

**TOWNSHIP OF FRANKLIN
COUNTY OF GLOUCESTER
ORDINANCE O-7-25**

**AN ORDINANCE TO AMEND CHAPTER XXI OF THE CODE OF
FRANKLIN TOWNSHIP AND PERMIT REZONING OF CERTAIN
PROPERTIES FROM RESIDENTIAL-AGRICULTURE (R-A) TO HIGHWAY
COMMERCIAL (HC) AND INTERCHANGE COMMERCIAL (IC)
DESIGNATIONS 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 10 and 11 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:

Section 1. Highway Commercial District

§253-134 is amended to include the following permitted uses:

(15) Residential-Agricultural (RA) uses that lawfully existed prior to the effective date of this ordinance may continue to exist as legally permitted uses.

Section 2. The Highway Commercial (HC) zoning district along Delsea Drive is extended to include Block 4003, Lots 1, 2, 3, 4 and Block 1306, Lot 21, 22 and 23, which are presently zoned R-A (Residential-Agriculture). The Highway Commercial (HC) zoning district along Harding Highway (US40) is extended to include Block 5502, Lots 12, 14, 15, 15.01, 16, 17, and 18 which are presently zoned R-A (Residential-Agriculture). Ordinance §253-88 Boundary tolerance (see below) shall not apply to the proposed new zone boundary line.

§253-88 Boundary tolerance. Where the Highway Commercial and Residential Agricultural District boundary lines, other than one located in a road, street, avenue, stream or railroad right-of-way, divides a lot existing on the date of adoption of this chapter, the regulations and restrictions applicable to the less restrictive district in which a portion of such lot is located shall apply to the portion of such lot located in

the more restrictive district for a distance of not more than 150 feet beyond such district boundary. For parcels in excess of 10 acres in size, the distance shall be increased to 300 feet.

Section 3. The Interchange Commercial (IC) District along Harding Highway (US40) is extended to Block 4713, Lots 1, 2, 3, 4, 5, 6, Block 4724 Lots 1, 2, 3, 4, 7, 9 and Block 4725 Lots 3, 5, and 6 which are presently zoned R-A (Residential-Agriculture).

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 All Ordinances or parts of Ordinances inconsistent with the provisions hereof, are hereby repealed insofar as said inconsistency exists.

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

Attest:

Township of Franklin

BARBARA FREIJOMIL, 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						