

**TOWNSHIP OF FRANKLIN
COUNTY OF GLOUCESTER
O-5-25**

**AN ORDINANCE TO AMEND CHAPTER 253 OF THE CODE OF FRANKLIN
TOWNSHIP TO REVISE STANDARDS FOR ACCESSORY STRUCTURES
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 drafted specifically to implement Item number 14 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, AS FOLLOWS (Deleted language is stricken, added language is underlined):

Section 1. Land Development Definitions

§253-3 “**Garage, Private**” is amended as follows:

Either a freestanding accessory structure ~~not exceeding a height of 15 feet~~ or an area within a principal structure that is designed or used to provide for parking or storage ~~of a total of no more than three motor vehicles~~ and in which no occupation, service or business is carried on. ~~The total area of private garage space on any lot shall not exceed 1,200 square feet.~~

Section 2. Permitted Modifications and Exceptions

§253-91.C. is amended as follows:

Accessory buildings: side and rear yards. Unless otherwise superseded by the area and bulk standards governing a specific district or conditional use standard, no accessory structure shall be permitted in a front yard area and ~~shall be located no closer than 10 feet from the side and/or rear lot line of the subject property.~~ shall be subject to the maximum permitted size and

height and setback requirements:

Accessory Structure Sizes	
Property Area	Max Permitted Size Accessory Structure
Less than 1/2 acre	1,200 s.f.
1/2 acre to 1 acre	1,500 s.f.
1 acre to 2 acres	2,000 s.f.
Greater than 2 acres	3,000 s.f.

Accessory Structure Setback and Height Requirements		
Accessory Structure Size	Minimum side and rear yard setback	Maximum Permitted Height*
Less than 400 s.f.	5 feet	12 feet
400 s.f. - 1,200 s.f.	7 feet	15 feet
1,200 s.f. – 1,499 s.f.	10 feet	15 feet
1,500 s.f. – 1,999 s.f.	12 feet	20 feet
2,000 s.f. – 3,000 s.f.	15 feet	20 feet
Greater than 3,000 s.f.	20 feet	25 feet
<i>*Building height defined in §253-3 as “The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof, to the deck line of a mansard roof and to the average height between the plate and ridge of a gable, hip or gambrel roof.</i>		

A private garage that is attached to a principal structure is considered part of the principal structure and is not included in any calculations regarding maximum height or size of an accessory structure, but shall be included in any calculations of the requirements for a principal structure.

Section 3. PR-R Pinelands Rural Residential District

§253-156.1.D. “**Accessory Uses**” is amended as follows:

A private garage ~~for not more than three vehicles~~ provided that such garage is located in the rear yard of the lot or is directly connected to the dwelling.

Section 4. PA-R Pinelands Agricultural Production District

§253-158.1.C. “**Accessory Uses**” is amended as follows:

A private garage ~~for not more than three vehicles~~ provided that such garage is located in the rear yard of the lot or is directly connected to the dwelling.

Section 5. R-A Residential Agricultural District

§253-106 C.(5)(c). “**Permitted Uses**” is amended as follows:

A private garage ~~for not more than three vehicles~~ provided that such garage is located in the rear yard of the lot or is directly connected to the dwelling.

Section 6. Clustering -Residential Cluster Development

§253-98.A.(7)(c) Accessory uses within a PR-R residential cluster development:

A private garage ~~for not more than three vehicles~~ provided that such garage is located in the rear yard of the lot or is directly connected to the dwelling.

Section 7. All Ordinances or parts of Ordinances inconsistent with the provisions hereof, are hereby repealed insofar as said inconsistency exists.

Section 8. This Ordinance shall take effect immediately upon final passage and publications required by law.

Attest:

Township of Franklin

BARBARA FREIJOMIL, RMC

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 July 8, 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 August 12, 2025, at which time any person interested therein will be given an opportunity to be heard.

BARBARA FREIJOMIL
Township Clerk

Introduced July 8, 2025

Name	Motion		Second	Yes	No	Abstain	Absent
Bruno							
Doyle							
Fiorella							
Keen							
Marsh							

Adopted August 12, 2025

Name	Motion	Second	Yes	No	Abstain	Absent
Bruno						
Doyle						
Fiorella						
Keen						
Marsh						