

**TOWNSHIP OF FRANKLIN  
COUNTY OF GLOUCESTER  
ORDINANCE O-6-25**

**AN ORDINANCE TO AMENDING ARTICLE XIII OF THE CODE OF FRANKLIN TOWNSHIP, KNOWN AS LAND USE RESIDENTIAL-AGRICULTURE DISTRICT (R-A) CHAPTER 253, ARTICLE XIII CONSISTENT WITH THE RECOMMENDATIONS CONTAINED WITHIN THE 2024 MASTER PLAN REEXAMINATION REPORT**

**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 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 September 17, 2024 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 September 17, 2024 public hearing the Planning Board adopted the Master Plan Reexamination Report, and;

**WHEREAS**, the Township Planning Board adopted a Memorializing Resolution to approve the 2024 Master Plan Reexamination Report at the October 15, 2024 Planning Board meeting; and

**WHEREAS**, this land development ordinance amendment is consistent with and drafted specifically to implement Item number 8 in recommendations contained within the Master Plan Reexamination Report 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, THAT CHAPTER 253, ARTICLE XIII IS AMENDED AS FOLLOWS (deletions are stricken through, additions are underlined):**

Section 1. The Purpose of the Residential -Agricultural (R-A) zoning district is amended to add:

**§253-105 General Regulations**

The design of all new subdivisions in the R-A Residential District shall be governed by the following minimum standards:

A. All land in the R-A Residential District is as designated on the Zoning Map. ~~The base residential density is 0.4 residential units per gross acre of land net of wetlands but including wetlands buffers in accordance with applicable state and federal regulations.~~ Two types of subdivision shall be permitted in the R-A Residential District as follows:

(1) Type 1 - Conventional Lot ~~Minor~~ Subdivision, providing for rural-suburban residential or agricultural uses in conventional layouts of standard residential lots, where homes and streets are located carefully to minimize impacts on environmentally sensitive lands. All minor subdivisions shall comply with the requirements regulations set forth in §253-107.B for Conventional Lot Subdivisions.

(2) Type 2 ~~--Basic~~ Conservation Major Subdivision, providing for residential uses ~~at the density permitted by the underlying zoning in clusters, and the conservation of open space.~~ Open space lands shall constitute one-half of the tract. The flexibly designed layouts must work

well with either individual wells and septic systems located on the individual lots or in the open space, or with central wells and sewage treatment facilities. All major subdivisions shall comply with the requirements and regulations set forth in §253-107.A for Conservation Subdivisions.

Section 3.      §253-107 **Dimensional standards and density determination**

**§ 253-107. Dimensional standards and density determination.**

A.      Type 2 Conservation Subdivision -The permitted residential density for a major subdivision is calculated based on the net developable acreage of the tract, which excludes wetlands and any applicable wetlands transition buffers. The maximum permitted density of one (1) dwelling unit per two and on-half (2.5) acres is then applied to this net acreage. The maximum number of permitted dwelling units on a given tract shall be based upon a density factor of 0.4 residential units per acre applied to the gross tract acreage net of wetlands but including their buffers as defined by the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq. and applicable regulations of the New Jersey Department of Environmental Protection.

(1) To determine the maximum permitted density a site analysis plan shall be prepared for the land to be developed using the following resource reference materials: soils maps, wetlands maps, tax maps, aerial photos, existing surveys and the results of any Phase I environmental assessments in existence for the property at the time of the preparation of the site analysis plan. No field surveys, soil borings or other on-site inspection shall be required of the applicant.

~~(2) If a licensed professional engineer of the State of New Jersey certifies that less than 20% of the site is classified as wetlands in accordance with the applicable rules and regulations of the State of New Jersey, then the maximum number of residential units shall be determined as set forth below:~~

(a) A yield plan in accordance with this section shall determine the density of the land to be preserved as open space by the following formula. Gross acreage less wetlands but including their buffers multiplied by a density factor of 0.4 minus 15% (to account for street improvements and drainage facilities and other infrastructure) and then rounded up. Example: For a one-hundred-acre tract with 5% wetlands, the density calculation shall be as follows: 95 acres X 0.4 = 38— 15% (15% of 38 = 5.7) = 32.3; rounded up = 33. Thus the maximum permitted density for this hypothetical tract is 33 residential units which may be utilized as part of the development of a Type 2 subdivision.

(b) In the event that active farmland is proposed to be utilized to satisfy the open space requirements of this section; then the developer shall be entitled to one additional residential unit which shall be permitted to be built upon the farmland area (in the nature of a farmer's residence) in order to encourage the preservation and promotion of agriculture.

(2) Dimensional standards for Type 2 Conservation Subdivision:

(a) Minimum required open space: 50% of the net developable acreage of the tract as identified in site analysis plan and yield plan. Open space shall be a contiguous area with a minimum width and depth of 200 feet in all areas.

(b) Minimum lot area: 10,000 square feet

(c) Minimum street frontage: 75 feet

(d) Yard regulations:

- Minimum front yard setback: 25 feet
  - Minimum rear yard setback: 50 feet
  - Minimum side yard setback: 15 feet each side, 35 feet total
- (e) Maximum impervious lot coverage: 30%
- (f) Maximum building coverage: 20%
- (g) Maximum building height: 3 stories or 35 feet
- B. ~~Dimensional standards for Type 1 – Conventional Lot Subdivision if all of the residential lots so created have frontage on an existing improved and dedicated public right of way. For purposes of this section, the term "improved and dedicated public right of way" shall include paved streets, gravel and stone roads, dirt roads and oil and chip roads which are in use by the general public as of the effective date of this ordinance.~~ **[Added 3-13-2012 by Ord. No. O-3-12]**
- ~~(1) Maximum density: 0.67 dwelling units per acre net of wetlands but including their buffers as set forth above.~~
- (1) Minimum lot area: 1.5 acres.
- (2) Minimum street frontage: 150 feet.
- (3) Yard regulations. The builder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:
- (a) Front: 75 feet from the right-of-way of existing municipal roads; provided, however, that in the event that a proposed lot is wooded sufficiently to shield the said dwelling from the existing municipal road then a fifty-foot minimum setback shall be required if the applicant consents to restrict the said fifty-foot wooded strip from cutting.
- (b) Rear: 50 feet minimum for principal buildings and 15 feet for accessory buildings (except that accessory buildings with a ground floor area exceeding 500 square feet shall conform to the setback requirements for principal structures).
- (c) Side: 20 feet.
- (d) Maximum height regulations: 35 feet.
- (e) Setbacks from active farmland which is farmland assessed in accordance with applicable Franklin Township ordinances.
- (4) Lot and building coverage. The maximum permitted impervious lot coverage shall be 15 percent of the gross lot area, and the maximum permitted building coverage shall be 10 percent of the gross lot area.
- C. ~~Dimensional standards for Type 1 – Conventional Lot Subdivision if a new subdivision road is required to access the lots so created:~~ **[Added 3-13-2012 by Ord. No. O-3-12]**
- (1) ~~Maximum density: one dwelling unit per 2.5 acres.~~
- (2) ~~Minimum lot area: 2.5 acres.~~
- (3) ~~Minimum street frontage: 200 feet.~~
- (4) ~~Yard regulations. The builder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:~~

- (a) ~~Front: 150 feet from existing municipal, county or state roads, but 60 feet from the right of way of new subdivision streets, country lanes or common driveways.~~
- (b) ~~Rear: 60 feet minimum for principal buildings and 15 feet for accessory buildings (except that accessory buildings with a ground floor area exceeding 500 square feet shall conform to the setback requirements for principal structures).~~
- (c) ~~Side: 30 feet.~~
- (d) ~~Maximum height regulations: 35 feet.~~
- (e) ~~Setbacks from active farmland assessed in accordance with applicable Franklin Township ordinances.~~
- (5) ~~Dimensional standards for Type 2 Basic Conservation Subdivision. Maximum number of units: as determined by preparation of a yield plan as described herein.~~
- (6) ~~Minimum required open space land: The subdivision must designate at least 50% of the tract as open space land. Open space land shall not be used for residential lots.~~
- (7) ~~Minimum lot size: There is no minimum lot size. The applicant must demonstrate that sufficient supplies of potable groundwater are available, and that the lots meet all county and state standards for septic systems or have access to public water and sewer. The lots must also meet the design standards contained in § 253-109.~~
- (8) ~~Minimum distance between houses: 20 feet.~~
- (9) ~~Maximum height regulations: 35 feet.~~
- D. ~~Dimensional standards for Type 3 Conservation Subdivision, Planned Residential Development: [Added 3-13-2012 by Ord. No. O-3-12]~~
  - (1) ~~Minimum tract size: 10 acres in the receiving area.~~
  - (2) ~~Minimum required open space land: The subdivision must include at least fifty percent open space land.~~
  - (3) ~~Minimum lot size: There is no minimum lot size. The applicant must demonstrate that sufficient supplies of potable groundwater are available, and that the lots meet all county and state standards for septic systems or be serviced by public sewer. The lots must also meet the design standards contained in § 253-109.~~
  - (4) ~~Minimum distance between houses: 20 feet.~~
  - (5) ~~Maximum height regulations: 35 feet.~~

Section 4. All Ordinances or parts of Ordinances inconsistent with the provisions hereof, are hereby repealed insofar as said inconsistency exists.

Section 5. This Ordinance shall take effect immediately upon final passage and publications required by law.

Attest:

Township of Franklin

\_\_\_\_\_  
BARBARA FREIJOMIL, RMC

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JOHN BRUNO, MAYOR

#### CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of

the Township of Franklin held on May 13, 2025 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on June 11, 2025, at which time any person interested therein will be given an opportunity to be heard.

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BARBARA FREIJOMIL  
Township Clerk

Introduced May 13, 2025

<b>Name</b>	<b>Motion</b>		<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Bruno</b>							
<b>Doyle</b>							
<b>Fiorella</b>							
<b>Keen</b>							
<b>Marsh</b>							

Adopted June 11, 2025

<b>Name</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Bruno</b>						
<b>Doyle</b>						
<b>Fiorella</b>						
<b>Keen</b>						
<b>Marsh</b>						