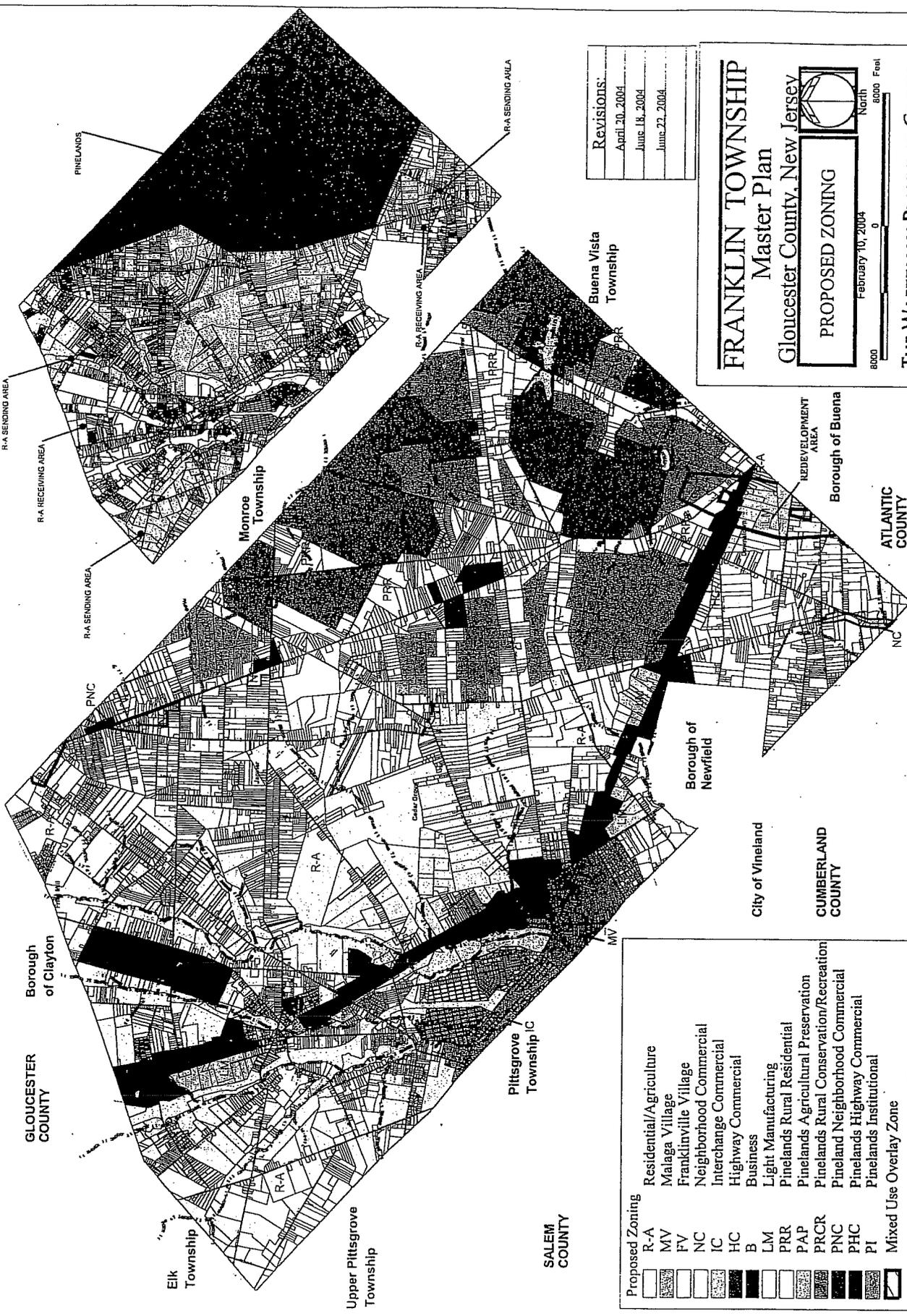
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Larry S. Waetzman. AICP, PP



Revisions:

April 20, 2004
June 18, 2004
June 22, 2004

FRANKLIN TOWNSHIP
Master Plan
 Gloucester County, New Jersey

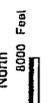
PROPOSED ZONING

February 10, 2004

THE WAETZMAN PLANNING GROUP
 1230 COUNTY LINE ROAD, BRYN MAWR, PA 19010 - 1505
 TELEPHONE: (610) 527-0600; FAX: (610) 527-0445

Proposed Zoning

R-A	Residential/Agriculture
MV	Malaga Village
FV	Franklinville Village
NC	Neighborhood Commercial
IC	Interchange Commercial
HC	Highway Commercial
B	Business
LM	Light Manufacturing
PRR	Pine Lands Rural Residential
PAP	Pine Lands Agricultural Preservation
PRCR	Pine Lands Rural Conservation/Recreation
PNC	Pine Lands Neighborhood Commercial
PHC	Pine Lands Highway Commercial
PI	Pine Lands Institutional
[Symbol]	Mixed Use Overlay Zone
[Symbol]	Streams and Waterways
[Symbol]	Airport Safety Zone



8000 0 8000 Feet

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