



TOWNSHIP OF FRANKLIN
Planning Board
Agenda
Wednesday, January 21, 2026

CALL TO ORDER

SUNSHINE LAW

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

RESOLUTION

Master Plan Re-exam BI

APPROVED

[MasterPlan-ReexamBI1.2026 resolution.docx](#)

DISCUSSION

Relief of condition:

- Macedonia Church of God in Christ International / PLN-21-00022

APPROVED

[relief of cond.pdf](#)

50 Atrium Drive LLC / PLN-22-00005 - ext of time

APPROVED

[50 Atrium Drive LLC ext of time](#)

Ordinances:

- Ordinance #4489-26 - establish an inclusionary zone district/MFIZ-4
- Ordinance #4490-26 - establish an inclusionary zone district/MFIZ-2

- Ordinance #4491-26 - establish an inclusionary zone district/MFIZ-1
- Ordinance #4492-26 - establish an inclusionary zone district/MFIZ-5
- Ordinance #4493-26 - area in need of redevelopment

APPROVED

[ordinances.pdf](#)

PUBLIC COMMENTS

HEARING

- **ODIN DHUN, LLC / PLN-24-00007**

Preliminary & Final Major Subdivision w/C Variances in which applicant seeks approval for the construction of a 16-lot subdivision consisting of 14 buildable lots for single-family homes at 295 Cedar Grove Lane; Block 508.02 Lot 12 in zone R-40

DL

01/31/2026

<https://www.franklintwpnj.org/committees-commissions/planning-board/application-material/odin-dhun-llc-pln-24-00007/-fsiteid-1#!/>

CARRIED to MARCH 04, 2026 @ 475 DeMott Lane, Somerset;

beginning at 7:30pm – no further notification needed

[FTSA Ex Dir report 12.03.25.pdf](#)
[Engineer report #4 \(DM\) 12.31.25 ng.pdf](#)
[Planner report #3 12.23.25 ng.pdf](#)
[Health Department 12.18.25 ok.docx](#)
[Fire Prevention #3 12.15.25 ok w-comm.pdf](#)
[FTSA report #4 12.10.25 ok w-comm.pdf](#)
[Police report #2 03.03.25 ok.pdf](#)
[EC report #2 02.04.25 ng.docx](#)
[SCPB Odin Dhun.pdf](#)

COMMITTEE REPORTS

WORK SESSION / NEW BUSINESS

- Master Plan re-exam
[2026 reexamination report_revised \(second\) draft.pdf](#)

ADJOURNMENT

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
FRANKLIN, SOMERSET COUNTY, NEW JERSEY,
ADOPTING THE MASTER PLAN REEXAMINATION AND UPDATE
FOR THE BUSINESS AND INDUSTRY (B-I) ZONE
WITHIN THE TOWNSHIP OF FRANKLIN**

WHEREAS, the Planning Board of the Township of Franklin, County of Somerset, State of New Jersey (the “Board”), adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 of the Municipal Land Use Law (the “MLUL”) in 2006; adopted its reexamination of the Master Plan pursuant to N.J.S.A. 40:55D-89 of the MLUL in 2016; and has thereafter adopted various amendments to the Master Plan during the intervening years; and

WHEREAS, the Master Plan includes a Land Use Plan pursuant to N.J.S.A. 40:55D-28(b)(2) of the MLUL; and

WHEREAS, the MLUL at N.J.S.A. 40:55D-89 authorizes planning boards to conduct periodic general reexamination of their municipality’s master plan and development regulations; and

WHEREAS, the Board previously engaged Bright View Engineering, LLC, to undertake an evaluation of traffic conditions of the Business and Industry (“B-I”) Zone of the Township of Franklin (the “Township”) at key network roadways and critical intersections identified by the Township (the “Traffic Study Area”) for use in connection with a comprehensive planning evaluation of the B-I Zone; and

WHEREAS, Bright View Engineering, LLC, in coordination with the Township, thereafter collected data during various site visits and analyzed data from the Township to assess the existing conditions within the Traffic Study Area; and

WHEREAS, upon completion of its review, Bright View Engineering, LLC issued its report entitled “Traffic Impact Study, Business and Industry (B-I) Zone, Franklin Township, Somerset County, NJ” dated August 18, 2024 (the “2024 Impact Traffic Study”) for use in connection with a comprehensive planning evaluation of the B-I Zone; and

WHEREAS, the Board previously engaged Bright View Engineering, LLC, to undertake a comprehensive evaluation of the Township of B-I Zone and make recommendations concerning amendments to both the Township Master Plan, as well as the Township Land Development Ordinance (the “B-I Zone Reexamination”); and

WHEREAS, to support the evaluation being conducted by Bright View Engineering, LLC, the Board created an ad-hoc Steering Committee (the “Steering Committee”) to advise and assist Bright View Engineering, LLC in connection with B-I Zone Reexamination; and

WHEREAS, Bright View Engineering, LLC, conducted meetings with the Steering Committee and the Township Planning Director on June 6, 2024, August 29, 2024, October 9, 2024 and December 12, 2024;

WHEREAS, Bright View Engineering, LLC, conducted an initial public meeting on June 27, 2024 which explained the scope of the planning study and traffic study and reviewed the preliminary findings of the traffic data gathering and analysis performed in the fall of 2023; and

WHEREAS, Bright View Engineering, LLC, conducted a second public meeting on January 30, 2025 which provided an overview of the land use and zoning recommendations proposed by the Steering Committee as an outcome of the meetings in August, October and December 2024; and

WHEREAS, upon completion of its review and in conjunction with the Steering Committee, Bright View Engineering, LLC issued its report entitled "Master Plan Examination and Update for the Business and Industry (B-I) Zone of the Franklin Township Master Plan (the "B-I Zone Reexamination Report"), in compliance with all relevant regulations and the MLUL; and

WHEREAS, the 2024 Traffic Impact Study is included in the B-I Zone Reexamination Report as Appendix A; and

WHEREAS, during calendar year 2025, the Board conducted two (2) work sessions to review and provide comment upon the B-I Zone Reexamination Report; one of which work sessions included a presentation concerning the B-I Zone Reexamination Report by David Glynn Roberts, P.P, A.I.C.P., of Bright View Engineering, LLC; and

WHEREAS, the comments and suggestions provided by the Board were incorporated by Bright View Engineering, LLC into the final form of the B-I Zone Reexamination Report; and

WHEREAS, the B-I Zone Reexamination Report recommends that the Master Plan be revised to create intensity standards for warehouses and light manufacturing facilities in the B-I Zone; to prohibit or restrict the location of warehouses and light manufacturing facilities in the B-I Zone based upon the intensity standards; and to create conditional use standards for certain types of warehouses and light manufacturing facilities to be permitted within the B-I Zone; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Franklin held a public hearing on January 14, 2026 to consider adoption of the B-I Zone Reexamination Report; and

WHEREAS, at the hearing on January 14, 2026, Mr. Roberts, appeared and provided a presentation of the B-I Zone Reexamination Report; and

WHEREAS, at the hearing on January 14, 2026, the Board received public comment concerning the B-I Zone Reexamination Report; and

WHEREAS, the Planning Board has determined that (1) the B-I Zone Reexamination Report is consistent with the goals and objectives of the Township of Franklin's current Master Plan, and all applicable laws; and (2) the adoption and implementation of B-I Zone Reexamination Report will advance the public interest, protect public health and safety, and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Franklin, County of Somerset, State of New Jersey, that the Planning Board as follows:

1. The Planning Board of Franklin Township hereby approves and adopts the B-I Zone Reexamination Report; as attached hereto and incorporated herein by reference.
2. The Board hereby recommends that the Township Council consider amendments to the Land Development Ordinance in order to implement the recommendations contained in the B-I Zone Reexamination Report.
3. The Board Secretary shall publish notice of the adoption of this resolution and the plan as required by law.
4. The Board Secretary shall also transmit a copy of this resolution and the adopted B-I Zone Reexamination Report to the Franklin Township Clerk and Franklin Township Council.
5. The Board Secretary shall provide a copy of this resolution and the adopted B-I Zone Reexamination Report in accordance with N.J.S.A. 40:55D-13.

Christine Woodbury, Planning Board Secretary

VOTE ON MOTION: 1/14/2026

FOR:

Theodore Chase
Robert Thomas
Robert LaCorte

VOTE OF RESOLUTION:

FOR:

ADOPTING THE MASTER PLAN
REEXAMINATION AND UPDATE
FOR THE BUSINESS AND INDUSTRY (B-I) ZONE
WITHIN THE TOWNSHIP OF FRANKLIN

Meher Rafiq
Chairman Orsini

AGAINST:
NONE

ABSTAIN:
NONE

AGAINST:
NONE

ABSTAIN:
NONE

William B. Savo 4
 Charles Z. Schalk 3,4
 Christopher M. Corsini 1
 Steven K. Warner 1
 Ellen M. Gillespie
 Michael P. O'Grondnick 4
 Alexander G. Fisher 1,4
 Matthew R. Flynn

John J. DeLuca, Jr.
 Christopher Sobieski

Peter U. Lanfrit
 John F. Bracaglia, Jr.

THE LAW OFFICES OF
SAVO SCHALK
 CORSINI, WARNER, GILLESPIE, O'GRONICK & FISHER, P.A.

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 Somerville, New Jersey 08876

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Michael G. Friedman 2
 Edward A. Halpern
 Henry E. Rzemieniewski

George A. Mauro, Jr. (1933-2006)
 Alan Bart Grant (1948-2015)

1. Also NY Bar
 2. Also ME Bar
 3. Cert. Civil Trial Atty.
 4. U.S. Supreme Court

January 2, 2026

Via E-mail

and Regular Mail

Christine Woodbury, Secretary
 Planning/Zoning Boards
 Township of Franklin
 475 DeMott Lane
 Somerset, New Jersey 08873

Re: Macedonia Church of God In Christ International
 Docket # PLN-21-00002

Relief of Condition

Dear Ms. Woodbury:

On behalf of the Applicant, we respectfully request relief from Condition 3.i. of the Board's Resolution of Approval, which states:

"A revised Memorandum of Understanding with RPM (ensuring same shall be irrevocable) and a parking agreement with PNC Bank to be provided in form to the Board Attorney's satisfaction."

During the initial hearings, the Applicant introduced a letter from PNC Bank offering parking spaces on Sundays. At that time, it was determined that the Board should not consider the letter or any agreement because it allowed either party to terminate upon notice. Based on that determination, the Applicant did not pursue a formal agreement with PNC Bank.

To address parking concerns, the Applicant amended its application by removing all seating in the balcony and reducing seating on the lower level, lowering the total from 303 to 183 seats. This decreased the required parking spaces to 61 (excluding the basement). The final submission included 38 on-site spaces and 25 spaces on the RPM site pursuant to an agreement approved by the Board Attorney and currently being recorded. Additionally, testimony was provided by the Applicant's traffic engineer regarding the adequacy of parking based on these changes and the RPM agreement.

the following:

- (i) $\mathcal{A}$ is a $\mathcal{C}$ -algebra
- (ii) $\mathcal{A}$ is a $\mathcal{C}$ -algebra
- (iii) $\mathcal{A}$ is a $\mathcal{C}$ -algebra

While the Resolution references the PNC Bank agreement, it was never part of any motion or condition discussed on the record. The Applicant has complied with all requests made during the hearings and by the Board.

Accordingly, we request that the Board grant relief from the requirement to provide a parking agreement with PNC Bank, as this condition was based on an error in the Resolution and does not reflect the Board's final determination. We further request that this matter be scheduled as a discussion item on **January 21, 2026**, with no notice or publication required, as this request does not involve any substantive changes to the approved plans.

Thank you for your consideration. Please advise if any additional information is required.

Very truly yours,

Peter U. Lanfrit
Peter U. Lanfrit

PUL:eesl

Enclosures

cc: Macedonia Church of God in Christ International (via e-mail only)
Mark Healey, PP/AICP, Planning Director/ Senior Zoning Officer (via e-mail only)

FOR OFFICIAL USE ONLY

☐ Planning Board☐ Zoning Board of Adjustment

Name of Application: _____

Docket Number: _____

PART A

Identify the matter before the Board:

☐ Appeal (N.J.S.A. 40:55D-70a)☐ Interpretation (N.J.S.A. 40:55D-70b)☐ Certification of Pre-Existing Nonconforming Use☒ Other. Describe: Request for 1-year extension under N.J.S.A. § 40:55D-52.d.

Explain, in detail sufficient for the Board to understand the nature of the proposal, issue, appeal, interpretation or matter:

On August 3, 2022, Applicant received a Preliminary and Final Major Site Plan Approval with associated variance relief, from the Planning Board to retain the existing 70,642 square foot warehouse and 14,426 square foot of office space and construct a warehouse addition on the Site under Docket # PLN-22-00005. Said approval expired on December 7, 2025. Applicant is now applying to the Board for a 1-year extension of the aforementioned approval. The Applicant has not yet received approvals from all utilities. This approval can be granted based on the Boards authority under § 40:55D-52.d.

PART B

APPLICANT: ☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability Company

APPLICANT: ☒ Owner ☐ Applicant ☐ Other _____

Name 50 Atrium Drive, LLC

Street Address 50 Atrium Drive Apt./Ste/Unit # _____

City Somerset State NJ Zip Code 08873

Phone _____ Fax _____

Email _____

OWNER (if different from Applicant):Name Same as Applicant.

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C**SUBJECT PROPERTY:**Block/s 468.01 Lot/s 24.01 Zone B-IStreet Address 50 Atrium DriveCity Somerset State NJ Zip Code 08873Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? ☒ Yes ☐ NoIf, yes, state type, docket number, the nature and date of such appeal: Preliminary & Final Major SiteApproval with associated variance relief under Docket No. PLN-22-00005 which we are seeking
an extension of.How long has the present owner had title to this property? Since 2017.Is the property under contract to be sold? ☐ Yes ☒ No

If yes, state the date of contract and name of the contract purchaser: _____

PART D**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:****Quantity:** **Description of Item:**

<u>N/A</u>	

PART E

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

☐ Owner ☐ Applicant ☒ Attorney ☐ Engineer ☐ Architect ☐ Other

Name Peter U. Lanfrit, Esq., Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.

Street Address 56 East Main Street Apt./Ste/Unit # Suite 301

City Somerville State NJ Zip Code 08876

Phone 732-948-9655 Fax 908-725-8483

Email lanfrit@centraljerseylaw.com & cc: erin@landuseconsultants.net

PART F

APPLICANT'S CERTIFICATION

Peter U. Lanfrit, Esq., Attorney for Applicant

I, 50 Atrium Drive LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 56 East Main Street, Suite 301, Somerville in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

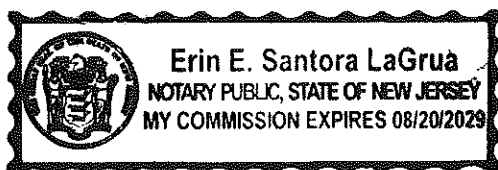
Sworn to and subscribed before
me this 15 day of

January, 20 26

Erin E. Santora LaGrua
NOTARY PUBLIC

50 Atrium Drive LLC

[Signature]
APPLICANT'S SIGNATURE



OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

Peter U. Lanfrit, Esq., Attorney for Owner

I, 50 Atrium Drive LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 56 East Main Street, Suite 301, Somerville in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

50 Atrium Drive LLC

Sworn to and subscribed before
me this 15th day of

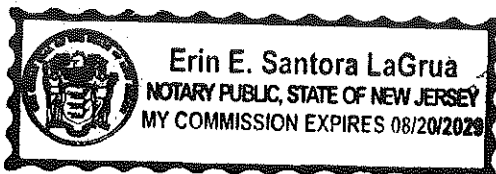
January, 20 26

Erin E. Santora LaGrúa
NOTARY PUBLIC

OWNER'S SIGNATURE

Peter U. Lanfrit, Esq.,

Attorney for Owner



**TOWNSHIP OF FRANKLIN
ORDINANCE NO. 4489-26**

AN ORDINANCE AMENDING CHAPTER 112 (LAND DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, AND STATE OF NEW JERSEY TO ESTABLISH AN INCLUSIONARY ZONE DISTRICT ENTITLED MFIZ-4, PROVIDING AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

SUMMARY

In connection with the most recently adopted Housing Plan Element and Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center that includes inclusionary developments to provide the Township with low and moderate income affordable units, this ordinance establishes a Multi-Family Inclusionary Zone (MFIZ-4) and applies it to certain lands along Davidson Avenue.

WHEREAS, the Township of Franklin will satisfy its affordable housing obligation in accordance with Mount Laurel IV regulations, the settlement agreement between the Township and Fair Share Housing Center, and the most recently adopted Housing Plan Element & Fair Share Plan; and

WHEREAS, prior to the most recent Township of Franklin Housing Plan Element & Fair Share Plan, in 2023 the State of New Jersey provided a framework for municipalities to achieve constitutional compliance with regard to creating a realistic opportunity for producing a fair share of affordable housing for the Fourth Round; and

WHEREAS, N.J.S.A. 4:55D-62 provides the governing body with the power to create zoning districts and related requirements to effectuate the Township Master Plan and Housing Plan Element and Fair Share Plan; and

WHEREAS, the Township Council recognizes the importance of providing a realistic opportunity to produce its fair share obligation for the Fourth Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, the most recently adopted Housing Plan Element & Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center includes inclusionary developments to provide the Township with low and moderate income affordable units.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey, that a Multi Family Inclusionary Zone (MFIZ-4) is hereby established and applied to certain lands along Davidson Avenue as follows:

SECTION I

Chapter 112 entitled "Land Development" of the Township of Franklin, is hereby amended and supplemented to create a new zoning district to be added as Article XLV, Multi Family Inclusionary Zones as follows:

§351 Multi Family Inclusionary Zone -4 (MFIZ-4). The purpose of the Multi Family Inclusionary Zone is to implement the Township Housing Plan Element and Fair Share

Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-4 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

- (1) Applicability. The Multi Family Inclusionary Zone – 4 shall be applied to the property being known as Block 502.01 Lots 47.02, 50.01, 51.01 and 52.01 in the Township Tax Map. The Official Zoning Map of the Township of Franklin is hereby amended in accordance with the foregoing and is incorporated by reference. The Multi Family Inclusionary Zone – 4 shall be permitted to be developed with a residential housing development with a minimum 50% affordable residential development in conformance with the Uniform Housing Affordable Controls (N.J.A.C. 5:50-26.1 et seq) and all applicable regulations and legislation.
- (2) Principal Permitted Use in the Multi Family Inclusionary Zone - 4 shall be multifamily apartments.
- (3) Standards:
 - A. No apartment building shall be closer than 40 feet to any other apartment building nor shall be located within 200 feet of a single-family dwelling which is not located on the same lot.
 - B. No more than 100 dwelling units shall be contained in any one apartment structure.
 - C. A planting screen having a minimum width of 10 feet shall be provided along all side and rear property lines that do not abut an open space area. This screen shall consist primarily of evergreen trees and earth contouring so as to provide visual screen. Planting material shall be at least six (6) feet high at the time of planting, and it shall be the responsibility of the owner to carry out this program and to promote such maintenance and care as is required to obtain the effect intended by the original plan.
 - D. No off-street parking area shall be located within the required front yard area of the development tract.
 - E. No on-street, parallel parking shall be permitted on any street, road, thoroughfare, accessway or driveway, whether public or private.
 - F. On-site parking shall be proved in accordance with the Residential Site Improvement Standards.
 - G. Each parking area shall contain no more than 50 vehicle spaces and shall be adequately lighted either with LED wall-mounted or post-mounted ornamental fixtures.
 - H. No off-street parking spaces, including detached garages, shall be located closer than seven feet to the principal building, and no principal building shall have off-street parking areas on all sides of the building.

- I. No off-street parking area shall be located closer than 10 feet to a side or rear property line.
- J. If garages are provided, they shall have an unobstructed clear floor space area of not less than 240 square feet and such a garage may be built into the dwelling structure or separately constructed as herein provided.
- K. Under building parking is permitted with maximum amount of 50 spaces permitted per building.
- L. Each group of attached garages shall be no more than one story in height. The architectural design and materials used in the construction thereof shall conform to the design and building materials used in the construction of other buildings and structures. No part of any garage or other accessory building shall be used for living purposes.
- M. The following recreational requirements shall be met and developed with facilities suitable to serve the residents of the dwelling units; said facilities shall be located so as not to be detrimental to adjacent property owners by virtue of noise, light, glare and any other objectionable features emanating therefrom. A minimum of 15,000 square feet of such recreational facilities shall be provided. These areas may include walking paths, green spaces, active recreation and indoor amenities. A minimum of 7 acres must be subject to conservation easements.
- N. Other requirements.
 - (1) All projects shall be serviced by public water and sewer utilities.
 - (2) Minimum lot size shall be 10 acres
 - (3) Minimum frontage shall be 250 feet.
 - (4) Minimum front yard shall be 75 feet.
 - (5) Minimum one side yard shall be 40 feet – Minimum both side yards shall be 90 feet.
 - (6) Maximum density shall be 22 units per acre
 - (7) Maximum lot coverage shall be 20%.
 - (8) Maximum impervious coverage shall be 40%
 - (8) Minimum rear yard shall be 50 feet.
 - (9) The total height of the building shall not exceed 6 stories nor 75 feet in height
 - 10) Minimum side yard setback for accessory building shall be 20 feet
 - 11) Minimum rear yard setback for accessory building shall be 20 feet
 - 12) Minimum rear and side yard setback for garden shed and dumpster shall be 8 feet
 - 13) One entry sign shall be permitted per Schedule 5, Sign Regulations.
 - 14) One building identification sign shall be permitted per building frontage and each such sign shall not exceed 12 square feet
- O. Permitted accessory uses. Accessory uses which are customarily incidental to said use, such as but not limited to the following, shall be permitted on the same lot:
 - (1) Private garage(s).

- (2) Swimming pool(s).
- (3) Recreation areas and incidental structures accessory thereto.
- (4) Management office(s).
- (5) Maintenance and storage building(s).

SECTION II

Chapter 112, Land Development, is amended to amend Section 112-5, Districts enumerated, in Article II, Zoning Districts and Zoning Map, to add reference to the Multi Family Inclusionary Zone – 4 (MFIZ – 4) zone as follows:

MFIZ-4 Multi Family Inclusionary Zone - 4

SECTION III

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the B-I (Business & Industry) zone to the MFIZ – 4 (Multi Family Inclusionary Zone – 4):

Block 502.01 Lots 47.02, 50.01, 51.01 and 52.01

SECTION IV

Chapter 112, Land Development, Section 112-8, Purposes of Districts, is amended to update Section 112-8.N to add reference to the Multi Family Inclusionary Zone – 4 as follows:

MFIZ – 4 (Multi Family Inclusionary Zone – 4). The purpose of the Multi Family Inclusionary Zone is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-4 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

SECTION V

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION VI

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

SECTION VII

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4489-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: January 13, 2026

Published:

Public Hearing: February 10, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC, Township Clerk

**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4490-26**

AN ORDINANCE AMENDING CHAPTER 112 (LAND DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, AND STATE OF NEW JERSEY TO ESTABLISH AN INCLUSIONARY ZONE DISTRICT ENTITLED MFIZ-2, PROVIDING AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

SUMMARY

In connection with the most recently adopted Housing Plan Element and Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center that includes inclusionary developments to provide the Township with low and moderate income affordable units, this ordinance establishes a Multi Family Inclusionary Zone – 2 (MFIZ-2) and applies it to certain lands along Elizabeth Avenue.

WHEREAS, the Township of Franklin will satisfy its affordable housing obligation in accordance with Mount Laurel IV regulations, the settlement agreement between the Township and Fair Share Housing Center, and the most recently adopted Housing Plan Element & Fair Share Plan; and

WHEREAS, prior to the most recent Township of Franklin Housing Plan Element & Fair Share Plan, in 2023 the State of New Jersey provided a framework for municipalities to achieve constitutional compliance with regard to creating a realistic opportunity for producing a fair share of affordable housing for the Fourth Round; and

WHEREAS, N.J.S.A. 4:55D-62 provides the governing body with the power to create zoning districts and related requirements to effectuate the Township Master Plan and Housing Plan Element and Fair Share Plan; and

WHEREAS, the Township Council recognizes the importance of providing a realistic opportunity to produce its fair share obligation for the Fourth Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, the most recently adopted Housing Plan Element & Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center includes inclusionary developments to provide the Township with low and moderate income affordable units.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey, that a Multi Family Inclusionary Zone -2 (MFIZ-2) is hereby established and applied to certain lands along Elizabeth Avenue as follows:

SECTION I

Chapter 112 entitled "Land Development" of the Township of Franklin, is hereby amended and supplemented to create a new zoning district to be added as Article XLV, Multi Family Inclusionary Zones as follows:

§349 Multi Family Inclusionary Zone -2 (MFIZ-2). The purpose of the Multi Family Inclusionary Zone -2 is to implement the Township Housing Plan Element and Fair

Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-2 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

(1) Applicability. The Multi Family Inclusionary Zone District - 2 shall be applied to the property being known as Block 500.01 Lot 1 in the Township Tax Map. The Official Zoning Map of the Township of Franklin is hereby amended in accordance with the foregoing and is incorporated by reference. The Multi Family Inclusionary Zone District 2 shall be permitted to be developed with a residential housing development with a minimum of 50% of the total number of the residential units be reserved for very-low/low/moderate income households in conformance with the Uniform Housing Affordable Controls (N.J.A.C. 5:50-26.1 et seq) and all applicable regulations and legislation.

(2) Principal Permitted Use in the Multi Family Inclusionary Zone - 2 shall be inclusionary affordable housing development of apartment buildings.

(3) Standards:

A. A planting screen having a minimum width of 10 feet shall be provided along all side and rear property lines that do not abut an open space area. This screen shall consist primarily of evergreen trees and earth contouring so as to provide visual screen. Planting material shall be at least six feet high at the time of planting, and it shall be the responsibility of the owner to carry out this program and to promote such maintenance and care as is required to obtain the effect intended by the original plan.

B. No off-street parking area shall be located within the required front yard area of the development tract.

C. No on-street, parallel parking shall be permitted on any street, road, thoroughfare, accessway or driveway, whether public or private.

D. On-site parking shall be provided in accordance with the Residential Site Improvement Standards.

E. Under building parking is permitted with maximum amount of 250 spaces permitted

F. The following recreational requirements shall be met and developed with facilities suitable to serve the residents of the dwelling units; said facilities shall be located so as not to be detrimental to adjacent property owners by virtue of noise, light, glare and any other objectionable features emanating therefrom. A minimum of 400 square feet of recreational area shall be provided for each dwelling unit. These areas may include walking paths, green spaces, active recreation and indoor amenities.

G. Other requirements.

(1) All projects shall be serviced by public water and sewer utilities.

- (2) Minimum lot size shall be 3 acres.
- (3) Minimum frontage shall be 200 feet.
- (4) Minimum building setbacks shall be as follows: front yard - 50 feet; one side yard - 10 feet; both side yards - 50 feet; rear yard - 25 feet. Front yard setbacks shall apply along Elizabeth Avenue while yards adjoining Route 287 and Marcy Street (paper street) shall be considered side yards.
- (5) Minimum setbacks for parking lots (whether above or below ground) shall be as follows: front yard - 25 feet; side yards - 10 feet; rear yard - 25 feet. Front yard setbacks shall apply along Elizabeth Avenue while yards adjoining Route 287 and Marcy Street (paper street) shall be considered side yards.
- (6) The number of dwelling units shall not exceed 200 dwellings inclusive of affordable units.
- (7) Maximum lot coverage shall be 50%.
- (8) Maximum impervious coverage shall be 70%.
- (9) The total height of the building shall not exceed 5 stories nor 65 feet in height.
- (10) Minimum side yard setback for accessory building shall be 10 feet.
- (11) Minimum side yard setback for garden shed and dumpster shall be 8 feet.
- (12) One entry sign shall be permitted as per Schedule 5.
- (13) One building identification sign shall be permitted per building each such sign shall not exceed 12 square feet.
- (14) Interior driveway widths shall be at least 24 feet wide where used with ninety-degree angle parking and at least 18 feet wide where used with sixty-degree or forty-five degree parking. Where there is no parking, interior driveways shall be at least fifteen feet wide for one-way traffic movement and at least 22 feet wide for two-way traffic movement.

H. Permitted accessory uses. Accessory uses which are customarily incidental to said use, such as but not limited to the following, shall be permitted on the same lot:

- (1) Private garages.
- (2) Swimming pools.
- (3) Recreation areas and incidental structures accessory thereto.
- (4) Management office.
- (5) Maintenance and storage building.

SECTION II

Chapter 112, Land Development, is amended to amend Section 112-5, Districts enumerated, in Article II, Zoning Districts and Zoning Map, to add reference to the Multi Family Inclusionary Zone – 2 (MFIZ – 2) zone as follows:

MFIZ-2 Multi Family Inclusionary Zone - 2

SECTION III

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the B-I (Business & Industry) zone to the MFIZ – 2 (Multi Family Inclusionary Zone – 2):

Block 500.01 Lot 1

SECTION IV

Chapter 112, Land Development, Section 112-8, Purposes of Districts, is amended to update Section 112-8.N to add reference to the Multi Family Inclusionary Zone – 2 as follows:

MFIZ – 2 (Multi Family Inclusionary Zone – 2. The purpose of the Multi Family Inclusionary Zone is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-2 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

SECTION V

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION VI

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

SECTION VII

This ordinance shall take effect immediately upon adoption and publication according to law.

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

ORDINANCE NO. 4490-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: January 13, 2026

Published:

Public Hearing: February 10, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC, Township Clerk

**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4491-26**

AN ORDINANCE AMENDING CHAPTER 112 (LAND DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, AND STATE OF NEW JERSEY TO ESTABLISH AN INCLUSIONARY ZONE DISTRICT ENTITLED MULTI FAMILY INCLUSIONARY ZONE – 1 (MFIZ-1), PROVIDING AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

SUMMARY

In connection with the most recently adopted Housing Plan Element and Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center that includes inclusionary developments to provide the Township with low and moderate income affordable units, this ordinance establishes a Multi Family Inclusionary Zone – 1 (MFIZ-1) and applies it to certain lands along Davidson Avenue.

WHEREAS, the Township of Franklin will satisfy its affordable housing obligation in accordance with Mount Laurel IV regulations, the settlement agreement between the Township and Fair Share Housing Center, and the most recently adopted Housing Plan Element & Fair Share Plan; and

WHEREAS, prior to the most recent Township of Franklin Housing Plan Element & Fair Share Plan, in 2023 the State of New Jersey provided a framework for municipalities to achieve constitutional compliance with regard to creating a realistic opportunity for producing a fair share of affordable housing for the Fourth Round; and

WHEREAS, N.J.S.A. 4:55D-62 provides the governing body with the power to create zoning districts and related requirements to effectuate the Township Master Plan and Housing Plan Element and Fair Share Plan; and

WHEREAS, the Township Council recognizes the importance of providing a realistic opportunity to produce its fair share obligation for the Fourth Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, the most recently adopted Housing Plan Element & Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center includes inclusionary developments to provide the Township with low and moderate income affordable units.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey, that a Multi Family Inclusionary Zone -1 (MFIZ-1) is hereby established and applied to certain lands along Davidson Avenue as follows:

SECTION I

Chapter 112 entitled “Land Development” of the Township of Franklin, is hereby amended and supplemented to create a new zoning district to be added as Article XLV, entitled Multi Family Inclusionary Zones as follows:

§348 Multi Family Inclusionary Zone -1 (MFIZ-1). The purpose of the Multi Family Inclusionary Zone -1 is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-1 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

(1) Applicability. The Multi Family Inclusionary Zone District - 1 shall be applied to the property being known as Block 468.01 Lot 15.01 in the Township Tax Map. The Official Zoning Map of the Township of Franklin is hereby amended in accordance with the foregoing and is incorporated by reference. The Multi Family Inclusionary Zone District - 1 shall be permitted to be developed with a residential housing development with a 100% affordable residential development in conformance with the Uniform Housing Affordable Controls (N.J.A.C. 5:50-26.1 et seq) and all applicable regulations and legislation.

(2) Principal Permitted Use in the Multi Family Inclusionary Zone -1 shall be multifamily apartments.

(3) Standards:

A. The existing landscaping and perimeter buffers shall be maintained in good condition.

B. All new utilities must be installed underground.

C. All existing lighting shall be maintained in good condition.

D. Maximum density 15 units per acre

E. All projects shall be served by public water and sewer

G. All existing amenities (e.g., outdoor swimming pool, BBQ/picnic fire pit area, landscaped walking paths, recreational green space, and clubhouse building with a fitness center, and communal space for resident events, meetings, and gatherings) shall remain and maintained in good working order. The existing amenities may be replaced, moved or changed to other similar amenities subject to the review and approval by the Township.

H. Other requirements.

(1) Minimum lot size shall be 9 acres

(3) Minimum frontage shall be 250 feet.

(4) Minimum front yard shall be 50 feet.

(5) Minimum side yard shall be 10 feet

(6) Maximum lot coverage shall be 50%.

(7) Maximum impervious coverage shall be 70%

(8) Minimum rear yard shall be 50 feet.

(9) The total height of any building shall not exceed 2 stories nor 35 feet in height

- I. Permitted accessory uses. Accessory uses which are customarily incidental to said use, such as but not limited to the following, shall be permitted on the same lot:

- (1) Community building and clubhouse.
- (2) Outdoor recreational facility
- (3) Swimming pool
- (4) Management office.
- (5) Maintenance and storage building.
- (6) Refuse and recycling structures

SECTION II

Chapter 112, Land Development, is amended to amend Section 112-5, Districts enumerated, in Article II, Zoning Districts and Zoning Map, to add reference to the Multi Family Inclusionary Zone – 1 (MFIZ – 1) zone as follows:

MFIZ-1 Multi Family Inclusionary Zone - 1

SECTION III

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the B-I (Business & Industry) zone to the MFIZ – 1 (Multi Family Inclusionary Zone – 1):

Block 468.01 Lot 15.01

SECTION IV

Chapter 112, Land Development, Section 112-8, Purposes of Districts, is amended to update Section 112-8.N to add reference to the Multi Family Inclusionary Zone – 1 as follows:

MFIZ – 1 (Multi Family Inclusionary Zone – 1). The purpose of the Multi Family Inclusionary Zone -1 is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-1 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

SECTION V

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION VI

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

SECTION VII

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4491-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: January 13, 2026

Published:

Public Hearing: February 10, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC, Township Clerk

**TOWNSHIP FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4492-26**

AN ORDINANCE AMENDING CHAPTER 112 (LAND DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, AND STATE OF NEW JERSEY TO ESTABLISH AN INCLUSIONARY ZONE DISTRICT ENTITLED MFIZ-5, PROVIDING AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

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SUMMARY

In connection with the most recently adopted Housing Plan Element and Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center that includes inclusionary developments to provide the Township with low and moderate income affordable units, this ordinance establishes a Multi Family Inclusionary Zone – (MFIZ-5) and applies it to certain lands along State Route 27.

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WHEREAS, the Township of Franklin will satisfy its affordable housing obligation in accordance with Mount Laurel IV regulations, the settlement agreement between the Township and Fair Share Housing Center, and the most recently adopted Housing Plan Element & Fair Share Plan; and

WHEREAS, prior to the most recent Township of Franklin Housing Plan Element & Fair Share Plan, in 2023 the State of New Jersey provided a framework for municipalities to achieve constitutional compliance with regard to creating a realistic opportunity for producing a fair share of affordable housing for the Fourth Round; and

WHEREAS, N.J.S.A. 4:55D-62 provides the governing body with the power to create zoning districts and related requirements to effectuate the Township Master Plan and Housing Plan Element and Fair Share Plan; and

WHEREAS, the Township Council recognizes the importance of providing a realistic opportunity to produce its fair share obligation for the Fourth Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, the most recently adopted Housing Plan Element & Fair Share Plan and settlement agreement between the Township of Franklin and Fair Share Housing Center includes inclusionary developments to provide the Township with low and moderate income affordable units.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey, that a Multi Family Inclusionary Zone (MFIZ-5) is hereby established and applied to certain lands along State Route 27 as follows:

SECTION 1. Chapter 112 entitled "Land Development" of the Township of Franklin, is hereby amended and supplemented to create a new zoning district to be added as Article XLV, Multi Family Inclusionary Zones as follows:

§352 Multi Family Inclusionary Zone - 5 (MFIZ-5). The purpose of the Multi Family Inclusionary Zone -5 is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The

MFIZ-5 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

- (1) Applicability. The Multi Family Inclusionary Zone - 5 shall be applied to the property being known as Block 85 Lot 59.04 in the Township Tax Map. The Official Zoning Map of the Township of Franklin is hereby amended in accordance with the foregoing and is incorporated by reference. The Multi Family Inclusionary Zone - 5 shall be permitted to be developed with a residential housing development with a minimum 20% affordable residential development in conformance with the Uniform Housing Affordable Controls (N.J.A.C. 5:50-26.1 et seq) and all applicable regulations and legislation.

- (2) Principal Permitted Use in the Multi Family Inclusionary Zone - 5 shall be multifamily apartments.

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- (3) Standards:

- A. No apartment building shall be closer than 30 feet to any other apartment building nor shall be located within 200 feet of a single-family dwelling which is not located on the same lot.
- B. No more than 20 dwelling units shall be contained in any one garden apartment structure.
- C. A planting screen having a minimum width of 10 feet shall be provided along all side and rear property lines that do not abut an open space area. This screen shall consist primarily of evergreen trees and earth contouring so as to provide visual screen. Planting material shall be at least three feet high at the time of planting, and it shall be the responsibility of the owner to carry out this program and to promote such maintenance and care as is required to obtain the effect intended by the original plan. The foregoing should not be required along Hempstead Drive.
- D. All private streets shall be paved to a minimum width of 28 feet.
- E. No off-street parking area shall be located within the required front yard area of the development tract along Route 27. Off-street parking shall be permitted within 10 feet of Hempstead Drive.
- F. No on-street, parallel parking shall be permitted on any street, road, thoroughfare, accessway or driveway, whether public or private.
- G. On-site parking shall be proved in accordance with the Residential Site Improvement Standards.
- H. Each parking area shall contain no more than 50 vehicle spaces and shall be adequately lighted either with wall-mounted or post-mounted ornamental fixtures.
- I. No off-street parking spaces, including detached garages, shall be located closer than seven feet to the principal building, and no principal building shall have off-street parking areas on all sides of the building.

- J. No off-street parking area shall be located closer than 10 feet to a side or rear property line.
- K. If garages are provided, they shall have an unobstructed clear floor space area of not less than 240 square feet and such a garage may be built into the dwelling structure or separately constructed as herein provided.
- L. Each group of attached garages shall be no more than one story in height. The architectural design and materials used in the construction thereof shall conform to the design and building materials used in the construction of other buildings and structures. No part of any garage or other accessory building shall be used for living purposes.
- M. The following recreational requirements shall be met and developed with facilities suitable to serve the residents of the dwelling units; said facilities shall be located so as not to be detrimental to adjacent property owners by virtue of noise, light, glare and any other objectionable features emanating therefrom. A minimum of 400 square feet of recreational area shall be provided for each dwelling unit.
- N. Other requirements.
 - (1) All projects shall be serviced by public water and sewer utilities.
 - (2) Minimum lot size shall be 5 acres
 - (3) Minimum frontage shall be 300 feet.
 - (4) Minimum front yard shall be 50 feet.
 - (5) Minimum side yard shall be 40 feet.
 - (6) Maximum density shall be eight units per acre
 - (7) Maximum lot coverage shall be 20%.
 - (8) Maximum impervious coverage shall be 45%
 - (8) Minimum rear yard shall be 40 feet.
 - (9) The total height of the building shall not exceed 2 1/2 stories nor 35 feet in height
 - (10) The fifty (50) foot front yard along Route 27 shall consist of lawn and landscaping. No hard surfaces including parking shall be permitted within this area. However, this area may include sidewalks, play areas, stormwater and other such amenities.
- O. Permitted accessory uses. Accessory uses which are customarily incidental to said use, such as but not limited to the following, shall be permitted on the same lot:
 - (1) Private garages.
 - (2) Swimming pools.
 - (3) Recreation areas and incidental structures accessory thereto.
 - (4) Management office.
 - (5) Maintenance and storage building.

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SECTION III

Chapter 112, Land Development, is amended to amend Section 112-5, Districts enumerated, in Article II, Zoning Districts and Zoning Map, to add reference to the Multi Family Inclusionary Zone – 5 (MFIZ – 5) zone as follows:

MFIZ-5 Multi Family Inclusionary Zone - 5

SECTION IV

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the GB (General Business) zone to the MFIZ – 5 (Multi Family Inclusionary Zone – 5):

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Block 85 Lot 59.04

SECTION V

Chapter 112, Land Development, Section 112-8, Purposes of Districts, is amended to update Section 112-8.N to add reference to the Multi Family Inclusionary Zone – 5 as follows:

MFIZ – 5 (Multi Family Inclusionary Zone – 5. The purpose of the Multi Family Inclusionary Zone is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an inclusionary residential development that incorporates an appropriate affordable housing set-aside to address the Fourth Round obligation of the Township for the period 2025-2035. The MFIZ-5 district provides for the development of affordable housing for low- and moderate-income housing in a suitable location.

SECTION VI

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION VII

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

SECTION VIII

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4492-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: January 13, 2026

Published:

Public Hearing: February 10, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC, Township Clerk

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**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4493-26**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF
SOMERSET AND STATE OF NEW JERSEY MORE PARTICULARLY CHAPTER 112, LAND
DEVELOPMENT - SECTION 112-350, FRANKLIN BOULEVARD REDEVELOPMENT PLAN**

SUMMARY

This ordinance provides for the properties Block 233, Lots 1.01 and 2.01 and Block 234, Lots 1, 14.01 and 16 as delineated on the Franklin Township Tax Map, to qualify as an "Area in Need of Redevelopment" as per the Franklin Boulevard Redevelopment Plan.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitutes an area in need of redevelopment; and

WHEREAS, on June 4, 2025, the Township Council adopted Resolution 24-421 directing the Planning Board of the Township of Franklin (the "Planning Board") to undertake an investigation to determine whether, pursuant to Redevelopment Law, the properties at Block 233, Lots 1.01 and 2.01 and Block 234, Lots 1, 14.01 and 16, on the Tax Map of the Township of Franklin (the "Study Area"), qualify as an area in need of redevelopment with the authority to utilize condemnation powers; and

WHEREAS, in furtherance of the referral by the Governing Body, the Planning Board retained planning consultants CME Associates (the "Consultant"), to conduct a study and prepare a report as to the proposed redevelopment of the Study Area; and

WHEREAS, on or about April 30, 2025, the Consultant prepared a report entitled, "Condemnation – Area in Need of Redevelopment Study, Preliminary Investigation Report, Block 233, Lots 1.01 and 2.01, Block 234, Lots 1, 14.01 and 16, Franklin Township, Somerset County, New Jersey" (the "Report"); and

WHEREAS, the Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its recommendation to the Township Council, as to whether the Study Area should be designated as a condemnation area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by the determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on June 4, 2025, the Planning Board held a duly noticed public meeting and reviewed the Report, heard testimony from representatives of the Consultant, and provided an opportunity to all persons who were interested in or would be affected by a determination regarding the Study Area to be heard; and

WHEREAS, the Consultant concluded in the Report and testified to the Planning Board that the Study Area satisfies the criteria for a area in need of redevelopment designation as set forth in the Redevelopment Law pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, after the conclusion of the public hearing, the Planning Board adopted a resolution memorializing its recommendation that the Study Area be designated as an "area in need of redevelopment" with condemnation powers pursuant to the Redevelopment Law; and

WHEREAS, the Mayor and Township Council concurred with the conclusion of the Planning Board that the Study Area satisfies the criteria for an area in need of redevelopment designation with condemnation powers as set forth in the Redevelopment Law and finds that such conclusion is supported by substantial evidence; and

WHEREAS, by resolution adopted on October 28, 2025, the Mayor and Township Council accepted and approved the recommendation of the Planning Board pursuant to NJSA 40A:12-6b.(5) that the proposed area is a redevelopment area with condemnation powers according to the criteria set forth in NJSA 40A:12A-5, and that this determination is supported by substantial evidence and shall be binding and conclusive upon all persons affected by the determination; and

WHEREAS, The New Jersey Department of Community Affairs (DCA) by letter dated December 5, 2025 determined the redevelopment area with condemnation powers is situated where development and redevelopment areas are encouraged pursuant to State Law or regulation and accordingly pursuant to N.J.S.A. 40A:12A-6b (5) (c) the redevelopment area with condemnation powers took effect after transmission to the Commissioner of DCA; and

WHEREAS, The Franklin Township Council retained planning consultants HEYER, GRUEL & ASSOCIATES, PA to prepare a redevelopment plan for Block 233, Lots 1.01 and 2.01 and Block 234, Lots 1, 14.01 and 16 to be titled the Franklin Boulevard Redevelopment Plan:

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset and State of New Jersey as follows:

SECTION I

The Franklin Boulevard Redevelopment Plan, Township of Franklin, County of Somerset and State of New Jersey, Prepared by HEYER, GRUEL & ASSOCIATES, PA, Community Planning Consultants, dated January 2, 2026, a copy of which is attached hereto and made a part hereof, is hereby adopted as Section 112-350 of the Code of the Township of Franklin, Somerset County.

SECTION II

This amendment to Chapter 112 of the Code of the Township of Franklin exceeds six pages in length and shall be published by notice of title and summary of contents as permitted by NJSA 40:49-2.1. The full document will be on file with the Municipal Clerk and available for public inspection. Copies of the Redevelopment Plan will be available in pamphlet or similar form and will be available for sale to the public at a price not to exceed the cost of publication and distribution.

SECTION III

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION IV

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION V

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4493-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: January 13, 2026

Published:

Public Hearing: February 10, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC, Township Clerk



FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

70 Commerce Drive, Somerset, NJ 08873-3470

Tel: (732) 873-2121 • Fax: (732) 873-2038 • www.ftsa-nj.org

December 3, 2025

Franklin Township Planning Board
475 DeMott Lane
Somerset NJ, 0887

Re: Odin Dhun, LLC
 295 Cedar Grove Lane
 Township of Franklin, Somerset County, NJ
 Block 508.02; Lot 12
 Township Docket #: PLN-24-00007

Please accept this letter updating the Franklin Township Planning Board on the status of potential sewer connections to the proposed 295 Cedar Grove Lane subdivision.

The Franklin Township Sewerage Authority (Authority) was advised by the applicant that the initial proposal was to connect to sewer through the property across Cedar Grove Lane. However, that proposal was determined not to be viable due to current Authority rules concerning private sewer connections.

As an alternative, the Authority suggested the applicant explore connections heading north and or south of the property. The first option is to connect through the manhole directly adjacent to the applicant's site and to utilize the Amwell Street pump station. This method would require an upgrade to the existing pump station at the applicant's expense. The other option is to connect to the Wilson Road pump station, which, assuming available capacity, may be a more economical option for the applicant.

While a capacity analysis and formal approval from the Authority has not been issued, the Authority does not have an objection with applicant's subdivision application being heard by the Franklin Township Planning Board prior to either of these two alternatives being explored. Any decision of the Planning Board should be conditioned on full Authority approval in accordance with its Rates Rules and Regulations.

Joseph Daniels
FTSA Executive Director

cc: Brian Hak, Eric M. Bernstein & Associates, LLC – FTSA Attorney
 William Korosec, CME Associates – FTSA Consulting Engineer

CENTER STATE ENGINEERING

481 Spotswood Englishtown Road, Monroe Township, New Jersey 08831

T 732.605.9440 F 732.605.9444

MEMO TO: Township of Franklin
Planning Board

FROM:  Darren Mazzei, PE, CME
Township Engineer's Office

DATE: December 31, 2025

RE: ***Odin Dhun, LLC***
Preliminary & Final Major Subdivision & Site Plan
Report #3
Engineering
Block 508.02, Lot 12
295 Cedar Grove Lane
Franklin, New Jersey
Our File: MFRP0508.02
Application # PLN-24-00007

As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final site plan application:

- Preliminary/Final Site Plan & Major Subdivision, as prepared by Menlo Engineering Associates, dated March 12, 2024, with a latest revision date of November 25, 2025;
- Final Map, as prepared by Menlo Engineering Associates, dated September 18, 2024, with a latest revision date of November 25, 2025;
- Boundary & Topographic Survey, as prepared by Control Layouts, Inc., dated January 9, 2023, with no revisions;
- Architectural Concept, as prepared by PJR Design & Associates, dated October 7, 2025, with no revisions;
- Stormwater Management Report, as prepared by Menlo Engineering Associates, dated March 12, 2024, with a latest revision date of December 18, 2024;
- Operation & Maintenance Manual, as prepared by Menlo Engineering Associates, dated March 12, 2024, with a latest revision date of December 18, 2024;
- Traffic Impact Analysis, as prepared by Dolan & Dean Consulting Engineers, LLC, dated January 29, 2024, with no revisions;
- Environmental Assessment, as prepared by Menlo Engineering Associates, March 12, 2024, with a latest revision date of December 18, 2024;
- Fire Truck Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- Garbage Truck Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- Passenger Vehicle Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- SU-30 Truck Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- Inventory of Trees at 295 Cedar Grove Lane, Somerset, NJ;

- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the western side of Cedar Grove Lane (C.R. 619) approximately 715 feet north of its intersection with Como Drive. The property is 16.54 acres and is located in the R-40 residential zone. The site currently contains an existing dwelling, gravel driveway and onsite gravel areas, remains of two (2) buildings and a shed, two (2) garages and a combination of woods and lawn areas. The applicant is proposing to subdivide the property and create sixteen (16) lots for fourteen (14) dwellings, one (1) lot for the infiltration basin and the remaining lot is proposed for the access roadway. The applicant is proposing the following site improvements, one (1) infiltration basin, various porous pavement and porous paver driveway sections with 4 x cultec recharger system, various stormwater biofiltration systems to address NJDEP stormwater management rules, a 1,510-foot long roadway with a cul-de-sac bulb, curbing, sidewalk, utilities, grading, landscaping and lighting.

We defer the review of the zoning related issues to the Board Planner except where they may pertain to engineering issues.

B. GENERAL SITE IMPROVEMENTS

1. Official street addresses shall be obtained from the Franklin Township 911 Coordinator.
2. An Engineering Cost Estimate will be required once final plans are signed-off on by the Board. Upon approval, applicant shall provide appropriate bonds and Engineering inspection fees and attend a pre-construction meeting, prior to any site work.
3. Note: A preconstruction meeting will not be scheduled until the developer/ site contractor provides a Fire Safety During Construction Plan Demonstrating Compliance with Chapter 33 of the International Fire Code. Should the Board act favorably on this application a copy of the Township's, 'Steps to a Construction Project' will be provided.
4. All fees shall be paid by the applicant at the time of adoption of a resolution of site plan approval for the cost of making upgrades and modifications to the Tax Maps and geographic information system (GIS) (§112-329).
5. At the time the final plans are submitted for signature of the municipal officials, the applicant shall submit CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the plan per the requirements of Ordinance §112-329.
6. Note: An As-Built Plan prepared by a licensed Land Surveyor is to be submitted to the Township prior to any Certificate of Occupancy inspection or the release of performance bonds. Same should be noted on the site plan.
7. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
8. A variance is required for the minimum lot frontage. A minimum frontage of 200 feet is required for corner lots in the R-40 zone. Variances are required for proposed lot nos. 12.01 and 12.15; the frontages are 133' and 167', respectively.
9. In accordance with R.S.I.S. standards, 2.5 parking spaces are required for each single 4 bedroom family home. RSIS does not provide a calculation for a three-car driveway and driveway combination; however, the three car driveway satisfies the parking demand. The parking demand has been met.
10. The conceptual architectural plans propose a basement under a raised patio area. The site plan should be revised to reflect same (the proposed stair access to the basement shown on the site plan triggers additional questions. This office recommends the below grade basement under the patio be counted toward the lot coverage calculation. This office defers to the Board Planner regarding whether a variance is required for same. Plan coordination is required.
11. The porous paver driveways will require the driveway be deed restricted to ensure future maintenance by the homeowner. Due to the size of the communal drainage facilities that will be maintained by the Homeowner's

Association, this office recommends that the maintenance responsibilities of the driveways be handled by the HOA instead of the individual homeowners. Testimony should be provided by to the Board.

12. The applicant should clarify how the proposed entry gate would operate without a guard house. It is unclear how emergency services, trash removal, guests or mail deliveries will be accommodated. This level of security is typically provided for larger private gated communities where the roadway is not public. There is a note for proposed telephone entry system for visitors/deliveries. It is unrealistic that dial-in access will be required for trash removal/deliveries such as Amazon and FedEx. **Access exiting the development to the County right-of-way sidewalk cannot be blocked by the gate/decorative wall in case of an emergency.**
13. A sidewalk access easement should be provided for the sidewalk proposed along Lot 12.01 near Cedar Grove Lane (C.R. 619).
14. Please note, the proposed swales, drainage structures and easements along property lines will make it difficult for future homeowners to install boundary fencing along their property lines. The applicant's engineer noted that Lots 12.10 through 12.14 will contain utility easements that may restrict fencing. 10' Wide Utility Easements are proposed over Lots 12.01 through 12.14, which would restrict interior fencing along all property lines. Testimony should be provided to the Board regarding the limitations for future homeowners.
15. Turning templates have been provided demonstrating that a garbage truck can utilize the 'U-turn' from the far (northern) visitor lane only. It should be noted that if the gate is not operational it is possible that any residential queue due to gate non-operation will block the queue.
16. Somerset County will be resurfacing Cedar Grove Lane in the Spring of 2026.

C. GRADING AND UTILITY COMMENTS

1. The Franklin Township Sewerage Authority has indicated that while a capacity analysis and formal approval from the Authority has not been issued, the Authority does not have an objection with the applicant's subdivision application being heard by the Franklin Township Planning Board prior to exploring the connection to either the Amwell Street Pump Station or Wilson Road Pump Station.

Should the Board act favorably, this office recommends that the FTSA approval (along with all other outside agency approvals) be obtained prior to the Township and its representatives executing the Final Map.

2. The following revisions are required for the roadway cross sections:
 - Delineate all proposed utilities including the proposed water main.
3. The applicant should address the following general grading comments:
 - A minimum lawn slope of 2% is required. Various swales and lawn areas do not meet this requirement. A more extensive review of the lawn/swale slopes will be performed after the project is redesigned to meet this standard.
 - Front and back of sidewalk elevations should be noted at 50' intervals, demonstrating ADA compliance;
 - Spot elevations should be provided at the bottom of curb, top of depressed curb, back of apron and back of sidewalk crossing (demonstrating the cross slope does not exceed 2%) at each driveway;
 - The low point along the centerline of the roadway at station 9+20 appears incorrect on the Grading Plan.

The grading will be reviewed further in its entirety when the above has been addressed.

4. Water main easement needed for all properties (blanket).

D. LANDSCAPING AND LIGHTING COMMENTS

1. Applicant provided tree replacement calculations on sheet nos. 21 and 22 to satisfy the requirements of Ordinance §222- Trees. The applicant has indicated that 2,074 replacement trees are required. 1,109 Trees are proposed by the applicant with the remaining 965 tree deficiency to be satisfied with a contribution to the Township Tree Fund. This office defers to the Township Planner as to the adequacy of the tree replacement plan.
2. The applicant is proposing to clear the entire lot with the exception of maintaining a 15' wide buffer around the perimeter of the subdivision. The applicant's professionals should re-evaluate the clearing

limits to attempt to save as many trees as possible. The Board Planner has recommended the applicant consider subdividing the property under Article XXX, Natural Resources Preservation Cluster Option. Please find a conceptual exhibit of a potential cluster layout at the end of this memo.

3. The applicant provided a Tree Inventory of the PIQ. At a minimum, the site landscaping plan and grading plan sheets should be revised to incorporate the trees identified in the inventory within the 15' wide buffer around the property so the buffering and grading in these locations can be further evaluated. It is unclear how the proposed perimeter fencing will be installed within the existing landscape/tree buffer.

E. ENVIRONMENTAL IMPACT COMMENTS

1. The following sections of the EIS should be revised, as noted:
 - a. Section 3.2: Why is this vague statement in this section? The writer should clearly state whether there is or is not a potential for soil contamination from this development. **All information required by the Township Ordinance must be provided in the EIS Report;**

F. STORMWATER MANAGEMENT

General

1. The reference project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended on July 17, 2023, Residential Site Improvement Standards and Franklin Township Ordinances.
2. The property in question is located within the Delaware and Raritan Canal Commission Review zone and is subject to DRCC regulations. A copy of the DRCC approval or letter of no interest must be provided to this office.
3. The project proposes more than 5,000 SF disturbance and, in accordance with NJ PL Chapter 251, must obtain a Soil Erosion and Sediment Control Certification from the Somerset-Union Soil Conservation District. A copy of the certification must be provided to this office.
4. The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from the NJDEP. A copy of the permit must be provided to this office.
5. Revise the executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) to address comment no. 8. The summary will be further reviewed upon receipt of the updated summary.
6. Provide a Stormwater Maintenance Agreement for the stormwater system to ensure future maintenance. A sample agreement is available from the Engineering Department.

Stormwater

7. The drainage report must add a section explaining the BMPs used to comply with various aspects (green infrastructure, water quality, water quantity, and recharge) of stormwater management rules. **Based on the additional information provided. The project proposes one large-scale infiltration basin to control stormwater runoff quantity. It includes five (5) aquaponics stormwater manufactured treatment devices (MTDs) for water quality improvement, along with six (6) porous paver areas, six (6) small-scale subsurface infiltration basins, and four (4) dry wells to meet the groundwater recharge.**
8. From very vague information in appendices, we deduce that the project proposes a large-scale infiltration basin for water quantity, four (4) dry wells, 16,000 SF of porous pavement for recharge, and five (5) Aquaponics stormwater MTDs to address water quality. **Porous pavers combined with Cultec Recharge chambers beneath cannot be permitted as a standard porous pavement Best Management Practice (BMP) according to NJAC 7:8-5.2 Table 5-1 or the NJ BMP Manual Chapter 9.6. However, this system can be viewed as a combination of two standard BMPs: porous pavers provide pretreatment and direct stormwater to a subsurface infiltration basin. Therefore, the terminology for BMPs in the drainage report, plans, and Attachment D should be revised accordingly.**

O&M Manual

9. The O&MM should be revised to include a Location Map showing the location of all BMPs. **The location map is missing from Appendix A.** Please refer to the link below for an NJDEP template:

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm

10. The O&MM should be revised to include a summary of design parameters for the infiltration basin, porous pavement, dry wells, and MTD devices. **The same information should be added for subsurface infiltration basins.** Please refer to the link below for the NJDEP template:

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm

11. In accordance with NJ RSIS regulations, NJAC 7:8-5.8(c), the maintenance of stormwater BMPs cannot be assigned or transferred to the owner or tenant of an individual property in a residential development. O&MM should be updated to include this requirement. **The O&MM does not have this statement.**
12. The O&M manual should be updated to include maintenance items for pervious pavers and dry wells. **Remove all references to Bioretention Basin and add subsurface infiltration basins as specified in comments #7 and #8.**
13. The O&MM must be updated to include a schedule of regular inspections for all BMPS in one summary table form. **It appears that the inspection and maintenance logs only pertain to bioretention basins. Specific inspection and maintenance tasks for all BMPs must be included.**
14. The O&MM should be revised to include a summary of design parameters for the MTD water quality devices. The information should include design configuration (online/offline), flow treated, and flow bypassed, and total suspended solids removal rate.
15. In accordance with NJAC 7:8-5.8(b), the maintenance plan must contain cost estimates for specific maintenance tasks, including the cost of sediment, debris, or trash removal. O&MM should be updated to include this requirement. **Please remove costs for the bioretention basins and add costs for the infiltration basins, subsurface infiltration basins, and dry wells.**

G. MAJOR SUBDIVISION PLAN REVIEW

Should the Board act favorably on this application then the Major Subdivision Plan Review will be further reviewed.

1. The Final Map review is as follows:
 - A large amount of text is obscured by either shading or hatching. Either block out the area around them or remove them from the shaded/hatched areas. The text becomes illegible after copying.
 - Provide a half-width dimension from the centerline of Cedar Grove Road to the right-of-way.
 - Label proposed Lot 12.15 as being owned by the H.O.A.
 - Lot numbering is incorrect on the second page.
 - Impervious coverage calculations are not shown for proposed Lot 12.08 on the second page.
 - Move the Township Clerk signature blocks to the edge of the sheet so that the signatures may be sealed.
 - Correct the Board signature block to be the Planning Board, not the Zoning Board.
 - Front setback along Cedar Grove Lane should be 55'.
 - Add approved street name.
 - A note shall be added to the Final Map that the Homeowners Association is responsible for the maintenance of the roadway, lighting, and drainage structures along the private road as well as all communal drainage infrastructure.
 - Deeds with metes & bounds descriptions attached shall be supplied for all proposed easements including a utility easement within the private road right-of-way.
2. Subdivision Plan shall be signed by a NJ Licensed Land Surveyor.
3. Proposed lot numbering is acceptable.
4. An easement to the benefit of all utility providers shall be created across the entirety of Road 'A', assuming the roadway is "private."
5. Obtain an approved street name from the Township 911 Coordinator for Road 'A'.
6. Add the total right-of-way dimensions along the curves around the proposed cul-de-sac.
7. Hatched area on Lot 12.15 is presumed to be a sidewalk easement. If so, it should be labeled as such and also be shown on the Final Map.

H. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:

- a. Revise the 6' High Decorative Wall Detail to delineate the required footing for the wall;
- b. Construction Detail for the storm sewer piping that crossing the Proposed Decorative Wall;
- c. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval – Comment Only

The Applicant is required to obtain either approvals or letter of no interest from the following agencies:

Outside Agencies:

- Delaware Raritan Canal Commission
- Somerset County Planning Board
- Somerset-Union Soil Conservation District

Township Departments:

- Franklin Township Fire Department – *Approved, 12/15/2025.*
- Franklin Township Police Department
- Franklin Township Sewerage Authority
- Somerset County Health Department – *No objection, 12/18/2025.*

Resubmittal of Application Materials. As required by the Planning Board By-laws, resubmittal of application materials (e.g., plans, reports, etc.) made in response to Board and/or staff reviews and/or comments, shall be accompanied by a written description of the changes made compared to the prior submission. In the case of staff reports, this shall be accomplished by providing a response to each of the review comments with a description of the plan changes and where the plan changes can be found (e.g., sheet or page number). If the application materials have not been revised in response to any such comment, the reason for the non-change shall be provided. The number of copies of this written description should be commensurate with the number of revised plans and shall be provided in digital form (in .pdf format). The Engineering Department reserves the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

DM/dm

cc: Planning Board Secretary

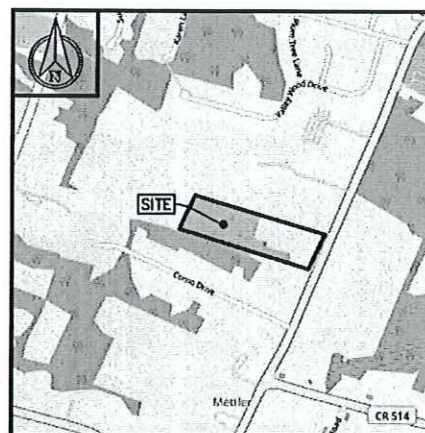
PRELIMINARY/FINAL SITE PLAN
for

295 CEDAR GROVE LANE

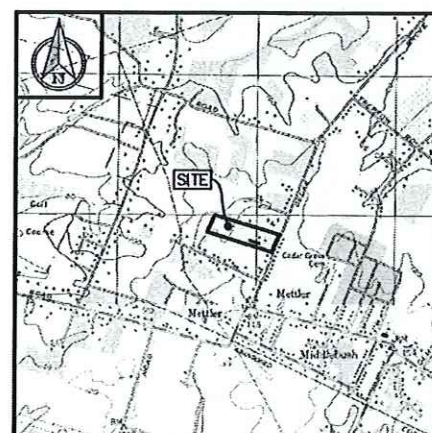
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY
BLOCK 508.02, LOT 12

12/18/25

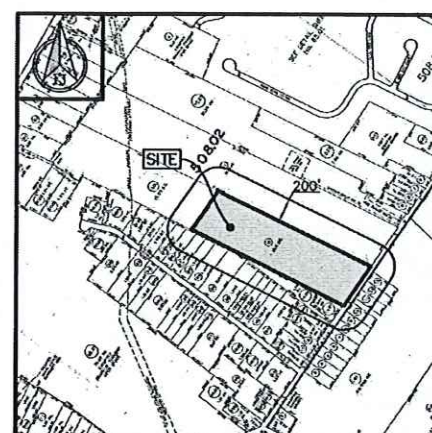
- Road to be private
- Basin maintained by HOA
- porous pmt for residential driveways is not realistic



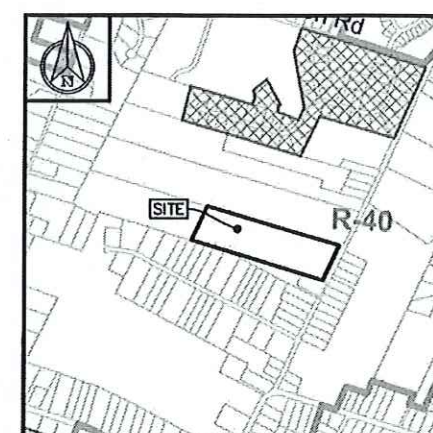
ROAD MAP
1"=1,000'



U.S.G.S. MAP
1"=2,000'



TAX MAP
1"=800'



ZONE MAP
1"=1,000'

UTILITY SERVICE INFORMATION

NAME	ADDRESS	TELEPHONE NUMBER
Franklin Township Sewerage Authority	70 Commerce Drive Somerset, NJ 08873	732-473-2121
Franklin Township Department of Public Work	40 Churchill Ave. Somerset, NJ 08873	732-249-7800
Concast Cable	279 Amwell Road Hillsborough, NJ 08844	(609) 934-6449
Public Service Electric & Gas Co.	472 Weston Crest Rd Somerset, NJ 08873	(609) 436-7774

200' OWNERS LIST

BLOCK LOT	NAME & ADDRESS				
	Right-of-Way Department Backhoe Pipe Line Company PO Box 304 Evanston, PA 18049-0304	508.02 19	Salvino H and Afidat F De Oliveira 11 Como Dr Somerset, NJ 08873	423.01 11	Linda Mary Ellis 296 Cedar Grove Ln Somerset, NJ 08873
	Durham Manager Concast Cable 279 Amwell Road Hillsborough, NJ 08844	508.02 18.01	Rahbari and Mary Fister 9 Como Dr Somerset, NJ 08873	508.02 29	Kendra Colbert 31 Como Dr Somerset, NJ 08873
	Suscon Pipeline LP Right of Way Dept Montello Complex 525 Frizzon Road Sinking Spring, PA 19008	508.02 24	Ernest S Leves 21 Como Dr Somerset, NJ 08873	423.01 1.04	Edgar A Rosta and Frank A Rosta 1873 Amwell Rd Somerset, NJ 08873
508.02 15.01	Yash and Samir Shah 297 Cedar Grove Lane Somerset, NJ 08873	508.02 21	Richard J and Diane L Stahl 294 Cedar Grove Ln Somerset, NJ 08873	508.02 27	Daniel C and Nancy Mocham 27 Como Drive Somerset, NJ 08873
423.01 13	Sean Grigal and Manuel Sanchez 292 Cedar Grove Lane Somerset, NJ 08873	423.01 12	Azra Elio 294 Cedar Grove Ln Somerset, NJ 08873	508.02 13.01	Joseph and Margot Coury 589 Elizabeth Ave Somerset, NJ 08873
508.02 23	Joseph Kish and M Mueller 23 Como Dr Somerset, NJ 08873	508.02 28	Syed Razi 29 Como Dr Somerset, NJ 08873	508.02 11	John and Sandra Scifia 2024 Amwell Rd Somerset, NJ 08873
423.01 8	Yodang Chen and Qing Shok 502 Somerset Court Princeton, NJ 08540	508.02 23	John Pasquarilli 19 Como Dr Somerset, NJ 08873	508.02 13.01	Joseph and Margot Coury 589 Elizabeth Ave Somerset, NJ 08873
508.02 14.02	Arl L Fowles and Thomas S Brande 263 Cedar Grove Road Somerset, NJ 08873	508.02 26	Mary Ann Zinna 25 Como Dr Somerset, NJ 08873	508.02 11	John and Sandra Scifia 2024 Amwell Rd Somerset, NJ 08873
423.01 9	Amparo Ponce 200 Cedar Grove Lane Somerset, NJ 08873	508.02 14.01	Jane Wu 303 Cedar Grove Lane Somerset, NJ 08873		
508.02 22	Rozella and Francis A Figueroa 17 Como Dr Somerset, NJ 08873	508.02 30.01	Ced C and Colleen Mueller-Trust 33 Como Dr Somerset, NJ 08873		
		423.01 10	Michael and Dolores Nazar 298 Cedar Grove Ln Somerset, NJ 08873		
		508.02 20	Robert S and Donna M McKeough 13 Como Dr Somerset, NJ 08873		

SHEET INDEX		
SHEET #	DWG. #	TITLE
SHEET 1	CV-1	COVER SHEET
SHEET 2	SD-1	SUBDIVISION PLAN
SHEET 3	EC-1	EXISTING CONDITIONS PLAN (1)
SHEET 4	EC-2	EXISTING CONDITIONS PLAN (2)
SHEET 5	GE-1	GEOMETRY PLAN (1)
SHEET 6	GE-2	GEOMETRY PLAN (2)
SHEET 7	GU-1	GRADING & UTILITY PLAN (1)
SHEET 8	GU-2	GRADING & UTILITY PLAN (2)
SHEET 9	OU-1	OFFSITE UTILITY PLAN
SHEET 10	RP-1	ROAD PROFILE
SHEET 11	UP-1	UTILITY PROFILE (1)
SHEET 12	UP-2	UTILITY PROFILE (2)
SHEET 13	XS-1	CROSS SECTIONS (1)
SHEET 14	XS-2	CROSS SECTIONS (2)
SHEET 15	XS-3	CROSS SECTIONS (3)
SHEET 16	LT-1	LIGHTING PLAN (1)
SHEET 17	LT-2	LIGHTING PLAN (2)
SHEET 18	LA-1	LANDSCAPE PLAN (1)
SHEET 19	LA-2	LANDSCAPE PLAN (2)
SHEET 20	WM-1	WOODLANDS MANAGEMENT PLAN (1)
SHEET 21	WM-2	WOODLANDS MANAGEMENT PLAN (2)
SHEET 22	SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN (1)
SHEET 23	SE-2	SOIL EROSION & SEDIMENT CONTROL PLAN (2)
SHEET 24	SED-1	SOIL EROSION & SEDIMENT CONTROL DETAILS (1)
SHEET 25	SED-2	SOIL EROSION & SEDIMENT CONTROL DETAILS (2)
SHEET 26	DE-1	CONSTRUCTION DETAILS (1)
SHEET 27	DE-2	CONSTRUCTION DETAILS (2)
SHEET 28	DE-3	CONSTRUCTION DETAILS (3)
SHEET 29	DE-4	CONSTRUCTION DETAILS (4)
SHEET 30	DE-5	CONSTRUCTION DETAILS (5)
SHEET 31	DE-6	CONSTRUCTION DETAILS (6)
SHEET 32	DE-7	CONSTRUCTION DETAILS (7)

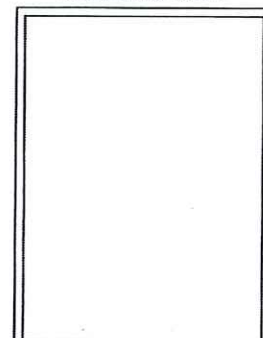
SHEET INDEX		
SHEET #	DWG. #	TITLE
SHEET 33	DE-8	CONSTRUCTION DETAILS (8)
SHEET 34	DE-9	CONSTRUCTION DETAILS (9)
SHEET 35	DE-10	CONSTRUCTION DETAILS (10)
SHEET 36	DE-11	CONSTRUCTION DETAILS (11)
SHEET 37	DE-12	CONSTRUCTION DETAILS (12)

OWNER & APPLICANT

ODIN DHUN LLC
55 CARTER DRIVE, SUITE L2
EDISON, NJ 08817
ATTN: AKSHAY JOSHI

APPROVED BY	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR
CONSTRUCTION UNLESS THIS BLOCK IS
STAMPED "ACCEPTED AS SUBMITTED" BY A
STAFF MEMBER OF THE SOMERSET COUNTY
ENGINEERING DIVISION. BIDS FOR
CONSTRUCTION SHOULD NOT BE BASED ON
THESE PLANS UNTIL THE PLANS ARE
ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRE TWO (2)
YEARS FROM THE STAMP DATED.

PROJECT NUMBER2022-075

295 CEDAR GROVE LANE

menlo engineering associates

Civil Engineering, Consultants
Landscape Architects
Professional Planners

281 Cleveland Avenue
Highland Park, NJ 08904

menloeng.com

732-846-8585 732-846-3439

Certificate of Authorization: 26042760-009

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

COVER SHEET

DESIGNED BY
APPROVED BY
THIS PLAN PREPARED UNDER MY
SUPERVISORSHIP
GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJPE 43441

PROJECT NUMBER2022-075CV-1

DATE OF ISSUEMARCH 12, 2024

REVISED SUBMITTALNOVEMBER 25, 20251

R-40 RESIDENTIAL				
FARMING OPERATIONS, SINGLE FAMILY DWELLINGS, GOLF COURSES				
SECTION	ITEM	REQUIRED	PROPOSED	CONDITION
SCHEDULE 2	MINIMUM LOT AREA	40,000 SF	40,044 SF	COMPLIES
SCHEDULE 2	MINIMUM LOT FRONTAGE	200 FT	203 FT	COMPLIES
SCHEDULE 2	MINIMUM LOT FRONTAGE (CORNER LOTS)	200 FT	133 FT	VARIANCE
SCHEDULE 2	MINIMUM LOT FRONTAGE AT LOT LINE (CUL-DE-SAC)	134 FT	134 FT	COMPLIES
SCHEDULE 2	MINIMUM LOT FRONTAGE AT FRONT YARD SETBACK LINE (CUL-DE-SAC)	200 FT	200 FT	COMPLIES
SCHEDULE 2	MINIMUM FRONT YARD SETBACK	40 FT	40 FT	COMPLIES
SCHEDULE 2	MINIMUM FRONT YARD SETBACK (CEDAR GROVE LANE)	55 FT	70.3 FT	COMPLIES
SCHEDULE 2	MINIMUM SIDE YARD SETBACK	25 FT	45 FT	COMPLIES
SCHEDULE 2	MINIMUM SIDE YARD SETBACK (BOTH)	75 FT	122 FT	COMPLIES
SCHEDULE 2	MINIMUM REAR YARD SETBACK	50 FT	50 FT	COMPLIES
SCHEDULE 3	MAXIMUM BUILDING HEIGHT (STORES)	2.5 STORES	2.5 STORES	COMPLIES
SCHEDULE 3	MAXIMUM BUILDING HEIGHT (FEET)	35 FT	35 FT	COMPLIES
SCHEDULE 3	MAXIMUM PERCENT LOT COVERAGE	10%	10% OR 4,000 SF**	COMPLIES
SCHEDULE 3	MAXIMUM PERCENT IMPERVIOUS COVERAGE	20%	82.4%***	VARIANCE
SCHEDULE 3	FLOOR AREA RATIO	N/A	0.3	COMPLIES
SCHEDULE 6	RESIDENTIAL ZONE LANDSCAPE BUFFER	15 FT	15 FT	COMPLIES

NOTES:
** VARIANCE REQUIRED FOR LOTS 12.01 & 12.15 FRONTAGE ALONG CEDAR GROVE LANE. ALL OTHER LOTS COMPLY.
*** VARIANCE REQUIRED FOR LOT 12.16 (PRIVATE ROAD) FOR IMPERVIOUS COVERAGE.

SITE PARKING TABULATION					
BUILDING USE	REQUIRED PARKING	UNIT COUNT	CALCULATION	PARKING SPACES	
				REQUIRED	PROVIDED
4-BEDROOM SINGLE FAMILY HOME	2.5 SPACES PER UNIT	14	2.5 X 14 = 35	35 SPACES	59 SPACES

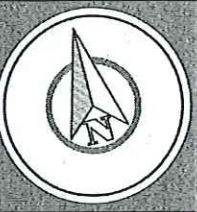
TOTAL AVERAGE DAILY WATER DEMAND: 395 GPD (4-BDRM) X 14 UNITS = 5,530 GPD
TOTAL AVERAGE DAILY SEWER DEMAND: 300 GPD (4-BDRM) X 14 UNITS = 4,200 GPD

- A HOA WILL BE FORMED AND RESPONSIBLE FOR ALL OF THE COMMON ELEMENTS INCLUDING:
- THE PROPOSED CUL-DE-SAC ROADWAY INCLUDING STREET LIGHTING AS WELL AS THE CENTER ISLAND AND ENTRANCE GATE.
 - THE PROPOSED STORMWATER SYSTEM (INFILTRATION & SMALL BASINS, DRAIN LINES, DUCTS AND MANHOLES).
 - ON-SITE AND OFF-SITE UTILITIES.
 - FENCING AROUND BASIN, ALONG FRONTAGE AND PERIMETER OF ENTIRE SITE AS WELL AS DECORATIVE WALL ALONG SITE FRONTAGE.
 - THE 15 FOOT RESIDENTIAL USE LANDSCAPE BUFFER.
 - POUROUS PAVEMENT DRIVEWAYS ON LOTS 12.02, 12.03, 12.05, 12.06, 12.08 & 12.09.
- *A BLANKET EASEMENT WILL BE RECORDED GRANTING THE HOA ACCESS THROUGHOUT ALL PROPERTIES FOR OPERATION & MAINTENANCE UTILITIES.

GENERAL NOTES

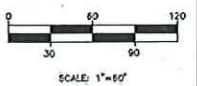
- SITE IS IN N.A.V.D.-88 DATUM.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE AND/OR ANY OTHER GOVERNING BOODS STANDARDS.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III - WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
- WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
- SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLY OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY RESPECTIVE COMPANY, AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS. STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO TOWNSHIP FOR APPROVAL.
- SANITARY SEWER DESIGN (N.J.A.C. 7:14A-21.6(b)(14))
SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SUMP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
- SOLID WASTE DISPOSAL TO BE HANDLE BY CURBSIDE PICKUP.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY THE ORDINANCE. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH §206 OF THE ORDINANCE.
- THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE N.J. DEPARTMENT OF TRANSPORTATION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ORDINANCES OF FRANKLIN TOWNSHIP, N.J.P.E., ANKA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.

- THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS, I.E. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE TEN FT. (10'), MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE EIGHTEEN INCHES (18") WITH THE SANITARY SEWER BELOW THE WATER LINE. IF SUCH MINIMUM VERTICAL CLEARANCE CANNOT BE PROVIDED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE TEN FT. (10') FROM EACH SIDE OF THE CROSSING OR A TOTAL OF TWENTY FT. (20').
- WATER MAINS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18) INCHES, PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY, LIGHTING, AND DRAINAGE STRUCTURES ALONG ROAD 'A' AS WELL AS ALL COMMUNAL DRAINAGE INFRASTRUCTURE.
- THE INSTALLATION OF IMPERVIOUS PIPE DAMS ALONG THE PROPOSED 6" DIAMETER SEWER MAIN ARE TO BE SPACED A MAXIMUM OF 300 FEET APART, WITH AT LEAST ONE IMPERVIOUS DAM BETWEEN MANHOLES IN ACCORDANCE WITH THE FRANKLIN TOWNSHIP SEWERAGE AUTHORITY STANDARD DETAILS.
- THE FTSA ASSUMES NO RESPONSIBILITY OF OWNERSHIP AND/OR MAINTENANCE OF THE PROPOSED PRIVATELY OWNED, OPERATED, AND MAINTAINED GRAVITY SANITARY SEWERAGE FACILITIES FROM THE DOWNSTREAM CONNECTION POINT WITHIN RESTA FARM ROAD TO ITS TERMINUS.
- ALL SANITARY SEWER RELATED IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FTSA'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- THE FTSA RESERVES THE RIGHT TO REQUEST CCTV INSPECTION OF THE EXISTING GRAVITY SEWER MAIN LOCATED WITHIN THE SUBJECT PROPERTY.
- THE FTSA'S EXISTING SANITARY SEWERAGE SYSTEM IS TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION TO ELIMINATE ENTRY OF MATERIALS, SALT, AND/OR CONSTRUCTION DEBRIS INTO THE EXISTING COLLECTIONS SYSTEM.
- IN ACCORDANCE WITH THE FTSA'S RATES, RULES AND REGULATIONS, NO TREES ARE TO BE LOCATED WITHIN 10 FEET OF A SANITARY SEWER LINE.
- NO CONNECTION OF SUMP PUMPS, ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING OR BUILDING DRAIN WHICH IS IN TURN CONNECTED DIRECTLY OR INDIRECTLY TO THE FTSA'S SYSTEM WILL BE PERMITTED.
- ENTRY GATE SHALL BE EQUIPPED WITH SIREN OPERATED SENSOR FOR EMERGENCY ACCESS.
- AN AS-BUILT PLAN WILL BE PROVIDED BY A LICENSED SURVEYOR AND SUBMITTED POST-CONSTRUCTION.



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE



REVISIONS

1) COUNTY REVS	08/18/24
2) TOWNSHIP REVISIONS	12/15/24
3) TOWNSHIP REVISIONS	11/25/25

THIS DRAWING IS FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHRD BY: DATE:



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Highland Park, NJ 08904
menloeng.com
732-846-8555 732-846-8439
Certificate of Authorization: 24E43751600

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

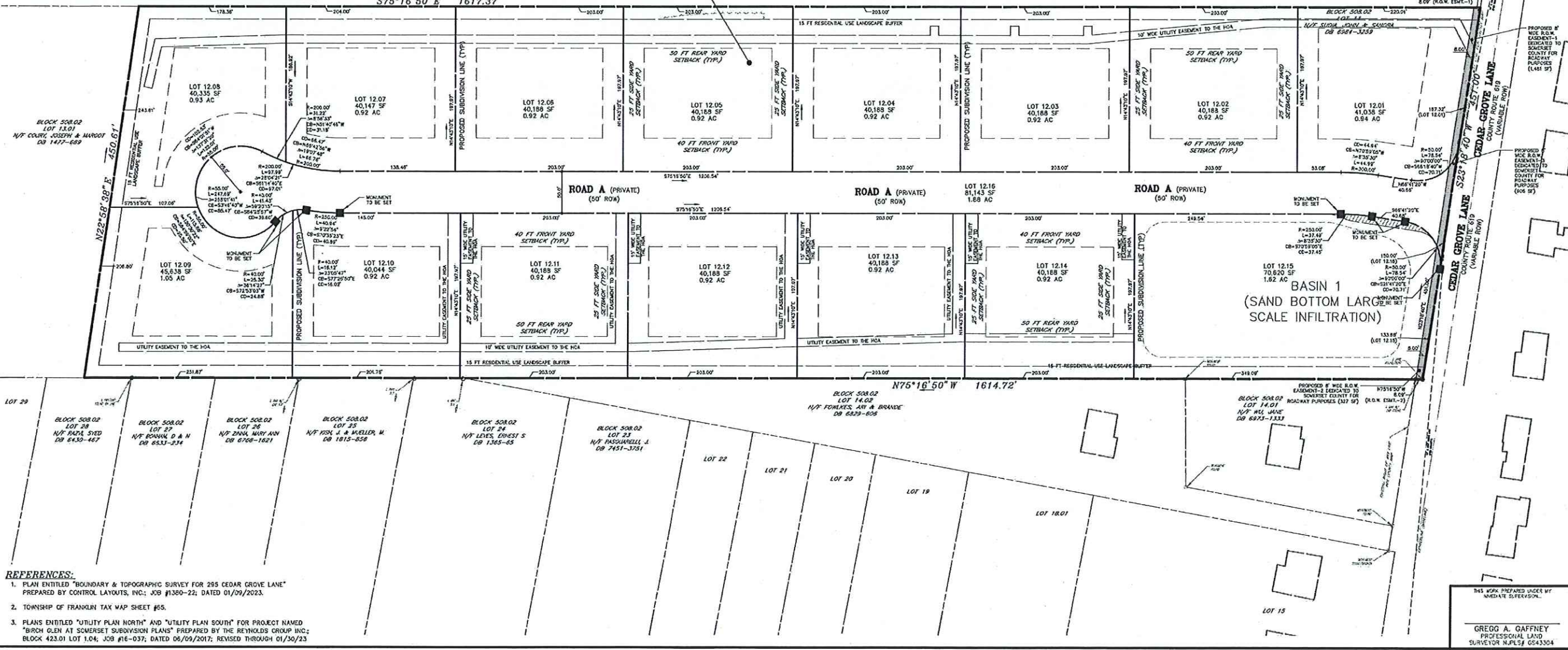
BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

SUBDIVISION PLAN

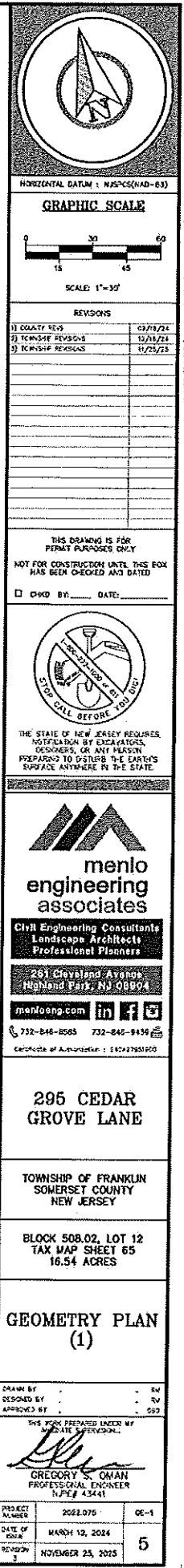
DRAWN BY: [Signature]
DESIGNED BY: [Signature]
APPROVED BY: [Signature]
THIS WORK PREPARED UNDER MY MEDIAN SUPERVISION.
GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.P.E.# 43441

PROJECT NUMBER: 2022.075
DATE OF ISSUE: MARCH 12, 2024
REVISION: 3
NOVEMBER 25, 2025

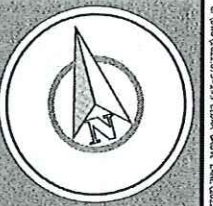
2



- REFERENCES:
- PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 295 CEDAR GROVE LANE" PREPARED BY CONTROL LAYOUTS, INC.; JOB #1380-22; DATED 01/09/2023.
 - TOWNSHIP OF FRANKLIN TAX MAP SHEET #65.
 - PLANS ENTITLED "UTILITY PLAN NORTH" AND "UTILITY PLAN SOUTH" FOR PROJECT NAMED "BROOK GLEN AT SOMERSET SUBDIVISION PLANS" PREPARED BY THE REYNOLDS GROUP INC.; BLOCK 423.01 LOT 1.04; JOB #16-037; DATED 06/09/2017; REVISED THROUGH 01/30/23

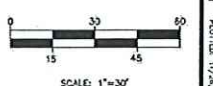


BLOCK 508.02
LOT 11
N/2 SUDA, JOHN & SANDRA
DB 6864-1229



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE



REVISIONS	
1) COUNTY REVS	09/25/24
2) TOWNSHIP REVISIONS	12/15/24
3) TOWNSHIP REVISIONS	11/25/25

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menlo engineering associates
Civil Engineering Consultants
Landscape Architects
Professional Planners
261 Cleveland Avenue
Highland Park, NJ 08804
menloeng.com
732-846-8585 732-846-9439
Certificate of Authorization: 24542785100

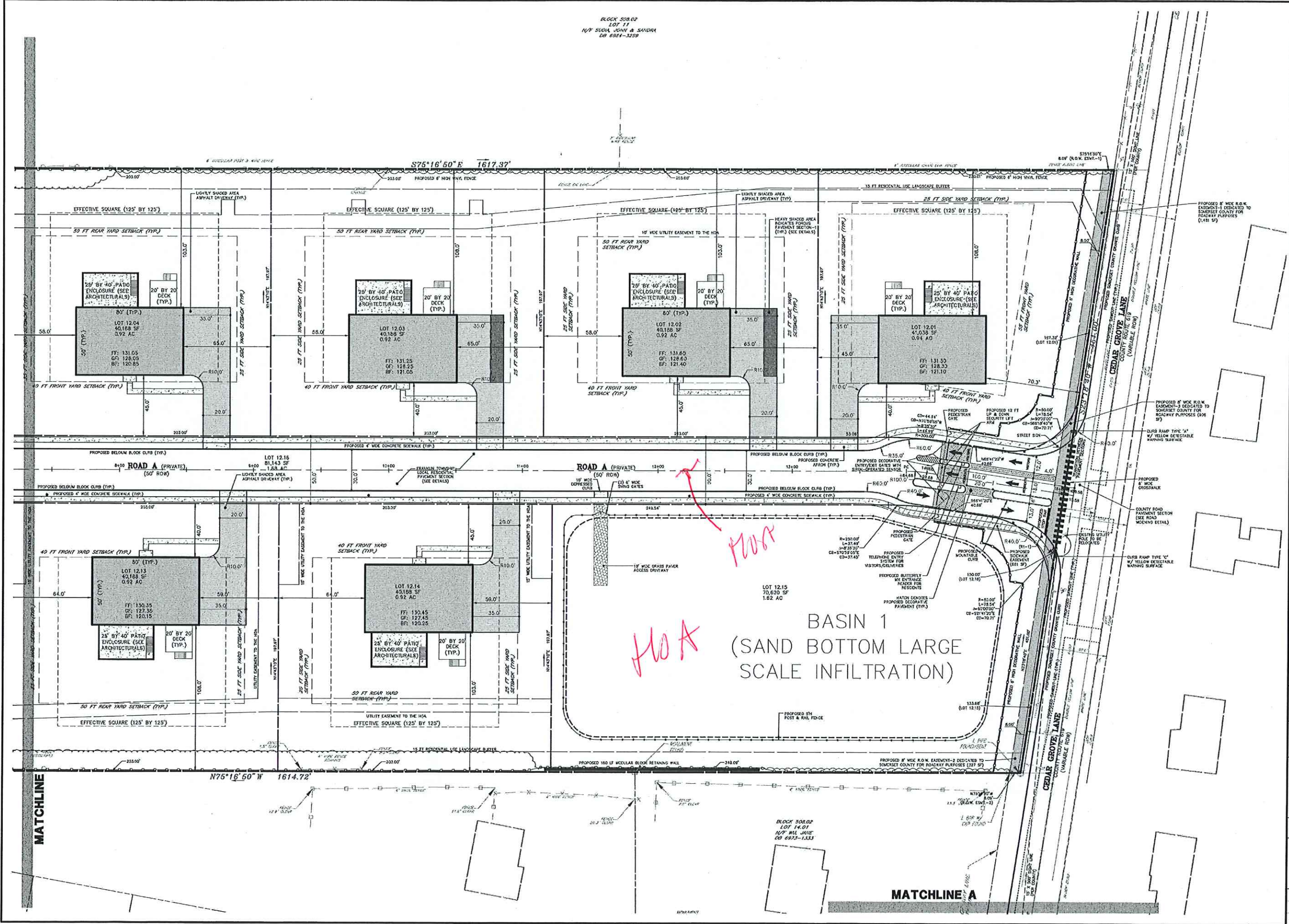
295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOVERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

GEOMETRY PLAN
(2)

DRAWN BY	RM
DESIGNED BY	RM
APPROVED BY	GO
THIS WORK PREPARED UNDER MY SEPARATE SUPERVISION	
GREGORY S. OMAN PROFESSIONAL ENGINEER N.J.E.# 23441	
PROJECT NUMBER	2022-075
DATE OF ISSUE	MARCH 12, 2024
REVISION	NOVEMBER 25, 2025
	6



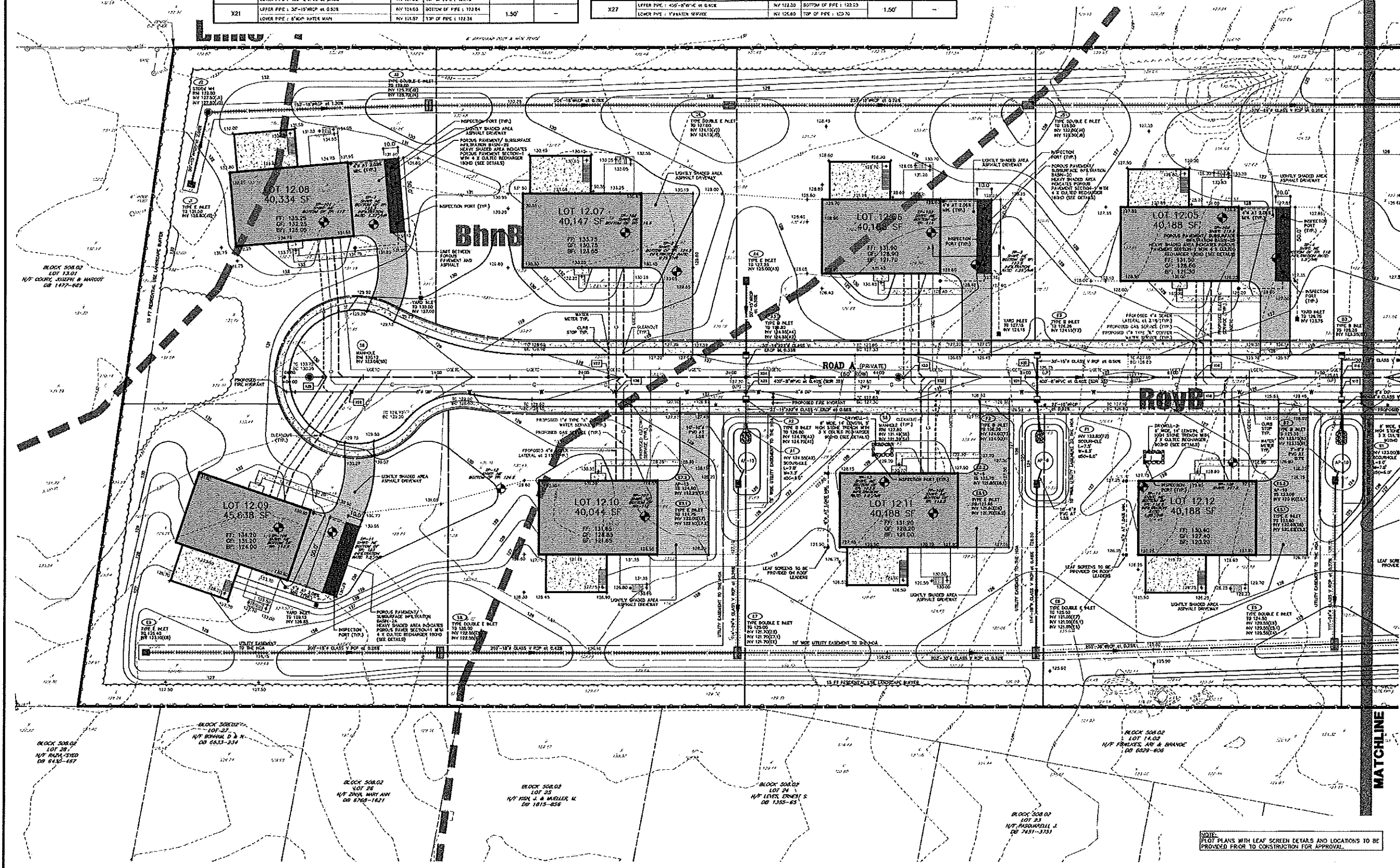
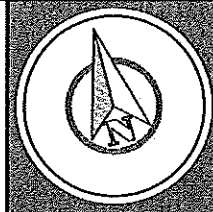
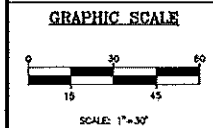
MATCHLINE

MATCHLINE A

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X16	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 123.00 BOTTOM OF PIPE : 123.04	2.05'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 123.18 TOP OF PIPE : 123.05		
X17	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 123.17 BOTTOM OF PIPE : 123.18	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 123.71 TOP OF PIPE : 123.45		
X18	UPPER PIPE : 8"SEWER LATERAL	NY 121.00 BOTTOM OF PIPE : 120.90	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 118.43 TOP OF PIPE : 115.40		
X19	UPPER PIPE : 1"WATER SERVICE	NY 121.46 BOTTOM OF PIPE : 121.34	2.00'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 120.59 TOP OF PIPE : 121.08		
X20	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.08 BOTTOM OF PIPE : 123.80	2.10'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.62 TOP OF PIPE : 121.79		
X21	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.03 BOTTOM OF PIPE : 123.84	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 123.57 TOP OF PIPE : 123.34		

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X22	UPPER PIPE : 8"SEWER LATERAL	NY 121.87 BOTTOM OF PIPE : 121.37	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 121.10 TOP OF PIPE : 121.03		
X23	UPPER PIPE : 1"WATER SERVICE	NY 124.20 BOTTOM OF PIPE : 124.15	2.00'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.36 TOP OF PIPE : 122.15		
X24	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.80 BOTTOM OF PIPE : 124.58	1.91'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.99 TOP OF PIPE : 122.67		
X25	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.77 BOTTOM OF PIPE : 124.55	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 122.28 TOP OF PIPE : 123.05		
X26	UPPER PIPE : 8"SEWER LATERAL	NY 124.84 BOTTOM OF PIPE : 124.54	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 122.57 TOP OF PIPE : 123.34		
X27	UPPER PIPE : 400'-8"WP @ 0.40%	NY 123.20 BOTTOM OF PIPE : 123.23	1.50'	-
	LOWER PIPE : 1"WATER SERVICE	NY 125.60 TOP OF PIPE : 123.70		

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X28	UPPER PIPE : 8"SEWER LATERAL	NY 123.46 BOTTOM OF PIPE : 123.35	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 122.68 TOP OF PIPE : 121.55		
X29	UPPER PIPE : 1"WATER SERVICE	NY 123.43 BOTTOM OF PIPE : 123.33	1.50'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 122.56 TOP OF PIPE : 124.33		
X30	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 123.83 BOTTOM OF PIPE : 123.83	1.17'	-
	LOWER PIPE : 8"WP WATER MAIN (OVERLAY)	NY 123.88 TOP OF PIPE : 123.45		



REVISIONS	
1) COUNTY FEES	09/1/21
2) TOWNSHIP REVISIONS	12/15/21
3) TOWNSHIP REVISIONS	1/25/22

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☐ CHD BY: _____ DATE: _____



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menlo
engineering
associates

Civil Engineering Consultants
Landscape Architects
Professional Planners

281 Cleveland Avenue
Highland Park, NJ 08904

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732-846-8585 732-846-8439

Certificate of Authorization: 240227561700

295 CEDAR GROVE LANE

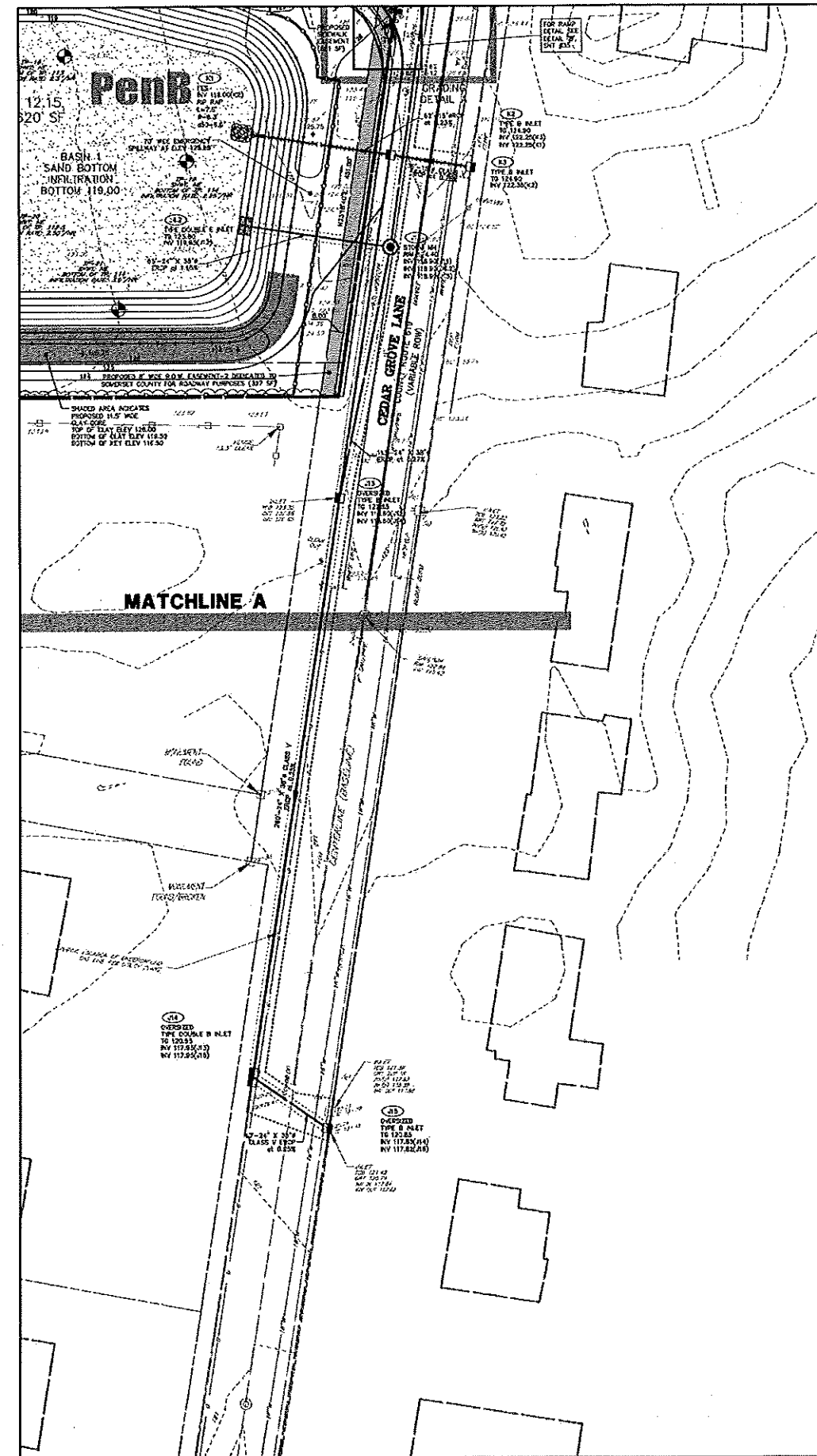
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
18.54 ACRES

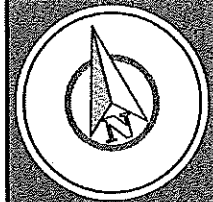
**GRADING & UTILITY PLAN
(1)**

DESIGNED BY	DATE	BY
APPROVED BY	DATE	BY
THIS WORK PREPARED UNDER THE CLOSE SUPERVISION OF		
GREGORY S. OMAN PROFESSIONAL ENGINEER NJ# 43141		
PROJECT NUMBER	2022-075	CU-1
DATE OF ISSUE	MARCH 12, 2024	
REVISION	NOVEMBER 25, 2025	7

NOTE:
PLOT PLANS WITH LEAF SCREEN DETAILS AND LOCATIONS TO BE PROVIDED PRIOR TO CONSTRUCTION FOR APPROVAL.

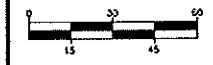


MATCHLINE A
N.T.S.



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE



SCALE: 1"=30'

REVISIONS	
1) OWNER REVISIONS	07/11/21
2) COUNTY REVISIONS	09/15/21
3) TOWNSHIP REVISIONS	12/18/21
4) TOWNSHIP REVISIONS	11/23/23

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DATE: _____



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Civil Engineering Consultants
Landscape Architects
Professional Planners

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732-846-8585 732-846-8430

Certificate of Authorization: 24CA27351902

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

OFFSITE UTILITY PLAN

DRAWN BY: RW
DESIGNED BY: RW
APPROVED BY: CSO

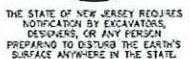
THIS DOCUMENT PREPARED UNDER MY SUPERVISOR'S CONTROL

GREGORY S. OMAR
PROFESSIONAL ENGINEER
NOTE # 41141

PROJECT NUMBER	2022.075	00-1
DATE OF SITE	MARCH 12, 2024	
REVISION	NOVEMBER 25, 2015	9



1. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL CONSTRUCTION DETAILS SHALL BE SUPERSEDED BY APPLICABLE STATE AND COUNTY ENGINEERING DETAILS UNLESS OTHERWISE NOTED.
3. STRUCTURAL DETAILS ARE PROVIDED FOR INFORMATION ONLY. ONLY SHOP DRAWINGS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR ALL STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.
4. SHOP DRAWINGS SHALL BE PROVIDED FOR PRECAST CONCRETE AND FOR THE ORDERING OF MATERIALS.
5. DETAILS ASSUME APPROPRIATE LOAD AND CAPACITY FACTORS AS SET FORTH IN THE SPECIFICATIONS OF SOILS. ACTUAL FIELD CONDITIONS SHALL BE CONFIRMED BY ON-SITE GEOTECHNICAL ENGINEERING.
6. RETAINMENT REQUIREMENTS SHALL CONFORM TO DETAILS WITHIN THE CURRENT EDITION OF THE RESIDENTIAL SUBDIVISION STANDARDS (R.S.D.S.).
7. ALL CONSTRUCTION DETAILS ARE NOT TO SCALE (N.T.S.) UNLESS OTHERWISE NOTED.

[illegible]☐ OKD BY: _____ DATE: _____

261 Cleveland Avenue
Highland Park, NJ 08904

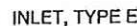
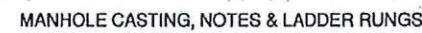
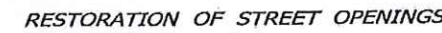
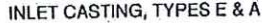
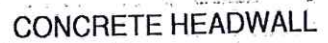
☎ 732-845-8535 732-845-9433 
Certificate of Authorization: 142427361900

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

CONSTRUCTION DETAILS (3)

THIS WORK PREPARED UNDER MY
IMMEDIATE SUPERVISION.

PROJECT NUMBER	2022-075	DE-3
DATE OF ISSUE	MARCH 12, 2024	28

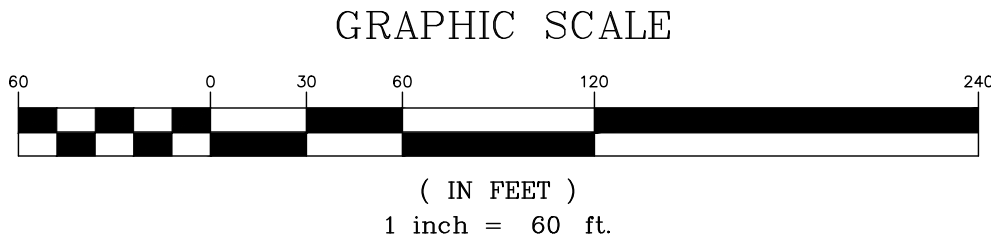


FRANKLIN TOWNSHIP DETAILS



NOTES:
1. THIS IS STRICTLY A CONCEPT FOR
INFORMATIONAL PURPOSES TO DEMONSTRATE
THE FEASIBILITY OF UTILIZING THE NATURAL
RESOURCES PRESERVATION CLUSTER OPTION
ARTICLE XXX OF THE FRANKLIN LAND USE
ORDINANCE.

ODIN DHUN, LLC
BLOCK 508.02; LOT 12
295 CEDAR GROVE LANE
DOCKET NO. PLN-24-00007



FEBRUARY 2025

TOWNSHIP OF FRANKLIN
Somerset County, New Jersey

PRELIMINARY

CONCEPT

Prepared By:
Robert J. Russo P.E.
Township Engineer

CME ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

Municipal Building
475 DeMott Lane
Somerset, NJ 08873
732.873.2500

Fax: 732.873.0844
www.franklintwpnj.org

MEMORANDUM

TO: Planning Board

FROM: Mark Healey, PP/ AICP
Director of Planning/ Senior Zoning Officer

DATE: December 23, 2025

RE: *Odin Dhun, LLC* – Preliminary and Final Major Subdivision with “c” Variances – 295 Cedar Grove Lane – Block 508.02 Lot 12 (PLN-24-00007)¹

As requested, I have reviewed the following plans relative to the above-referenced application:

- 37-sheet set subdivision plans, prepared by Menlo Engineering Associates, revised 11/2525
- 8-sheet architectural plan set prepared by PJR Design & Associates, dated 10/2/25
- Letter from Menlo Engineering dated 12/1/25 (“12/1/25 Menlo response letter”)
- Letter from SavATree Consulting Group dated 12/17/25

SITE DESCRIPTION

The 16.54-acre site is located on the south-bound (westerly) side of Cedar Grove Lane (CR 619) roughly ¼-mile north of its intersection with Amwell Road (CR 514). The site contains a single-family home and associated improvements in the front portion of the site while the rear portion of the site is undeveloped. Presumably in association with prior farming activity, behind the existing residence, the Existing Condition Plan (sheet 3 and 4) reflects the remnants of two large buildings, a series of garages and sheds, a large gravel area and a gravel driveway. The site currently consists of a mixture of forested areas and open fields. The site is located in the R-40 (Residential) zoning district which permits single-family residential dwellings on 40,000 square foot (roughly 1-acre) lots. According to the submitted Environmental Assessment no wetlands or other environmental features regulated by the NJDEP exist on the site.

¹ As per Board bylaws, applicants represented by attorneys, engineers and/or architects (or other such professionals) are expected to use the video display system available in Council Chambers to project hearing exhibits. Use of the video display systems greatly improves visibility of these exhibits for the Board, the public and the Township’s video broadcast of the hearing. In order to use the video display system, please bring a computing device capable of utilizing a HDMI connection. A cable is provided, however adapters are not so please make sure you have the required adaptors to connect to HDMI if necessary.

The site is located in the middle of a large portion of the town zoned R-40. To the west and north of the site are two large predominantly undeveloped lots. The east of the site (on opposite side of Cedar Grove Lane) are single-family homes along Cedar Grove Lane and a 32-lot major subdivision (which utilized the cluster provisions of the R-40 zone) which is currently under construction. To the south of the site are additional single-family homes along Cedar Grove Lane and Como Drive.

PROJECT DESCRIPTION

The applicant seeks Preliminary and Final Major Subdivision approval for the construction of a 16-lot subdivision consisting of 14 building lots (each would contain a single-family detached home), a 15th lot which would contain a proposed stormwater basin and a 16th lot which would contain a proposed roadway.

The 14 proposed building lots would be accessed by a proposed, roughly 1,500-foot long, cul-de-sac roadway. A large stormwater basin is shown in a proposed 1.62-acre lot located along the site's Cedar Grove Lane. The development would be served by public water connected to an existing main in Cedar Grove Lane and would be served by public sewer with a proposed connection to the sewer line in the 32-lot subdivision currently under-construction on the opposite side of Cedar Grove Lane. The entrance of the proposed cul-de-sac roadway is proposed in a boulevard-type design with a center island separating the IN and OUT lanes. The roadway entrance is proposed to be gated with the gate proposed roughly 100-feet back from the traveled way of Cedar Grove Lane.

A variance is required for the minimum lot frontage. A minimum frontage of 200 feet in the R-40 zone where frontages of 133 feet (lot 12.01 – a building lot) and 167 feet (lot 12.15 – the stormwater basin lot) are proposed along Cedar Grove Lane. The plans also identify an impervious surface variance (82.4%) for lot 12.16 (i.e., the right-of-way for the proposed private roadway).

REVIEW COMMENTS²

My prior review of this application was via memorandum dated 1/23/25. The status of the comments in that review, based upon review of the updated materials, is identified in **bold highlighted text** at the end of each comment:

1. NRPC (R-40) Cluster Option. The plan reflects site disturbance encompassing the vast majority of the site with the exception of a narrow 15-foot area along a portion of the site perimeter.

I continue to recommend that the applicant consider subdividing the property under Article XXX, Natural Resources Preservation Cluster Option. While the number of potential building lots (14) would remain unchanged, this article allows significant flexibility in the layout of the proposed subdivision (including a significant reduction in the minimum lot size) so as to result in a significant reduction in the amount of land disturbance (the article requires a preservation equal to 40% of the development site).

² As per Board bylaws, subsequent plan submittals shall be accompanied by a written description of the changes made compared to the prior submission. Preferably, this would be accomplished by providing a response to each of the review comments with a description of the plan changes and where the plan changes can be found (e.g., sheet number). If the plans have not been revised in response to a comment, the reason should be provided. The number of copies of this written description should be commensurate with the number of revised plans.

Such a cluster subdivision has potential to preserve a large portion of the forested area of the rear of the site as well as to preserve more trees along the perimeter of the site (which could also serve to significantly reduce the tree replacement fee addressed in comment #2). By reducing the disturbance area and lot sizes, the reduced length of the cul-de-sac roadway would reduce road, stormwater and utility extension (water/ sewer) costs to the developer. Further, such modification (including the reduction in the length of the roadway) would reduce stormwater runoff and facilitate meeting applicable stormwater requirements.

Figure 4 at the end of this memoranda shows a number of R-40 subdivisions that have been constructed under the NRPC provisions. As one can see, there are several such developments in close proximity to the subject site within the very same R-40 zone. The most recent one is the 32-lot subdivision that is currently under construction on the opposite side of Cedar Grove Lane. In that application, 11.9 acres of the 40-acre site will be preserved under the responsibility of the Homeowners Association.

Figure 4 shows the developed portions of each of these subdivisions in purple, while the adjoining open space areas created by each of these subdivisions is shown in green and identified with an asterisk (*).

While the subject site does not meet the 40-acre site requirement, in my opinion variance from the site size requirement could be easily justified under the C-2 criteria if use of Article XXX results in a significant reduction in site disturbance and tree removal. **Not satisfied.**
Subdivision layout unchanged.

2. Tree Preservation/ Replacement.

- a. As indicated above and as reflected on the plans and the tree removal calculations located thereon, the applicant proposes to remove the vast majority of the trees on the site.

Such a design is inconsistent with the Purpose of Chapter 222, Trees:

This article shall apply throughout the entire area of Franklin Township, so as to preserve trees and woodlands from unjustifiable destruction; to preserve soil from erosion and sedimentation; and to protect the use and transfer of topsoil, all for the general well-being of the residents of Franklin Township and neighboring downstream areas.

Further, it is inconsistent with the priorities set forth in Section 222-5.3 which sets forth as a first priority the preservation of as many trees as practicable on the site. Section 222-5.3.A states in part "Consistent with the intent of this chapter, applicants shall make all reasonable attempts to maximize tree preservation." Section 222-5.3 further makes it clear that payment-in-lieu is the option of last resort should preservation and/or on-site replacement prove to be "impractical."

The fact that the application would remove the vast majority of the trees on site is clear evidence that there has been very little effort to address the intent of Chapter 222. As a result, the tree replacement requirement has been calculated *on the plans* to be 2,074.³ The

³ Elsewhere in this memorandum I offer comments on the tree removal and replacement calculations which may cause this number to change somewhat.

landscaping plan proposes 1,018 trees of qualifying size leaving a tree replacement deficit of 1,056. With a per-tree replacement value of \$300/tree, the required tree replacement fee would be \$316,800 (however see comment below). This amount would need to be paid in full prior to filing of the subdivision plat.

In light of the above and consistent with the recommendation addressed above in comment #1, it is strongly recommended that the applicant consider an alternative subdivision design that would result in the preservation of a large portion of the forested area of the rear of the site as well as to preserve trees along the perimeter of the site. **Not satisfied.**

I offer the comments below upon review of the new submittals:

- **Some adjustments to the plan result in a minor reduction in the tree replacement deficient (*per plan calculations* – 2,074 required; 1,109 proposed; 965 deficient resulting in a tree replacement fee of \$289,500).**
- **The applicant has retained a tree expert who submitted a report dated 12/17/25 which identified the location and condition of +16-inch trees and which evaluated the nature of 5 different wooded areas on the site.**
- **In order to fully and properly evaluate this the results of the tree exports report needs to be property reflected on the subdivision plans including the location of the +16-inch trees (with an associated chart referencing their species, size and condition).**
- **If the applicant continues to pursue a non-cluster layout, then consistent with the intent of Chapter 222, I would strongly recommend that the applicant make necessary modifications to the plans (e.g., limit of disturbance, grading and placement of stormwater facilities) to increase tree preservation. Upon review of the tree expert report (specifically the location of larger trees with a “fair” condition or better), there would appear to be opportunities to preserve a fair number of such trees around the site perimeter, within the “green” area and in the tree line running between the “purple” and “blue” areas”. It would seem a fair number of such trees could be preserved with relatively minor plan modifications.**
- **The tree preservation plan needs to be properly coordinated with the limit of disturbance reflected on the erosion control plan. Currently the 15-foot wide tree preservation area proposed around portions of the site perimeter is located *entirely* within the limit of disturbance/ erosion fencing with no indication of how the supposed tree preservation would be implemented/ assured in the field during construction).**
- **The tree replacement calculations should be updated as necessary to reflect the results of the tree export’s report.**
- **With respect to proposed tree replacement plan - I would suggest that any approval require that plans submitted for permit approval reflect the planting of the trees depicted for each lot on the subdivision plans. I would defer to the Board attorney as to whether any additional measures (beyond a condition in the Board**

subdivision resolution) should be employed to ensure this. I would also recommend that the resolution specify that any proposed deviation would require approval by the Board (as a relief of condition).

b. I offer the comments on the tree removal/ replacement:

- Sheets 21 and 22 contain conflicting notes as to whether invasive trees are included in the tree count (they should be as Chapter 222 does not exclude them from the calculations). The applicant needs to correct the conflicting notes and revise the calculations as may be necessary. **Not satisfied. The 12/1/25 Menlo letter indicates that the “plans WILL be revised for consistency regarding invasive trees” (emphasis added). Absent clarification of this matter, the final tree replacement value cannot be determined.**
- The plan should be revised per Section 222-5.B(5) which indicates: “All trees with a DBH of 16 inches or greater, significant and historic trees shall be specifically identified by location on the map and listed on a separate schedule showing species and common name and size. All efforts shall be made to preserve such trees, including, if necessary, relocation of infrastructure, roadways and buildings.” **Partially satisfied. The applicant has retained a tree expert who submitted a report dated 12/17/25 which identified the locations of such trees and which evaluated their condition. See comment under #2.a., above.**

3. Building (Lot) and Impervious) Coverage. While it is understood that the homes reflected on the subdivision plan are conceptual in nature (and that homes submitted for permit would likely differ), the scale of the homes reflected on the subdivision plan (and in the representative architectural drawings) actually exceed the permitted 10% building (lot) coverage of the zone. The plans show a 1,000 square foot “patio enclosure” (which I understand would be roofed) which would result in a building (lot) coverage at 12.5%.

Further, I continue to recommend that the homes be reduced in size sufficient to allow future homeowners to make standard improvements to their properties (e.g., storage sheds, etc.) without the need for a variance. Building homes right up to the maximum permitted building coverage would preclude future homeowners from adding any of the additional accessory structures that homeowners typically add to their properties over time (including typical residential storage sheds, gazebos, etc.). The proposed homes should be sized to accommodate for future homeowner improvements (without requiring the homeowners to seek/obtain a variance from the ZBA). Seeking a variance is costly and time-consuming and not guaranteed.

The same recommendation is offered with respect to the 20% impervious surface limitation of the zone. As a result of the large size of the home, covered patio and the driveway each of the proposed lots is proposed nearly at the 20% impervious surface limit which could preclude homeowners from making typical improvements to their properties such as larger patios, driveways, pools, etc.. **Not satisfied.**

It is clear (by virtue of what was submitted on the plans and the indicated coverage figures) that the applicant intends to build out to the permitted lot and impervious coverage limitations. Thus, my comment remains regarding the significant limitations this will place on future improvements by homeowners.

I recommend that the Board discuss whether there should be some means of informing future homeowners of these restrictions (e.g., notice in the deed).

4. Ownership/ Maintenance Responsibility of Common Features. The applicant's engineer has indicated that a Homeowners Association (HOA) would be formed and would be responsible for all of the common elements. These include:

- The proposed cul-de-sac roadway including street lighting as well as the center island and entrance gate;
- The proposed stormwater system including the proposed "sand bottom large-scale infiltration" basin and the drainage lines, inlets, swales, and a number of smaller basins as well as associated grading.
- On-site and off-site utilities
- Fencing including along around the basin, along the frontage, and around the entire site perimeter, as well as a 6-foot high decorative wall along the site frontage.
- A "15-foot residential use landscape buffer" around the rear and both sides of the site perimeter within which landscape screening and fencing is proposed.

I offer the following:

- The applicant should clarify in testimony that the HOA would be responsible for all of the items outlined above
- Certain of the proposed features (which presumably would be the HOA's responsibility to maintain) cross over various lots and presumably should be within easements in the HOA's favor but are not. This includes the 15-foot landscape buffer, the 6-foot high decorative wall.
- I defer to the Board Attorney as to whether a Developer's Agreement addressing this matter would be appropriate/ necessary.

The 12/1/25 Menlo letter indicates that the HOA will be responsible for such items.

5. Easements. I re-iterate the comment made by the Township Engineer in his initial review: "Please note, the proposed swales, drainage structures and easements along property lines will make it difficult for future homeowners to install boundary fencing along their property lines." Future homeowners will not be permitted to place any improvements including fencing, sheds in such areas. From our experience this will be a frequent issue/ frustration for homeowners. The applicant should investigate design changes to avoid this to the degree practicable. **I defer to the Board engineer as impacts of any such fencing would appear to be limited to the on-site stormwater management system.**

6. Additional Review Comments.

- b. I continue to recommend that a sidewalk (with a crosswalk across the proposed roadway) be provided along the entirety of the site's Cedar Grove Lane frontage. **Satisfied. Sidewalk and crosswalk provided. A sidewalk easement in favor of the HOA should be proposed on lot 12.01.**
- c. I offer the following comments on the "Final Map":

- The lot numbering on the zoning table doesn't match the rest of the plans **Satisfied.**
 - It references variance conditions on several lots for impervious coverage. **Not satisfied. The zoning table on this plan need not identify compliance with setback and coverage figures. For example, it references a variance condition for impervious coverage for lot 12.01.**
 - It doesn't reference the proposed sidewalk easement. **Satisfied.**
- d. As indicated in my initial review, the architectural plans propose a second "service" kitchen. It is noted that the definition of "single-family detached dwelling" specifically excludes the provision of a second kitchen in a residence. It is not within the Planning Board's jurisdiction to grant the "waiver" mentioned in the engineer's response letter. The service kitchen needs to be removed from the plan and any plans submitted for permit review with a second kitchen will be denied by the Zoning Department. **One of the plans still depict a second kitchen.**
- e. While I defer to the Township Engineer and Fire Prevention on such matters, I offer the following with respect to the entrance design (at a minimum this should be address in testimony):
- Without a manned gatehouse how will the gate be operated/ opened?
 - There is roughly 100-feet of queuing space between the gate and the traveled way of Cedar Grove Lane – is that sufficient queuing space considering the expected amount of traffic and, particularly, the means of gate operation/ opening?
 - How will guests and deliveries (mail, UPS/ Fed Ex, food deliveries, etc) be allowed entry past the gate? The same question is offered with respect to trash pick-up and emergency services.
 - What happens if someone isn't granted access – is there enough room in the proposed opening to turn around and exit (particularly for trucks)? **I defer to the Township Engineer and Fire Prevention.**
- f. While I defer to the Township Engineer, I question the long-term viability of porous pavement in the residential driveways if same is intended to address stormwater requirements. Are individual homeowners going to be responsible for the long-term maintenance of these systems? Long-term how will homeowners be notified of their responsibilities, educated on maintenance procedures and how will such maintenance possibly be enforced? **The 12/1/25 Menlo letter indicates that the "HOA will responsible for maintaining the porous pavement in the driveways". It is unclear how this would be accomplished. The applicant should address in testimony.**
- g. The residential development would be subject to collection of an affordable housing development fee equal to 1.5% of equalized assessed value. **Ordinance requirement - comment remains.**
- h. **A note of caution to the developer: maximum permitted building height is 35 feet. This is measured from the average finished grade along the front of the house (each front if a corner lot) to the peak of the roof. I have not done any measurements but the proposed houses appear quite tall. This will be reviewed carefully during permit review.**

Figure 1: Site Location



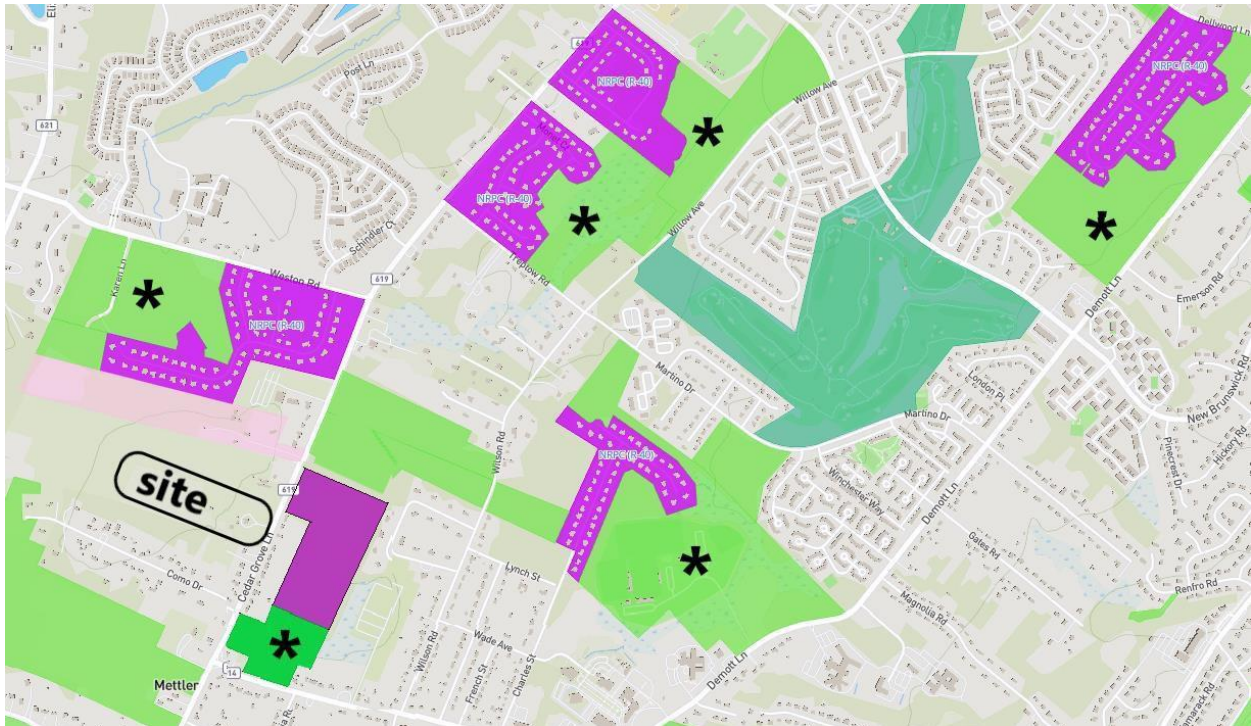
Figure 2: Site and Surrounding Area



Figure 3: Site and Surrounding Area



Figure 4: Cluster Subdivisions under the R-40 (NRPC) cluster option





Director / Health Officer
HIMANSHI BHATT, MPH, MS, REHS
bhatt@co.somerset.nj.us

**COUNTY OF SOMERSET
DEPARTMENT OF
PUBLIC HEALTH & SAFETY
DEPARTMENT OF HEALTH**

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(908) 231-7155
Fax (908) 704-8042
www.somersetcountynj.gov/health
healthdept@co.somerset.nj.us



Deputy Director
MICHAEL T. McCARTY
mccarty@co.somerset.nj.us

Memorandum

To: Planning/Zoning Department

From: Rashida Boima, REHS, MPH-Consumer Health Program Coordinator

Date: December 18, 2025

Re: PLN-24-00007-Odin Dhun, LLC-295 Cedar Grove Lane.

Block: 508.02, Lot: 12

The Health Department has no objection to this application.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

Franklin Township

In Somerset County



OFFICE OF FIRE PREVENTION

Municipal Building

475 DeMott Lane, Somerset, NJ 08873-6704

Phone: 732-873-2500 Ext. 6303 Fax: 732-873-0804

December 15, 2025

To: Planning Board

From: John Hauss, Director
Fire Prevention

Re: Docket # PLN 24-00007
Odin Dhun, LLC
295 Cedar Grove Lane
Block: 508.02 Lot: 12

The revised plans satisfactorily address our previous comments.

Note: The applicant should note that what appears to be "optional walls" on the basement architectural plans cannot be used as additional sleeping rooms without approved emergency escape windows.

We reserve the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.



FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

70 Commerce Drive, Somerset, NJ 08873-3470

Tel: (732) 873-2121 • Fax: (732) 873-2038 • www.ftsa-nj.org

December 3, 2025

Franklin Township Planning Board
475 DeMott Lane
Somerset NJ, 0887

Re: Odin Dhun, LLC
 295 Cedar Grove Lane
 Township of Franklin, Somerset County, NJ
 Block 508.02; Lot 12
 Township Docket #: PLN-24-00007

Please accept this letter updating the Franklin Township Planning Board on the status of potential sewer connections to the proposed 295 Cedar Grove Lane subdivision.

The Franklin Township Sewerage Authority (Authority) was advised by the applicant that the initial proposal was to connect to sewer through the property across Cedar Grove Lane. However, that proposal was determined not to be viable due to current Authority rules concerning private sewer connections.

As an alternative, the Authority suggested the applicant explore connections heading north and or south of the property. The first option is to connect through the manhole directly adjacent to the applicant's site and to utilize the Amwell Street pump station. This method would require an upgrade to the existing pump station at the applicant's expense. The other option is to connect to the Wilson Road pump station, which, assuming available capacity, may be a more economical option for the applicant.

While a capacity analysis and formal approval from the Authority has not been issued, the Authority does not have an objection with applicant's subdivision application being heard by the Franklin Township Planning Board prior to either of these two alternatives being explored. Any decision of the Planning Board should be conditioned on full Authority approval in accordance with its Rates Rules and Regulations.

Joseph Daniels
FTSA Executive Director

cc: Brian Hak, Eric M. Bernstein & Associates, LLC – FTSA Attorney
 William Korosec, CME Associates – FTSA Consulting Engineer



FRANKLIN TOWNSHIP POLICE TRAFFIC SAFETY BUREAU



TO: F.T. Zoning Board

FROM: Ofc. Ryan J. Ellington

DATE: March 3rd, 2025

SUBJECT: **PLN-24-00007** **Odin Dhun, LLC**
295 Cedar Grove La., Somerset NJ

BLOCK: 508.02 LOT(S): 12

I have reviewed the above captioned plans dated May 01, 2024 and have no comments at this time.

This office reserves the right to make additional comments based on future submissions and/or testimony before the Board.

memo



TO: Christine Woodbury – Secretary to Franklin Township Planning and Zoning Boards

FROM: Tara Kenyon, AICP/PP – Sustainability Coordinator, Franklin Township

DATE: February 4, 2025

RE: Comments from Franklin Township Environmental Commission
Odin Dhun, LLC

295 Cedar Grove Lane, Somerset
(Block 508.02 – Lot 12)

File #: PLN-24-00007 (Resubmittal)

At its regularly scheduled meeting of February 3, 2025, the Franklin Township Environmental Commission (“EC”) reviewed plans and documents for the above-referenced project. The following comments are submitted for consideration by the Franklin Township Planning Board:

- As part of this resubmittal, the applicant has significantly reduced the number of trees onsite to be removed (2,436 originally proposed – 2,184 trees currently proposed to be removed). This new proposal requires 2,074 trees to be replaced, of which the applicant is planting 1,109 onsite. This calculation leaves a deficit of 965 trees to be planted, which will be satisfied via the required monetary contribution to the Shade Tree Fund. The EC is pleased to find that the number of trees to be removed and the deficit in actual plantings of required trees is significantly less than what was originally proposed.
- Additional planting of native vegetation and trees appropriate for stormwater management in and around the bioretention basin is recommended. *The Rain Garden Manual of New Jersey*, developed by the New Jersey Native Plants Society and Rutgers Water Resources Program, provides valuable information on suitable native plants and tree species.
<https://npsnj.org/wp-content/uploads/2023/04/rain-garden-manual.pdf>
- The EC continues to recommend that the applicant investigate the feasibility for solar panels on the individual roofs, a green roof, cool roof technology, or at minimum, a “make solar ready” roof.
- The EC again requests that the applicant provide a list of amendments made to plans and supporting documents with all future resubmissions. This will assist the EC’s Site Plan Committee in its required review.

Please contact me with any questions at Tara.Kenyon@franklinnj.gov or 848-203.1857. Thank you!



COUNTY OF SOMERSET PLANNING BOARD

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Engineering & Planning
Board Secretary

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1st Alternate

Vacant
2nd Alternate

Adam Slutsky
County Engineer Alternate

STAFF

Vacant
Director of Planning

Joseph DeMarco, Esq.
County Counsel

Sheli Daniels
Office Manager

February 14, 2025

Mr. Michael Orsini, Chairman
Franklin Township Planning Board
475 DeMott Lane
Somerset, NJ 08873

**RE: 295 ODIN DHUN, LLC
BLOCK 508.02 – LOT 12
FL 990:001-24
295 CEDAR GROVE LANE, COUNTY ROUTE #619**

Dear Mr. Orsini:

This office and the office of the County Engineer have reviewed information submitted for the above-referenced project. The reviewed information consists of the following documents:

- "Preliminary/Final Site Plan for 295 Cedar Grove Lane" dated March 12, 2024 and last revised September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- "Truck Movement Plan" dated September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- "Stormwater Management Report for 295 Cedar Grove Lane" dated March 12, 2024 and last revised September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- "Operation & Maintenance Manual for 295 Cedar Grove Lane" dated March 12, 2024, prepared by Menlo Engineering Associates, Inc.
- "Final Map" dated September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- Letter entitled "Stormwater Management Testing Services" dated March 19, 2024, prepared by Geo-Technology Associates, Inc.

The project proposes to demolish the existing dwelling and structures on the property and construct a 14-lot single-family residential subdivision with a new access road off Cedar Grove Lane (CR 619). A sand-bottom infiltration basin is proposed for stormwater management purposes and the basin will discharge into the drainage system in Cedar Grove Lane.

The Somerset County Planning Board deems this application incomplete until the following requirements have been satisfactorily addressed:

- Mission Statement -

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Access and Frontage Requirements

1. The Truck Movement Plan shall be revised to also show the turning movements for a truck making a left turn from northbound Cedar Grove Lane onto the proposed access road as well as a left turn from the proposed access road onto northbound Cedar Grove Lane.
2. The proposed 6' high decorative wall shall be relocated to be outside of the County right-of-way and proposed roadway easement.
3. The attached Somerset County Granite Curb, Mountable Island detail shall be added to the plan.

ADA Requirements

1. The plans shall be revised to provide an ADA curb ramp at the southwestern corner of the proposed intersection. The stop bar shall be relocated as necessary to provide a minimum four (4) feet of separation between the edge of the curb ramp and the edge of the stop bar. An ADA curb ramp grading detail at a minimum scale of 1"=10' showing proposed grades and dimensions of the curb ramp shall be added to the plan.
2. NJDOT curb ramp details are to be utilized and supplemented with Somerset County curb ramp details (CR1 – CR 9) for curb ramps located within the County right-of-way. The attached 9"x20" Concrete Curb detail shall also be added back to the plan. The specific curb ramp type shall be labeled on the plan. Detectable warning surfaces are to be yellow in color and are to be labeled as such on the plan.
3. Somerset County has implemented an ADA Certification Process for proposed curb ramps that are to be constructed within the County right-of-way. Prior to the release of the performance bond posted for the project, the attached forms are to be signed and sealed by a licensed Professional Engineer and are to be returned to this office for review and acceptance.

Right-of-Way Requirements

Cedar Grove Lane is classified as a Minor Arterial in the County Master Plan. A right-of-way easement measuring 33 feet from the physical centerline of the road has been provided in lieu of a right-of-way dedication. This is acceptable, however the label for the easement on the subdivision plans and the final plat shall be revised to indicate the easement as a roadway easement.

The roadway easement shall be recorded separately by deed in the County Clerk's Office as well as being shown on the construction plan and Filed Map. A metes and bounds description of the easement that is signed and sealed by a Professional Land Surveyor shall be submitted for review and acceptance to the Office of the County Engineer. Once accepted, the signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the easement to Somerset County. The original copy of the executed deed shall be returned to this office for filing with the County Clerk. All executed deeds shall be submitted with the

applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at www.state.nj.us/treasury/taxation.

Stormwater Management Requirements

The stormwater management plan for the project proposes porous pavers at some of the proposed driveways and Cultec Recharger underground drywell systems for groundwater recharge, five manufactured treatment devices in the form of an AquaShield Aqua-Ponic Stormwater Biofiltration System for water quality treatment, and a large-scale sand-bottom infiltration basin for water quantity control. The basin discharges into the Cedar Grove Lane drainage system, thus the stormwater management plan has been reviewed for conformance with County and NJDEP requirements.

1. It has been previously indicated that the proposed infiltration basin discharges to Cedar Grove Lane in order to avoid discharging water onto the adjacent residential property and that runoff from the low point along the southern property line and the drainage system in Cedar Grove Lane eventually converge at Amwell Road to the south before discharging to a tributary of Six Mile Run. As the infiltration basin is proposed to discharge into the Cedar Grove Lane drainage system, the stormwater report shall be revised to include a capacity analysis of the existing drainage pipes from Type B Inlet J7 in Cedar Grove Lane to the point of convergence Amwell Road in order to confirm that the existing drainage system has enough capacity to adequately convey runoff from its existing surrounding drainage area in addition to the new runoff generated from the site. The applicant's engineer has indicated that this information will be submitted after an updated survey of the road has been completed.
2. The label for proposed inlet J5 shall be revised to indicate that the inlet is to be oversized.
3. The stormwater report shall be revised to clarify how the duration of infiltration period was calculated in the groundwater mounding analysis sheets for the infiltration basin, porous pavers and drywells.
4. The soil testing dated March 19, 2024 indicates that permeability rates under the basin range from 0 to 0.25 in./hr. As these tested permeability **rates are** less than 1 in./hr., the applicant's engineer shall clarify the usage of a sand-bottom infiltration basin in this location.
5. The Operations and Maintenance Manual shall be revised to include a BMP location map showing the location of the proposed BMPs, any proposed outlet structures, and their access points.
6. The Operations and Maintenance Manual includes maintenance information on the proposed manufactured treatment device and infiltration basin, however no information has been provided regarding the porous pavers and drywells proposed on the residential properties. If the homeowners will be responsible for maintaining the proposed BMPs on their property, a

separate manual should be prepared that establishes the maintenance requirements for those BMPs.

7. The County will not be maintaining the proposed basin and therefore, a copy of the Stormwater Detention Facilities Maintenance Agreement that has been executed between the Owner / Developer and the Municipality, and filed with the County Clerk, is to be submitted to this office. The Agreement must reference, and have attached as an exhibit, the Operations and Maintenance Manual. The executed and recorded agreement will be filed in the project file as a matter of record.

Recycling

The developer is to make a cash contribution in the amount of **\$1,050** (\$75.00 per dwelling unit) to cover the cost of the recycling containers to be provided by Somerset County to each property owner. Somerset County will arrange for the curbside collection of the recyclable materials as part of the routine collection schedule.

Filed Map Requirements

1. In accordance with the criteria in the County's *Land Development Review Resolution*, a minimum of two Global Positioning System (GPS) control monuments are to be set per sheet of the filed map for all major subdivisions. The County is currently developing a countywide geodetic network of GPS monuments. Therefore, it has been determined that a cash contribution is to be submitted in lieu of monument installation. The amount of the contribution will be **\$3,500** (based on \$3,500 per sheet to be recorded as part of the Filed Map). A certified check will be required prior to the County's signature on the Final Map.
2. Two paper copies of the final plat shall be provided to this office when it is presented for signature.
3. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date.

Performance Guarantee and Inspection Fee

Pending the finalization of the plans, the applicant's engineer shall submit a cost estimate for all work to be performed within the County right-of-way. The estimate must reflect the County's unit price list. The performance guarantee and inspection fee will be calculated from the estimate.

Pre-construction Requirements

Prior to the commencement of any construction or disturbance in the County right-of-way, the following issues must be addressed.

295 Odin Dhun, LLC
 FL 0990:001-24
 Page 5 of 5

1. The performance guarantee and inspection fee for the improvements under County jurisdiction must be submitted.
2. Two complete sets of construction plans that have been embossed with the County's acceptance stamp must be on file in the County Engineer's office. The County's acceptance stamp must be on the title page.
3. The contractor must be in possession of a Road Opening Permit issued by the County Department of Public Works. In the event that the County road in the area of the proposed improvements has been resurfaced and/or reconstructed, the applicable moratorium for road openings will be enforced by Somerset County. It is solely the applicant's responsibility to properly coordinate the installation of utilities, roadway improvements and road closures with any pending County projects.
4. A separate road-opening permit is required for the utility connections in the County right-of-way.
5. A pre-construction meeting must be arranged with the County Department of Public Works.
6. The acceptance of traffic control plans and detour plans is not included as part of the County Planning Board processing of this application. All traffic control measures to be implemented in connection with improvements under County jurisdiction must be reviewed and accepted by the appropriate entities prior to construction.

This report reflects comments from the County Planning Board and the office of the County Engineer (908) 231-7024. Should you have any questions, please contact the appropriate individual listed below.

Sincerely,



Nora Fekete
 Supervising Planner



Jonathan C. Blank, P.E., C.M.E.
 Principal Engineer, Land Development Section

cc: Christine Woodbury, Board Secretary (via email)
 Franklin Township Engineer
 295 Odin Dhun, LLC, Akshay.joshi@me.com (via email)
 Chris Szalay, PE, President, Project Manager, Menlo Engineering (via email) (with attachments)
 Tim Arch, Esq., tarch@bobsmithandassociates.com (via email)
 Melissa Harvey, Manager, SCDSWM (via email)

I. INTRODUCTION

The Municipal Law Use Law (MLUL) requires that municipalities conduct a general reexamination of its master plan and development regulations at least every 10 years. This review is conducted by the Planning Board. This reexamination is necessary to assure that the Master Plan and development regulations of the Township remain viable, current and capable of addressing the planning, zoning and development issues facing the municipality.

This Report constitutes the Master Plan Re-Examination Report of Franklin Township, Somerset County, per the MLUL (N.J.S.A 40:55D-89) and serves as a precursor to the comprehensive update of the Township's Master Plan.

Section II, Township Master Plan, summarizes the status of the Master Plan and the various documents that comprise the Township's Master Plan. In particular, this section demonstrates how the Township Master Plan is a dynamic document that has been updated in the form of three (3) updates to the Land Use Element of the Master Plan and the adoption of seven (7) additional elements of the Master Plan as the need has arisen over the last decade.

Section III comprises the Master Plan re-examination. It evaluates the Township's master plan and development regulations following the criteria required pursuant to N.J.S.A 40:55D-89:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the 2016 Master Plan Reexamination.
- 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.

II. TOWNSHIP MASTER PLAN

The Planning Board last updated a comprehensive Master Plan on March 22, 2006. That plan consisted of the following elements:

- Land Use Plan
- Parks, Recreation and Open Space
- Conservation Plan
- Historic Preservation Plan
- Community Facilities Plan
- Circulation Plan
- Economic Plan
- Utility Plan
- Recycling Plan
- Plan Consistency

In 2016 the Planning Board conducted and adopted a comprehensive Master Plan Reexamination which evaluated the Township's master plan and development regulations following the criteria required pursuant to N.J.S.A 40:55D-89. The Master Plan Reexamination was adopted by the Planning Board on March 2, 2016.

Subsequent to the 2016 Master Plan Reexamination, the Planning Board has adopted three (3) updates to the Land Use Plan element and the following seven (7) additional elements of the Master Plan:

- *Housing Element and Fair Share Plan (Third Round)* – Adopted April 2018
- *Housing Element and Fair Share Plan (Fourth Round)* – Adopted 2026
- *Historic Preservation Plan* – Adopted August 2019
- *Comprehensive Farmland Preservation Plan* – Adopted August 2019
- *Environmental Resources Inventory* – Adopted August 2019
- *Circulation Element* – Adopted 2021
- *Pathways and Trails Plan* – Adopted June 2025

A. LAND USE PLAN UPDATES

Subsequent to the adoption of the 2016 Master Plan Reexamination, as issues have arisen, circumstances have changed and/or objectives have evolved, a number of issue-oriented and/or area-specific updates to the Land Use Plan Element of the Master Plan have been adopted by the Planning Board. Since 2016, a total of three (3) such amendments to the Master Plan have been adopted.

➤ **Strategic Zoning and Economic Development Recommendations: Business and Industry Zone** - September 2020¹

This update amended the Land Use Plan Element to address the long-term viability of the Corporate Business (C-B) zone as well as aspects of the Township's zoning ordinance (e.g., use and bulk requirements of the Corporate Business (C-B), and M-1 and M-2 (Light Manufacturing) zones. These aspects impede appropriate opportunities for economic development and job creation in the Township's corporate and industrial areas that take advantage of Franklin's centralized location in the Tri-State area with access to the regional transportation corridors including I-287 and the New Jersey Turnpike and public transportation.

The amendment to the Land Use Plan Element recommended the consolidation of the C-B, M-1 and M-2 Zones into a new Business & Industry (B-I) Zone and was based on a consultant economic study entitled, "Strategic Zoning and Economic Development Recommendations", prepared by 4Ward Planning and dated August 7, 2017. The new B-I Zone: incorporated the permitted uses of the three prior zones; established one set of bulk standards (lot area, setbacks, building height, lot and impervious coverage, FAR) for the B-I Zone; and established one set of consistent buffer requirements with larger buffers adjoining a residential zone.

After the adoption of the 2020 Master Plan Update, the Township Council adopted Ordinance 4333-20, which amended the Zoning Map to consolidate the C-B, M-1 and M-2 Zones into the new B-I Zone and incorporated one set of land use and development regulations for the new B-I Zone into the Land Development Ordinance.

➤ **Master Plan Update: Warehouse Development** – January 2023²

Franklin Township has experienced exponential growth in the amount of development applications or warehouses in the form of more than two dozen such applications for the development of new or expanded warehouses since 2018 which total several million square feet. This exponential growth in warehouse development is anticipated to create significant impacts to the quality of life in Franklin Township including but not limited to traffic impacts related to the capacity of the Township's

¹ <https://www.franklintwpnj.org/home/showpublisheddocument/20567/637362925377300000>

² <https://www.franklintwpnj.org/home/showpublisheddocument/27287/638163026385670000>

roadway network to handle the significant increase in truck traffic and additional negative impacts to sensitive land uses including noise and air pollution.

To address that issue the Township Council adopted Ordinance #4371-22 which made warehouses a permitted conditional use in the B-1 zone and which rezoned certain properties formerly in the B-I and R-O-L zones. Upon referral and prior to Council adoption, the Planning Board found that Ordinance #4371-22 was not inconsistent with the Master Plan.

The Planning Board subsequently adopted an update to the Land Use Plan which recommended that warehouses be eliminated all-together as a permitted use in the B-I zone. The Township Council adopted Ordinance #4391-22 implementing this change.

➤ **Master Plan Reexamination & Update: Business and Industry (B-I) Zone** - 2026³

The Township continued its review of the B-I zone with the “Master Plan Reexamination & Update: Business and Industry (B-I) Zone.” The Township hired Brightview Engineering to assist in this effort. This effort consisted of a comprehensive review of the B-I zone and a related evaluation of traffic issues resulting from recent and anticipated truck traffic from development in the B-I zone.

This Reexamination Report was created with and guided by an Ad-Hoc Steering Committee of volunteers representing the Planning Board, Zoning Board of Adjustment, a member of the governing body, representatives of neighborhoods impacted by commercial and industrial development within the Business and Industry (B-I) Zone and other community leaders. The Steering Committee was established by Resolution of the Planning Board on March 20, 2024. The Committee held meetings with the consultant and Planning Director on June 6, August 29, October 9 and December 12, 2024.

MASTER PLAN REEXAMINATION & UPDATE
BUSINESS AND INDUSTRY (B-I) ZONE
Franklin Township, Somerset County, NJ

Adopted: _____, 2025

Prepared for:

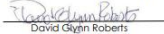
Franklin Township Planning Board

Michael Orsini, Chair
Charles Brown, Vice Chair
Councilman Sivaraman Anbarasan
Theodore Chase
Robert Thomas
Marc Dancy
Robert LaCorte
Jennifer Rangnow
Meher A. Rafiq
Rebecca Hilbert
Board Attorney: Peter Vignuolo/James Clarkin
Board Secretary: Christine Woodbury

Prepared by:
**Bright View Engineering**
Moving you forward
David Glynn Roberts, AICP/PP, LLA, LEED AP ND

In consultation with:

Mark A. Healey, AICP/PP
Director of Planning
&
Vincent Dominach
Economic Development Director

The original of this report was signed and sealed in
accordance with N.J.S.A. 13:41-1.2

David Glynn Roberts
New Jersey Professional Planner License #3081

Two advertised meetings were also held that were open to the public. The first, Community Meeting #1, was held on June 27, 2024. The focus of that meeting was to explain the scope of the planning and traffic study and review preliminary findings of traffic data gathering and analysis performed by the consultant in the Fall of 2023, including traffic counts taken between the start of the school year

³ <https://www.franklintwpnj.org/home/showpublisheddocument/30749/638803296631700000>

in 2023 and completed prior to the start of the holiday season shopping period in 2023. Community Meeting #2 took place on January 30, 2025, and provided an overview of the land use and zoning recommendations that were proposed by the Steering Committee as an outcome of their meetings.

The Township created a dedicated webpage for the B-I Study on its website⁴ and uploaded materials generated during the life of the project. The webpage provides all reports, presentations, meeting notes and links to the video recordings of the two Community Meetings. There was an opportunity for public comment on the webpage.

The Planning Board reviewed drafts of the document at a number of meetings including a public hearing held on [REDACTED]. The Planning Board adopted the Reexamination Report at its meeting of [REDACTED].

The evaluation took into consideration the differing nature of warehouse development (e.g., distribution facilities, fulfillment centers and last mile fulfillment facilities) and evaluated whether the different types of warehouses could/ should be permitted/ regulated differently due to differences in their impacts (including but not necessarily limited to traffic, air quality, noise, proximity to the residential areas, and location within the Township/ proximity to I-287). It also evaluated other permitted uses in the zone (e.g., light manufacturing) and made recommendations regarding the extent that such uses could result in impacts similar to certain and/or all warehouse development.

In summary, the Report differentiated between “low intensity”, “medium intensity” and “high intensity” light industry – defined based on the size of the facility and type/ ratio of loading docks. “Low intensity” and “medium intensity” were recommended to be permitted conditional uses in the B-1 subject to certain requirements intended to direct their placement on appropriate roadways and areas within the zone, to minimize impacts to residential areas and otherwise reduce potential impacts associated with such uses. “High intensity” light industrial uses, as defined in the Report and the draft zoning ordinance, would continue to be prohibited.

Other recommendations included a number of new and/or improved design standards including those related to buffering, architectural treatment, placement and screening of loading areas, sustainability-related measures, submittal of a noise study under certain circumstances, and traffic circulation-related standards. The Master Plan Reexamination considered the potential impacts related to noise and air quality and made recommendations related to the mitigation of such impacts, to the degree appropriate to address in a municipal zoning ordinance, including: permitting certain uses in certain areas but not in others (e.g., in proximity to residential zones); setbacks or buffering requirements; or design-related measures.

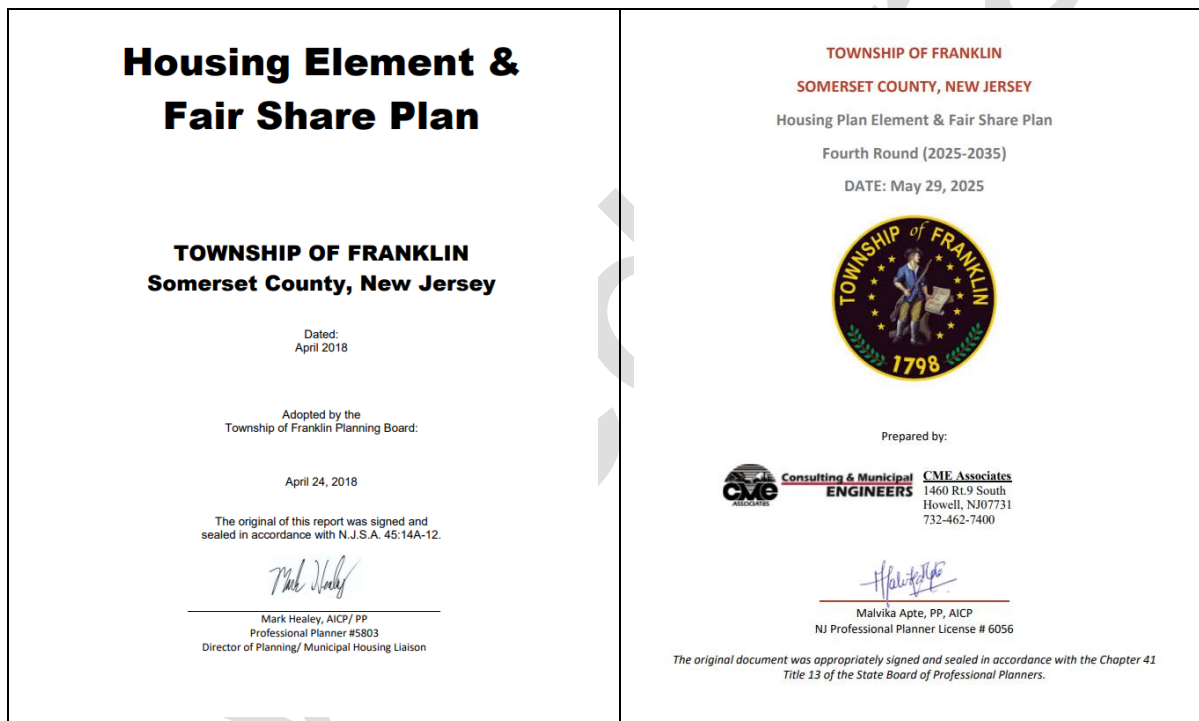
⁴ <https://www.franklintwpnj.org/committees-commissions/planning-board/b-i-study>

B. ADDITIONAL ELEMENTS OF THE MASTER PLAN

Since 2016, the Planning Board has subsequently adopted seven (7) additional elements of the Master Plan:

- **Housing Element & Fair Share Plan** – 2018⁵ & 2026⁶

Franklin Township has a long history of responsibly and comprehensively addressing its “Mt. Laurel” affordable housing obligation to meet the needs of its residents and its fair share of its region’s need for affordable housing. The Township has received Substantive Certification of its prior round Fair Share Plans.



Subsequent to the 2016 Master Plan Reexamination the Township prepared affordable housing plans (i.e., “Housing Element & Fair Share Plan”) addressing its Third and Fourth Round “Mount Laurel” obligations, respectively:

- Third Round plan – Adopted April 2018
- Fourth Round plan – Adopted [redacted] 2026

⁵ <https://www.franklintwpnj.org/home/showpublisheddocument/31237/638918129285100000>

⁶ <https://www.franklintwpnj.org/home/showpublisheddocument/30943/638845570691770000>

The soundness of the Township's Fair Share Plan has been conclusively demonstrated by the degree to which the developments proposed within it have been subsequently developed and occupied by low- and moderate-income households.

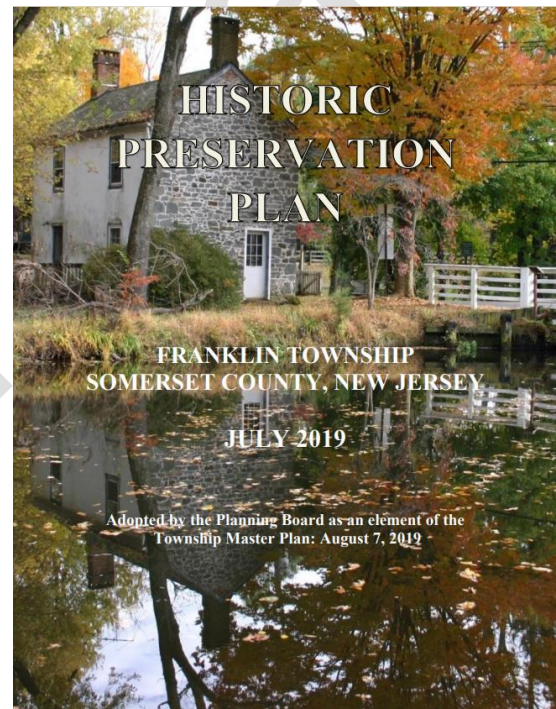
[NOTE: The Planning Board adopted its 4th Round Plan in 2025 – submitted it to the State “Program” – the Planning Board will need to re-adopt the 4th Round Plan in next month or so, incorporating changes required by the Program/ settlement agreement – will update this section accordingly]

➤ **Historic Preservation Plan** – 2019⁷

This plan was prepared by Township Staff and the Franklin Township Historic Preservation Advisory Commission. It was adopted by the Planning Board as an element of the Township Master Plan in August 2019.

This Historic Preservation Plan Element addresses each of the components of a Historic Preservation Plan Element as recommended by Sustainable Jersey:

- *Introduction*: defines “historic preservation,” the basic values it provides to the community, and the elements of a historic preservation plan.
- *Historic Context*: contains a summary of Franklin’s historical development to provide a better perspective on the significance of the Township’s historic resources.
- *Significance*: outlines the standardized criteria that the National Park Service uses to determine historical significance and describes how a property’s physical and historic “integrity” affects that significance.
- *Inventory*: describes the rather extensive inventory of historic resources within the Township including: a number of local, state and national districts; numerous historic sites (including a number of individual structures listed on the State/ National Register of Historic Places); a Township-wide inventory of historic structures; and scenic resources within the Township.
- *Historic Preservation Threats and Assets*: identifies threats to historic preservation in the Township as well as strengths or assets that should be capitalized upon to further historic preservation in Franklin.

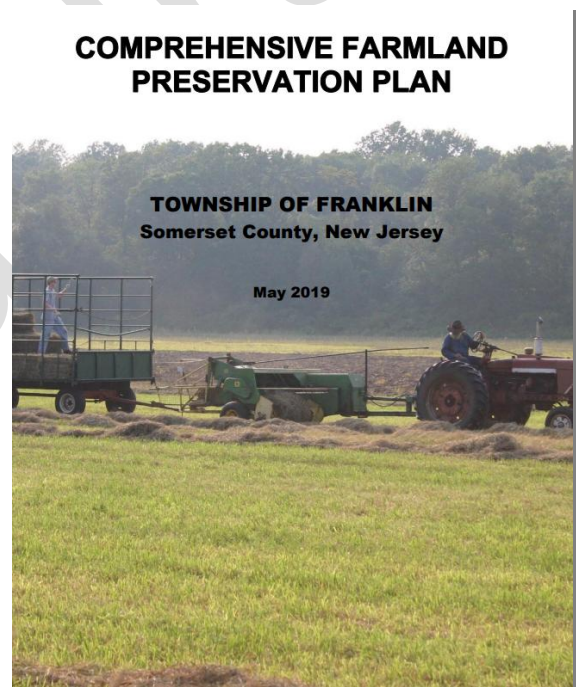


⁷ <https://www.franklintwpnj.org/home/showpublisheddocument/16374/637036310586830000>

- *Historic Preservation Goals:* discusses and recommends municipal goals to protect Franklin's historic resources from these threats.
- *Public Policy Evaluation:* contains a review of the Township's master plan elements and development regulations for consistency with the historic preservation goals and objectives of this plan.
- *Choices:* addresses historic preservation related policy issues that the Township will need to address.
- *Action Plan/ Agenda:* historic preservation strategy
- *Appendices:* include copies of some of the materials mentioned in the element, as well as a collection of basic historic preservation reference materials.

➤ **Comprehensive Farmland Preservation Plan** – 2019⁸

The Township's Agricultural Advisory Committee (AAC) prepared the Township's Farmland Preservation Plan (dated May 2019) with the assistance of Township staff and Land Preservation Consultant. This plan follows the guidelines put forth by the State Agricultural Development Committee (SADC), but most notably identifies "target farms" – i.e., farms identified for potential farmland preservation. This plan was adopted by the Planning Board as an element of the Township Master Plan on August 7, 2019. The adopted plan incorporates the comments received by, and received approval from, the SADC.

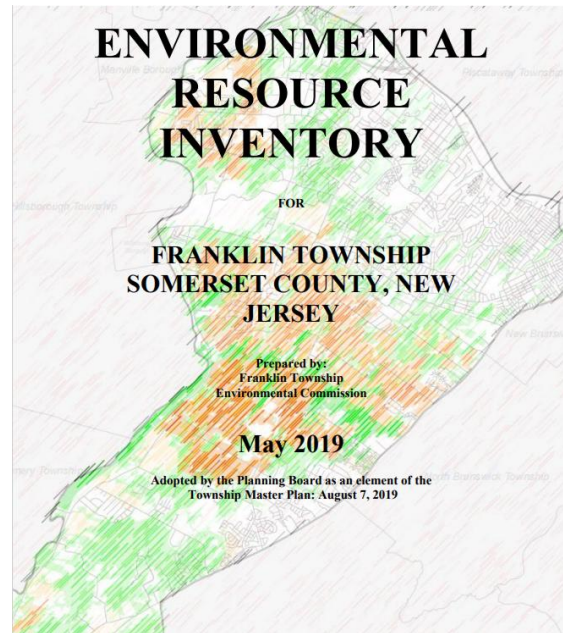


⁸ <https://www.franklintwpnj.org/home/showpublisheddocument/16370/637013037093170000>

➤ **Environmental Resource Inventory** – 2019⁹

The Township's Environmental Resource Inventory (ERI) was comprehensively updated in August 2019. This effort was led by the Township Environmental Commission with the assistance of Township Staff. It was adopted by the Township Planning Board as an element of the Township Master Plan. A summary of the ERI is provided above in Section II and a copy of it is available for review on the Township website.

The ERI serves as an outstanding resource in terms of both constraints and opportunities that might guide development and conservation decisions.

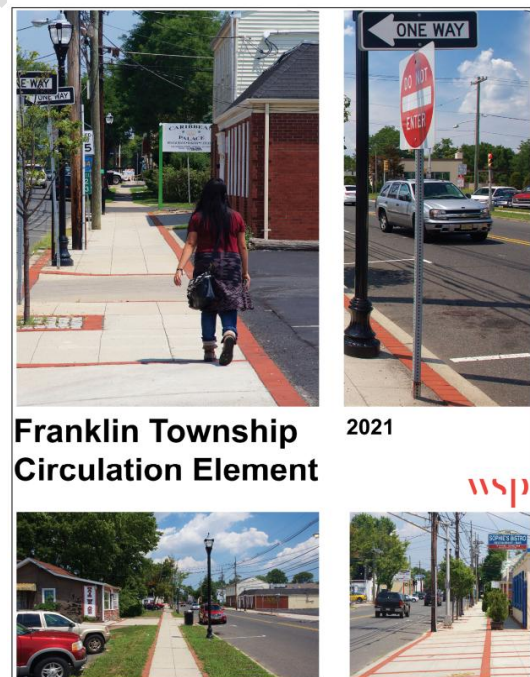


➤ **Circulation Element** – 2021¹⁰

The Township retained a consulting firm to prepare a comprehensive update to Circulation Element of the Master Plan. This was adopted in 2021. This plan replaced the 2006 Master Plan Circulation Element, examining and analyzing the Township's transportation resources, facilities and needs.

The included the following overall "Vision Statement" related to circulation:

Franklin Township seeks to preserve and enhance both its urban and rural qualities and provide multimodal transportation choices that improve safety, mobility, resilience, and access to opportunity. The Circulation Element promotes collaboration between the township, county, and state agencies to mitigate the impacts of traffic and land development, offer more mobility options, and create a more resilient future.



The plan provided the following updated circulation-related goals and objectives:

⁹ <https://www.franklintwpnj.org/home/showpublisheddocument/16368/637013036518900000>

¹⁰ <https://www.franklintwpnj.org/home/showpublisheddocument/24377/637762013798870000>

Establish a circulation system that recognizes the high level of through-Township traffic and minimizes its negative impact on Township residents

1. *Support improvement of county and state roadways with tactical measures to improve safety and traffic flow while limiting widening projects to critical areas to minimize induced demand and unsafe conditions for motorists, transit riders, cyclists and pedestrians*
2. *Minimize through-traffic in low-speed residential areas by improving traffic flow on major roads and implementing traffic calming measures in residential areas to divert and slow traffic*
3. *Discourage single-outlet design to enhance local circulation*
4. *Encourage multimodal connectivity (vehicular, transit, bicyclist and pedestrian) between developments*
5. *Plan connector roads in strategic locations to improve circulation throughout the Township, to preserve existing neighborhoods and improve safety*
6. *Improve traffic flow by limiting points of access on arterial roadways; explore the possibility of accessing existing and proposed commercial strip development via service roads and assure there is ample space for acceleration, deceleration, and merging, as appropriate from such points of access*
7. *Improve the resilience of Franklin Township's transportation infrastructure while minimizing stormwater impacts*

Provide a safe transportation network with several mobility options

8. *Support Complete Streets measures to improve the safety of all roadway users (motorists, transit riders, cyclists, pedestrians, and micro mobility users)*
9. *Encourage the use of non-motorized transportation such as transit, biking and walking by improving connections and facilities throughout the Township for and between these uses, including preserved open space and parks, for commuting, recreational, and shopping trips, consequently promoting the health of roadway users*
10. *Continue to implement the Bikeway Master Plan incorporating recommendations to the Township's bike network elaborated upon in this report, and consider developing school safety plans and a pedestrian network plan*

The plan included a detailed review of existing conditions and analysis including:

- *Review of previous studies:* summarized key findings of various findings and recommendations of various circulation-related affecting Franklin Township from 2005 forward
- *Evaluation of the roadway conditions per NJDOT data:* including evaluation of pavement conditions, congestion levels (identifying congestion conditions on Route 27 and Easton Avenue); traffic counts (provided for twenty locations in Franklin); crash data (including locations, type, severity, "hot spots", and lighting and roadway conditions)
- *Multimodal transportation network inventory and analysis:* including identification, discussion and mapping of: roadway jurisdiction (township, county, state); functional classifications (local roads, collectors, arterials, etc.); bicycle and pedestrian conditions including on- and off-road bicycle infrastructure and condition; and public transportation conditions (County, NJ Transit, other services).

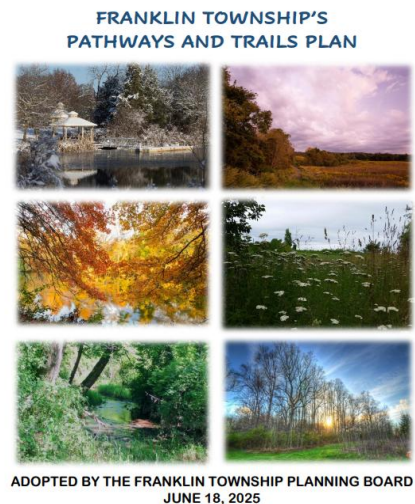
The plan included various recommendations and strategies addressing the following areas:

- *Previous recommendations:* identified and discussed various recommendations made in prior circulation-related plans and studies and identified whether or not they have been implemented

- *Intersections*: assessment of intersections in Franklin Township was conducted for potential improvements to safety, efficiency, and mobility; several intersections were selected for further analysis and development of recommendations based on crash characteristics, traffic volumes, and roadway geometry; statewide averages for similar roadways (state vs. county, signalized vs. unsignalized) were used when comparing crash characteristics for the intersections.
- *Corridors*: several corridors were selected for review for recommendations based on connectivity, crash trends, and functional class; recommendations include corridor-wide recommendations as well as minor intersection improvements.
- *Bicycle facility recommendations*: recommendations aim to connect and expand existing facilities to create a broader and more comprehensive bike network layered with on and off-road facilities.
- *Freight and goods movement*: indicated that projected growth in key sectors within the township, including warehousing, reinforces need to evaluate the current performance of the freight transportation network in the township and to understand future needs as well; recommends that the Township explore freight-related concerns more fully
- *Focus areas Hamilton Street, I-287 commercial area*: Based on stakeholder input, ongoing projects, previous studies, and data analysis, a series of priority multi-modal transportation improvements were developed for two focus areas to enhance multimodal mobility in Franklin Township: Hamilton Street and the I-287 commercial area.
- *Implementation matrix*: The plan concluded with a detailed implementation matrix intended to help the prioritize and track improvements. The table includes those improvements newly recommended in that document as well as those initially recommended in previous studies and reinforced in the document. As applicable, the “Location/Study” column provides either the location of improvements or the study in which the recommendation was previously made. “The “Type” column refers to the mode and location type of the improvement (e.g., roadway, traffic, transit, bicycle, pedestrian). The lead agency is determined by jurisdiction (state, county or township) and relative costs are identified as “low,” “medium,” and “high.”

➤ **Pathways & Trails Plan** – 2025¹¹

The 2025 Franklin Township Pathways and Trails Plan (herein, “PTP” or “Plan”) is a comprehensive update and replacement of the 2008 Pathways and Trails Plan, including information about the existing trails system as well as recommendations to expand and enhance that system in a strategic and sustainable way. This Plan also incorporates the principles of equitable and sustainable planning for trail design and location, as well as stewardship and management. This Plan serves as a living document and work plan for the Township when expanding and modifying the trails network under the municipality's jurisdiction.



The 2025 PTP clearly identifies the vision for Franklin Township's trails system over the next ten years. Current strategies employed for management and stewardship are detailed and expanded upon for the near and long term. Lastly, this Plan contains site-specific recommendations for trails development, improvements, and enhancements to make these spaces usable, safe, and welcoming for Franklin's residents and visitors. The Plan was prepared by the Township's Trails Advisory Committee with the assistance of the Township's Land Preservation consultant. It was adopted as an element of the Township Master Plan in June 2025.

¹¹ <https://www.franklintwpnj.org/home/showpublisheddocument/31283/638926085326130000>

III. RE-EXAMINATION OF MASTER PLAN AND DEVELOPMENT REGULATIONS

This section evaluates the Township's master plan and development regulations following the criteria required pursuant to N.J.S.A 40:55D-89. This evaluation is organized by Master Plan Element (i.e., Land Use Plan, Historic Preservation Plan, Circulation Plan, etc.) and the particular issues identified in each Element. This evaluation is organized as follows:

- **Issue** – Summarizes the problem, issue or objectives *as raised in the 2016 Master Plan Reexamination* (40:55D-89.a)
- **Status** – Addresses the current status of this issue (e.g., extent to which has been reduced, increased or addressed (40:55D-89.b)
- **Change(s)** – Identifies any changes in the assumptions, policies and objectives affecting an issue from the 2016 Master Plan Reexamination (40:55D-89.c). When an issue starts with this heading it means that it is a new issue not addressed in the 2016 Master Plan Reexamination. If no “change(s)” are identified for a particular issue it means that no changes have occurred that would warrant further action on that issue.
- **Recommendation(s)** – Identifies specific changes recommended to the Master Plan or development regulations (40:55D-89.d) If no “recommendation(s)” are identified for a particular issue it means that the matter was resolved (e.g., implemented by ordinance) and that no changes have occurred that would warrant further action on that issue.

Where applicable, this evaluation addresses 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 (40:55D-89.e).

A. LAND USE PLAN

- **Issue:** The goals and objectives of the Land Use Plan Element of the Master Plan are as follows:

Goal: Maintain the diversity of housing, but encourage infill and stabilization of current residential areas rather than continuing sprawl patterns of development.

- Encourage new construction and renovation, including accessory apartments, in revitalization and developed areas.
- Encourage the subdivision of larger lots into conforming lots in appropriate locations in developed areas.

Goal: Encourage commercial and industrial development in areas with access to major regional highways (I-287) and in established areas.

- Locate major employment and traffic-drawing uses in areas where they will least impact residential neighborhoods.
- Maintain size of industrial districts to ensure adequate space for light industry and warehousing.

Goal: Differentiate between neighborhood commercial nodes and regional commercial development.

- Locate regional shopping centers in nodes with regional access.
- Concentrate commercial development into nodes or districts in areas where residential densities can support commercial activities.
- Limit commercial activities in villages to neighborhood commercial uses, those which serve the adjacent residential community

Goal: Maintain the character of the existing villages of Kingston, Griggstown, Franklin Park, Middlebush and East Millstone.

- Develop special design standards for villages.
- Discourage the intrusion of incompatible uses.
- Maintain the hard edge between villages and environs to protect character.

Goal: Protect the Township's cultural heritage by encouraging the continuation of farming as a viable land use.

- Protect farmland by purchase of development rights, continued use of farmland assessment and other effective mechanisms
- Discourage the extension of utilities to large farms except where needed to service existing development and improve environmental conditions.

Goal: Support the redevelopment of declining areas within the Township.

- Periodically reexamine redevelopment plans to ensure viability.
- Continue to use the Local Redevelopment and Housing Law to identify additional areas "in need of redevelopment" in the Township.

Status: Generally, these goals and objectives remain valid.

Recommendation: While generally valid, the goals and objectives should be re-evaluated if a new Land Use Plan element is created. For example, revitalization of Hamilton Street should be

identified as a major goal and more specific language should be added addressing the extension of public sewer and water.

➤ **Issue:**¹² The 2016 Reexamination Report identified a number of population, demographic, housing and other factors that may affect Franklin, including:

- The Township has a varied housing stock (e.g., greater than 50% of the Township's housing stock consists of attached single-family units (i.e., townhomes) and multi-family units).
- The Township's housing stock has become increasingly diverse with a sizeable increase in the number of dwelling units containing 10 or more units. The number of units in multi-family buildings (i.e., 2-4 unit, 5-9 unit and 10+ unit buildings) increased by 2,190 units (from 5,379 to 7,566 units) between 2000 and 2010.
- The Township population increased by approximately 11,000 persons between 2000 and 2010. At the time of the 2010 Census the Township population was 62,300.
- By far the largest age-group increases occurred in the 55-64 and 65+ age group categories. The 55-64 age group increased 75% from 4,261 in 2000 to 7,466 in 2010. Similarly, the 65 & over age group increased 47% from 5,805 in 2000 to 8,513 in 2010. Together these age groups accounted for 52% of the Township's population increase (i.e., of the new residents 1-out of-2 was 55 years of age or older) between 2000 and 2010.
- The number of residents aged 25 to 44 remained virtually identical between 2000 and 2010 (18,790 and 18,926 respectively) with a very minor increase in the 25-34 age group and a very minor decrease in the 35-44 age group. These age groups declined in comparison to overall Township population (together, 36.9% in 2000 declined to 30.3% by 2010).
- While the number of school-aged children (5-17) increased by roughly 1,200, the percentage of overall population represented by this age group decreased slightly to 15% (lower than the County-wide figure of 19%). School-aged children represented 11% of the Township's overall increase in population (in other words, of the new residents 1-in-10 was a school-aged child).
- The North Jersey Transportation Planning Authority forecasts a year 2040 population of 71,390 for Franklin Township, at an annualized percent population change of 0.5%. Similarly, they forecast an annualized percent household change of 0.5% resulting in a forecast of 26,930 households in Franklin by the year 2040. The Township's 2014 population was estimated at 65,938.
- The average household size in Franklin Township is 2.63 persons. The household composition, in terms of household size, remained relatively constant in the Township between 2000 and 2010, with only a minor increase in the percentage of 2 person households and a minor decrease in the number of households with 5 or more persons.
- In comparison to the County as a whole, the Township has a somewhat higher percentage of smaller households (i.e., 1 and 2 person households) and correspondingly lower percentage

¹² The discussion of population, demographic, housing and other factors in the 2016 Reexamination Report was not discussed as an "issue" but rather a discussion of the status and/or changes in population, demographics, housing and other factors that may be informative.

of larger households (i.e., 4 and 5+ person households). The supply of housing in the Township is consistent with this in that the Township has a greater percentage of smaller units (1 and 2-bedroom units), while the County has a greater percentage of larger units (3 and 4-bedroom units)

- Franklin Township is a racially-diverse community and the Township became increasingly diverse between 2000 and 2010 with significant increases in the African-American, Asian--American and Hispanic populations.

Status: Below is an update with respect to population, demographic, housing and other factors that may affect Franklin, including:

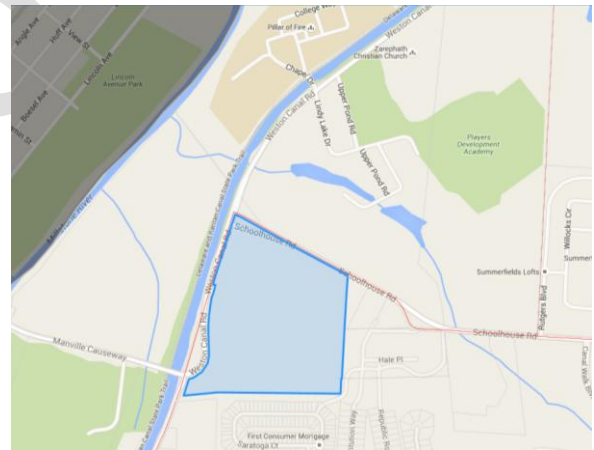
- The Township continues to have a very varied housing stock (e.g., greater than 50% of the Township's housing stock consists of attached single-family units (i.e., townhomes) and multi-family units). In fact, the percentage of units in multi-family structures (2 units or more) increased from 30.0% to 34.4%. This percentage is higher than Somerset County as a whole (27.3%) and comparable to the State as a whole (36.5%).
- Between 2010 and 2020 the Township experienced a 9.7% population increase from 62,300 in 2010 to 68,362 in 2020 (or 6,062 persons). The Township's 2024 population was Census-estimated at 69,862.
- The 55-64 and 65+ age group categories continued to experience growth. The 55-64 age group increased from 7,466 in 2010 to 9,186 in 2020 (a 23% increase). The 65 & over age group increased 49% from 8,513 in 2010 to 12,663 in 2020. Together these age groups accounted for the vast majority (5,870) of the Township's 6,032 population increase between 2010 and 2020.
- The percentage of overall population represented by school-aged children (5-17 this age) has remained consistent, compared to the 2010 Census, remaining at around 15% of Township population.
- The North Jersey Transportation Planning Authority forecasts a year 2050 population of 73,037 for Franklin Township, at an annualized percent population change of 0.2%. Similarly, they forecast an annualized percent household change of 0.3% resulting in a forecast of 28,586 households in Franklin by the year 2050.
- The average household size in Franklin Township has decreased slightly from 2.63 persons to 2.57 persons.
- Franklin Township continues to be an increasingly diverse community. Between the 2010 and 2020 Census the Asian population increased from 20% to 23% of the Township population while the Hispanic population increased from 13% to 18%. The White population decreased from 39% to 31% while the Black population remained relatively stable, increasing slightly in number, but decreasing slightly in percentage of Township population, remaining around 25%.

- **Issue:** The 2016 Master Plan Reexamination Report anticipated that the significant increase in the older population would increase the demand and need for specialized housing geared towards aging seniors (e.g., residential health care, long-term care and assisted living facilities) and recommended the Township review its zoning and accommodate for such uses, particularly in the northwesterly portion of the Township (e.g., in the business and industry zoning districts).

Status: As addressed above, the senior population continues to grow in the Township. The Township, however, has not experienced a significant level of interest in the development of such uses (e.g., application for use variances). Nonetheless, due to the continued increase in the senior population demand and need for specialized housing geared towards aging seniors remains possible.

Recommendation: The Township may wish to proactively address this via ordinance amendments. Absent such amendments, it is possible that the Township will receive zoning amendment or use variance requests. Since such uses (e.g., residential health care, long-term care and assisted living facilities) generally serve a public purpose and are generally low-impact (e.g., low traffic) in nature, the Township should consider such requests with considerations including appropriate location (e.g., roadway and the nature of surrounding land uses) and the scale of the proposed development.

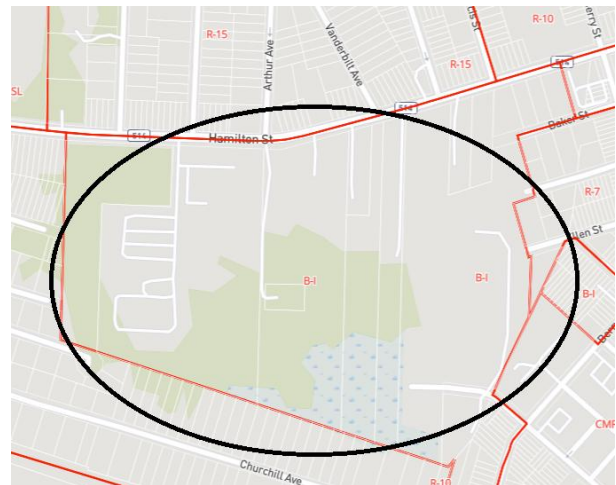
- **Issue:** *S-C-V Zone on Weston Canal Road.* Both the 2006 Master Plan and the 2016 Reexamination recommended that those lands that are not used for Senior Citizen Village development as part of Canal Walk should be returned to an Agricultural (A) zoning designation. The 2016 Reexamination Report indicated that the site is not large enough to accommodate permitted development in the SCV zone and further the lack of public water and sewer limit development potential. The 2016 Reexamination further recommended that the Township evaluate appropriate zoning for the residential properties along Weston Canal Road and Weston Road within the SCV which are not part of the Canal Walk Development (e.g., placement within the Agricultural (A) or one of the RR zones should be evaluated.



Status: All recommendations accomplished via Ordinance #4271-19. As recommended, the larger properties in this area (including the one depicted above) were re-zoned to the A zone. A provision was added to the zoning ordinance (Section 112-159.1) indicating that several smaller residential properties in the SCV (that are not part of Canal Walk) should be subject to the bulk requirements of

the R-40 zone. Unfortunately, one such property (Block 513.01 lot 6.03) was omitted, thus Section 112-159.1 should be revised to add that parcel.

- **Recommendation:** The Township should review the zoning for the Business and Industry (B-I) zone along Hamilton Street (in the area of the armory). In addition to the armory, the area contains a few light industrial uses, as well as a number of residences. A large proportion of the area is undeveloped and forested. NJDEP mapping suggests that a large portion of the forested area is wetlands. Despite the few light industrial uses (including the one large such use which gains access via School Avenue – not Hamilton Street), the predominant character of this area is that of single-family residential uses (the area adjoins several such zones – R-7, R-10 and R-15).



- **Recommendation:** The Township should consider placing the Wendy's on Easton Avenue into the G-B zone (consistent with the rest of the surrounding area) rather its current Canal Preservation (C-P) zoning.
- **Issue:** The Master Plan should consider rezoning several large properties along the north side of Skillman's Lane to the A zone. Most of these properties are part of the State Six Mile Run site. Further, these properties are considerably larger than 1 acre, are located on a narrow rural road, are located in a rural area of the Township, and not served by public sewer. The smaller parcels to the east of South Middlebush Road, south of Skillman's Lane, should remain R-40 as this zone best matches the development pattern of that area.

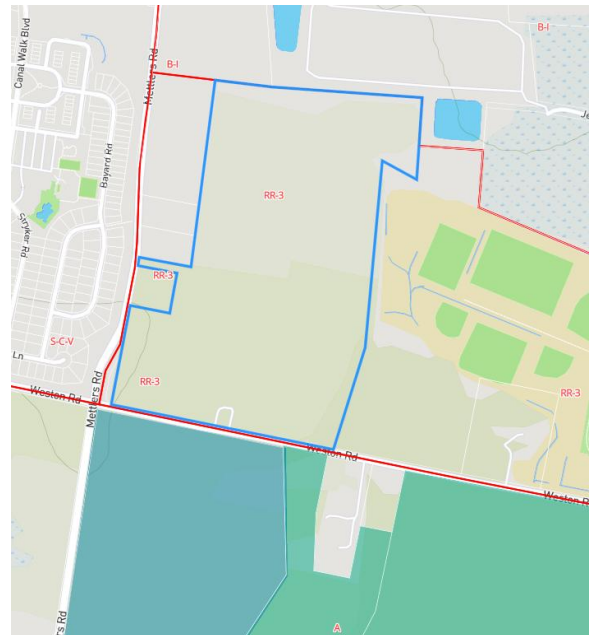
Status: All recommendations accomplished via ordinance.

- **Issue:** Properties which have been farmland-preserved (e.g., Block 37.02, Lot 2; 61 Cortelyous Lane) should be rezoned to the Agricultural (A) zone reflective of their preserved status. The 2016 Reexamination similarly recommended that open space preserved properties be placed in an appropriate low intensity zone (A, CP, or RR).

Status: While most open space and farmland-preserved properties are located in low-density zoning districts (Canal Preservation, Rural-Residential, Agricultural), a few such properties are not (e.g., 61 Cortelyous and 277 Bennetts Lane) have not been.

Recommendation: Such properties should be re-zoned to the appropriate low-density residential zone.

- **Issue:** *R-O-L Zone on Northeastern Corner of Mettler's and Weston Roads* – The 2016 Master Plan Reexamination noted that potential development of the site in accordance with its R-O-L zoning may be limited due to potential for limited market demand for research and laboratory development at that location. It further noted that the adjoining roads (Mettlers and Weston Roads) are unsuited for traffic-intensive development. Further, while located within the Township's Sewer Service Area, the document noted that the nearest available public sewer is located a significant distance away in Schoolhouse Road (which significantly affects development potential). Thus, the Master Plan Reexamination recommended that the Township investigate alternative zoning for this property.



Status: The property was rezoned to the Rural Residential (RR-3) zone by Ordinance #4371-22.

- **Issue:** The property at the southeast corner of Metters Road/ Weston Road, which was recently been acquired by the County for open space purposes, should be rezoned the Agricultural (A) (consistent with the recommendation contained elsewhere herein to rezone preserved open space and preserved farmland to the appropriate low density zoning district).

Status: The property was rezoned to the Agricultural (A) zone by Ordinance #4371-22

- **Issue:** The Master Plan should also evaluate the appropriate zoning of the undeveloped portion of the Huntington Life Sciences property located at the southwest corner of Metters Road/ Weston Road which remains in the R-O-L zone. While located within the Township's Sewer Service Area, the nearest available public sewer is located a significant distance away in Schoolhouse Road (which significantly affects development potential). Further, the site's location on Mettlers Road and Weston Road (both very narrow roadways) render traffic-intensive use of the site inappropriate.

Status: The entire property was rezoned to the Agricultural (A) zone by Ordinance #4371-22

- **Issue:** *Office Vacancies.* Following the recent economic downturn and resulting from what appear to be permanent changes in the national economy (e.g., reduced need for office space due to

technology advances and other changes in business practice), office vacancy rates have increased significantly. This issue affects not only employment opportunities within the Township but has long-term potential to negatively affect the Township's non-residential tax base.

The 2016 Reexamination Report recommended that the Township proactively address this matter and identified potential efforts including: development of a comprehensive economic development strategy and evaluation of appropriate zoning changes to allow redevelopment in this area of the Township.

Status: As addressed above, since 2016 the Township has conducted a number of studies, Master Plan updates and zoning amendments addressing the Township corporate business and industrial zones.

The first master plan update (and corresponding zoning ordinance) was adopted in 2020. This update amended the Land Use Plan Element to address the long-term viability of the Corporate Business (C-B) zone as well as aspects of the Township's zoning ordinance (e.g., use and bulk requirements of the Corporate Business (C-B), and M-1 and M-2 (Light Manufacturing) zones. That update indicated that the purpose of the recommendations were intended to address aspects that impeded appropriate opportunities for economic development and to encourage job creation in the Township's corporate and industrial areas that take advantage of Franklin's centralized location in the Tri-State area with access to the regional transportation corridors including I-287 and the New Jersey Turnpike and public transportation.

The amendment to the Land Use Plan Element recommended the consolidation of the C-B, M-1 and M-2 Zones into a new Business & Industry (B-I) Zone and was based on a consultant economic study entitled, "Strategic Zoning and Economic Development Recommendations", prepared by 4Ward Planning and dated August 7, 2017. The new B-I Zone: incorporated the permitted uses of the three prior zones; established one set of bulk standards (lot area, setbacks, building height, lot and impervious coverage, FAR) for the B-I Zone; and established one set of consistent buffer requirements with larger buffers adjoining a residential zone. The recommendations of this Land Use Plan Element amendment were adopted by ordinance later that year.

With respect to the office vacancy issue in particular, one of the key changes implemented during this effort was the elimination of the Corporate Business (C-B) zone. While located in close proximity to I-287 (along Davidson Avenue and Atrium Drive), the uses permitted in the C-B zone were limited to professional offices, laboratories and hotels. The C-B zone did not permit light manufacturing, self-storage and warehousing as permitted in nearby M-1 and M-2. Due to the office vacancy issues in that area, this area was incorporated into the new B-I (which permitted such uses while retaining the uses permitted in the C-B such as offices, hotels and laboratories).

[update as necessary depending on what happens with Planning Board's consideration of current B-I study]

Recommendation: [update as necessary depending on what happens with Planning board's consideration of current B-I study]

- **Issue:** The 2016 Reexamination Report discussed the recommendation in the 2006 Master Plan to “expand the list of permitted uses in industrial districts, recognizing new and emerging uses which should be directed to such districts.” The 2016 Reexamination Report indicated that this was a valid planning objective and should be evaluated (e.g., specifically listing certain appropriate and sought-after uses (e.g., data centers).

Status: As addressed above, the permitted uses in the Township's industrial zones has been evaluated a number of times since the 2016 Master Plan Reexamination. The changes made in 2020, in particular, expanded the range of permitted uses by merging the M-1, M-2 and C-B zones into a new B-I zone (certain uses where previously permitted in one zone but not the others) and by adding additional permitted uses including banquet facilities and data centers.

[update as necessary depending on what happens with Planning Board's consideration of current B-I study]

Recommendation: [update as necessary depending on what happens with Planning board's consideration of current B-I study]

- **Issue:** The 2016 Reexamination Report discussed the recommendation in the 2006 Master Plan to maintain sufficient areas of light industrial zoning to ensure a varied tax base and indicated that remains a valid planning objective.

Status: As addressed above, Township's industrial zones has been evaluated a number of times since the 2016 Master Plan Reexamination. The amount of industrially-zoned land has remained stable since the 2006 Master Plan and 2016 Master Plan Reexamination. While a few industrially-zoned properties along Metters Road and Elizabeth Avenue (south of New Brunswick Road) were re-zoned to residential zones in 2022, the land area involved is a fraction of the overall amount of industrially-zoned in the Township.

Recommendation: No further recommendations at this time.

- **Issue:** The Township should consider a comprehensive re-evaluation of the Township's clustering/ lot averaging regulations. Currently, clustering options are available in the Township's development regulations:

- Lot size averaging in the C-P zone (§112-142),
- Lot size averaging in the RR-3 zone (§112-145)
- Lot size averaging in the RR-5 zone (§112-146)
- Natural Resource Cluster Option (*Article XXX*) which allows clustering in certain zones
- Agricultural Cluster Option (*Article XXXI*) which allows clustering in certain zones

However, there exist significant differences in the various cluster provisions with various inconsistencies. The various clustering provisions should be streamlined, simplified and made consistent (e.g., similar methodology for determining lot yield). Consideration should be given to combining and/or consolidating these various clustering/ lot averaging regulations into one chapter of the land development ordinance.

- The lot size averaging provisions in §112-142, §112-145 and §112-146 allow rather limited flexibility in lot size (e.g., in the RR-3 zone the 3 acre minimum is only to 2 acres), whereas the clustering provisions of Articles XXX and XXXI offer *significantly* more flexibility (e.g., down to 15,000 square feet).
- In the Agricultural Cluster Option it is difficult to discern the planning rationale for requiring that the tracts be located across several zoning districts and requiring a certain percentage of the tract in certain zones.
- The Agricultural Cluster Option offers a rather significant density bonus - in particular, lands in the A zone receive a nearly 3x bonus (i.e., nearly 3 times the number of homes result if clustered), where no other cluster requirements offer any bonus. The lot yield methodology in §112-142, §112-145 and §112-146 and Article XXX are logical and effectively offer no density bonus.
- The stated purpose of the Agricultural Cluster Option is to encourage continued practice of agriculture through retention of large contiguous farmland, however required "findings" also address preservation of natural resources and "active recreational or active public use" (which contradicts the purpose and the requirement that 50% of the preserved area be actively farmed).
- The Natural Resource Cluster Option and the Agricultural Cluster Option require unclear and unnecessary procedural requirements and steps (e.g., formal submittal of a "sketch plat").
- The Natural Resource Cluster Option allows non-contiguous clustering. However, this needs to be reviewed for consistency with new legislation.
- The legality of the financial commitment requirement in the Natural Resource Cluster Option needs to be reviewed.

It is noted that the 2013 OSRP recommends that the Township continue to encourage the use of clustering techniques when such techniques could serve to protect existing farmland, areas of scenic value and/or natural resource value. Further, it recommends that the Township re-evaluate the cluster provisions in order to:

- identify ways to either increase the likelihood of their use (e.g., greater flexibility in minimum lot sizes and other standards and/or density bonuses if certain additional objectives are met); and
- consider the use of mandatory clustering in certain areas and/or circumstances.

Status: This recommendation has not been implemented.

Recommendation: This remains a valid recommendation.

- **Issue:** For ease of reference by potential applicants, the Township should consider consolidating the various design standards sections (i.e., general, HBD, various sections within the Redevelopment area) into one portion of the ordinance. Such review would eliminate any inconsistencies that may exist and should be supplemented with appropriate illustrations to better explain the standards.

Status: This recommendation has not been implemented.

Recommendation: This remains a valid recommendation.

- **Issue:** Implement the reclamation plan for Trap Rock Quarry which was presented and approved by Franklin Township. Plans for the conversion of Trap Rock Quarry to a public park after the closure of the quarry should continue to be supported.

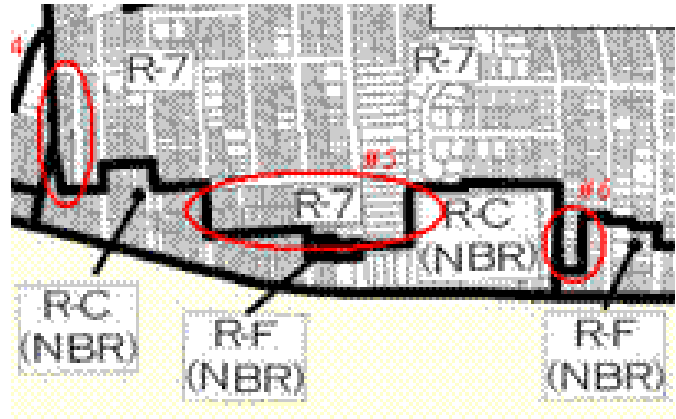
Status: Discussions with representatives of the Trap Rock Quarry over the last few years suggest that quarry operations are anticipated to continue for several more decades. This fact notwithstanding, it is important to note that State water supply plans have addressed potential use of the quarry for water storage when quarrying ceases. Such plans are incorporated into the reclamation plan for the quarry. The Township's Master Plan and zoning are consistent with the objective of maintaining the rural nature of the southerly portion of the Township while allowing the continuation of the mining and mining associated uses in the quarry zone.

- **Issue:** *Renaissance 2000 Redevelopment Plan* – The relevant use and bulk standards of the districts should be compiled into a zoning schedule for ease of interpretation.

Status: This recommendation has not been implemented.

Recommendation: The zoning within the Renaissance Redevelopment Plan needs to be reviewed. Generally, it needs to be streamlined and simplified. For example, there exist three different sets of design standards (one each for the RPM and Leewood areas and another general section), different signage standards in the different zones, etc. Further, the applicability of the “underlay” vs. “base” zones needs to be clarified/ simplified.

- **Issue:** *Renaissance 2000 Redevelopment Plan*
– Per the June 2007 Master Plan Amendment, there are several areas currently designated General Business (G-B) within the Renaissance Redevelopment Area that should be in the R-7 residential zone. These changes are proposed since none of these areas actually front Route 27 (where general business use is appropriate), since these areas are currently occupied by residences and/or since they adjoin existing and/or future residential development. These are reflected as changes #4, #5 and #6 on the map below.



Status: Implemented by Ordinance #4474-25

- **Issue:** *Hamilton Street.* A renewed emphasis regarding the revitalization of Hamilton Street led the Township to form Township's Hamilton Street Advisory Board (HSAB) in 2014. Upon its formation, the HSAB identified a Vision for Hamilton Street and conducted an analysis of the weaknesses and threats that may negatively affect the Township's ability to revitalize Hamilton Street and identified the various opportunities and strengths that may be capitalized upon in these efforts. This analysis (see below) effectively serves as the HSAB's "strategic plan" for revitalize Hamilton Street.

The 2016 Master Plan Reexamination recommended that the "strategic plan" outlined below continue to be implemented and indicated that the improvements to the design standards recommended in the April 2015 Master Plan Amendment¹³ should be pursued.

VISION

- We envision a revitalized Hamilton Street with a unique and genuine sense of place which fosters economic opportunity and community vitality.
- We envision a Hamilton Street that enhances the quality of life for residents and visitors alike by offering a safe and clean setting and by providing a comfortable and attractive streetscape and storefronts, a pedestrian friendly street, and outstanding public spaces.
- We envision a Hamilton Street that is conducive to business enterprises, employment opportunities and stores that offer special and distinctive merchandise that creates a pleasant and varied shopping experience and which provides a wide variety of services.
- We envision a Hamilton Street that celebrates and shares its ever evolving ethnic and cultural diversity by providing a vibrant urban setting for cultural experiences, diverse dining, the arts,

¹³ <https://www.franklintwpnj.org/home/showpublisheddocument/5478/635677142481530000>

entertainment, community festivals, and quality residential living.

- Our vision is achieved and maintained through a strong public-private partnership among local government, businesses, educational institutions, non-profit community based organizations, and residents. This partnership is devoted to constantly working together to make Hamilton Street an attraction, an asset, and a success as both a business district and thriving neighborhood.

WEAKNESSES and THREATS

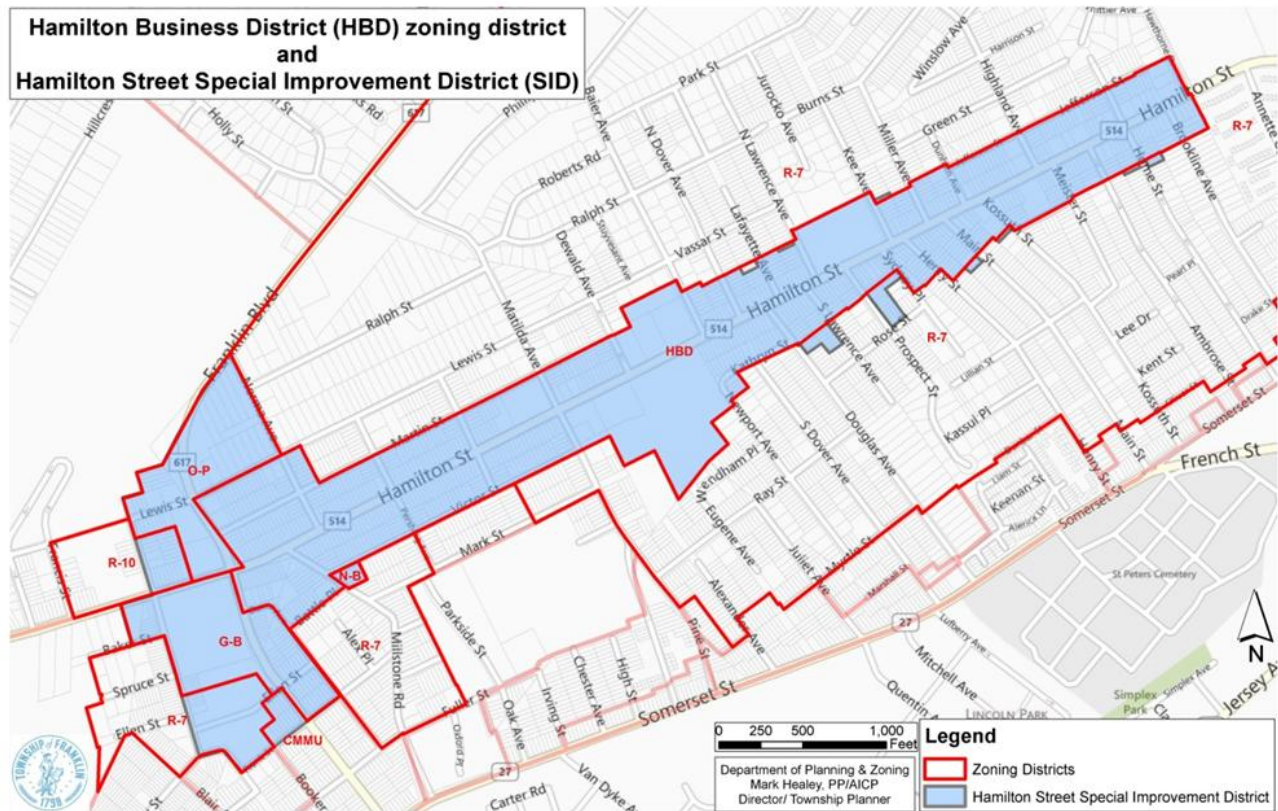
- Length of the corridor with scattered land use pattern (residential mixed with business along length of corridor)
 - results in there being no "place" along Hamilton Street
 - no significant concentration of retail, residential, government in a concentrated "center" or "place" along Hamilton Street
- Scattered ownership patterns along the corridor
 - numerous, small properties (along Hamilton Street and back streets)
 - impedes assembly of property into larger, profitable, redevelopment sites
 - entrenched residential uses amongst business uses
- Safety, crime and perception thereof
 - women afraid to walk along Hamilton Street
 - shootings have hurt perception of safety and turned customers away
 - perception of crime - how to turn that around?
 - drugs
- No community space/ park
 - No central community space/ no park for outdoor community events, etc.
 - No community room/ meeting space for indoor events
- No real "destination uses" with the possible exception of certain restaurants
 - no reason for people outside the immediate area to go to Hamilton Street
 - no destination retail uses or other such uses to attract those outside of immediate area
- Lack of business diversity (e.g., prevalence of beauty salons)
 - Need for more breakfast/ coffee places
 - No modern convenience stores
- Property maintenance issues - harms perception of the district
 - boarded up buildings
 - weeds/ lack of mowing
 - need for facade and sign improvements on various properties
 - graffiti
- Vacant, undeveloped and underdeveloped lots detract from perception of Hamilton Street
- Revitalization of Hamilton Street doesn't seem to be a priority to the Township
- Need a "Big Bang" to attract attention, interest and investment along Hamilton Street

- Lack of public parking in certain areas
 - Particular areas of concern:
 - Along Hamilton Street between Norma and Pershing Avenues
 - Hamilton Street near Dewald Avenue (near SaveRite is worst)
 - Hamilton Street near Baier Avenue
 - South side of Hamilton Street between Lawrence Avenue and Henry Street
 - Hamilton Street between Kossuth Street and Meister Street
 - Merchants park along Hamilton Street all day blocking spaces for use by potential customers
 - Sight distance issue in certain areas caused by parked cars too near the intersection (e.g., Norma Avenue and Dewald Avenue accessing Hamilton Street)
- Hamilton Street is a County highway (arterial)
 - traffic can be significant at times
 - vehicular/ pedestrian/ bike conflicts
 - [this is an opportunity as well]
- Assessment levels/ taxes
 - Roughly \$900k/ acre
 - assessment levels do not align with rents
 - significant disincentive to redevelopment, investment and tenants
- Homelessness and loitering
- Zoning
 - need to allow greater density/ intensity of use
 - alignment of the HB Business Improvement District (BID) and the Hamilton Street Business zoning district
- Inappropriate selection of street trees blocks visibility of stores
- DPW needs to empty trash cans more frequently

STRENGTHS and OPPORTUNITIES

- Proximity to Rutgers University, Robert Wood John and Saint Peters hospitals, theaters, etc. in New Brunswick
- Located in most populated area of Franklin (plus, population along Hamilton Street in New Brunswick) provides customer base
 - planned/ potential redev. along Hamilton Street
 - nearby apartment complexes (along Hamilton and Franklin Blvd)
- Recent streetscape improvements (lights, benches, sidewalks) improves appearance
 - need to continue
- Vacant, undeveloped and underdeveloped sites provide development/ redevelopment opportunities

- Hamilton Street is a County highway (arterial) providing access to New Brunswick from Franklin and other communities
- 2 large sites along Hamilton Street (Johns Plaza and Nora Shopping Center) have significant redevelopment potential
 - Infill could provide both economic, community character and streetscape improvements.
 - potential parking enhancements including potential public/private partnerships including park-n-ride and/or public parking (which would benefit Hamilton Street as a whole).
 - pedestrian enhancements
 - if properly redeveloped, each site could act as an anchor for revitalization of the corridor and spur additional investment and revitalization along the corridor
 - redevelopment could involve complete redevelopment of the site (i.e., tear down of building) or redevelopment may involve retention of the existing building (e.g., pad sites along frontage along with parking, transportation and other site modifications)
- The existence of the HB Business Improvement District (BID) and the Hamilton Street Advisory Board (HSAB)
- Existence of continuous sidewalk system
- Detailed design standards in Zoning Ordinance encourage attractive development (both on-site and streetscape)
- CDBG funding
 - capitalize more?
 - other grant opportunities?
- Transit opportunities
 - bus stations
 - train
 - County potentially adding new bus stops with access to NB train stations
- Changes to the zoning plan could help encourage investment, revitalization and redevelopment
- Area in Need of Rehabilitation (eligible?)? Area in Need of Redevelopment (eligible?)?
- Opportunity to increase awareness and interest in Hamilton Street through marketing and dissemination of information
- Political will/ relationships
- Police substation would help with crime (both in real terms and perception)



Recommendation: The issues identified in the “strategic plan” outlined above should continue to be implemented. The improvements to the design standards recommended in the April 2015 Master Plan Amendment should be pursued.

- **Issue:** *Cedar Grove Lane north of New Brunswick Road.* North of New Brunswick Road, and particularly north of Pierce Street, this corridor has been developed with a mixture of multi-family housing, some commercial uses and large-scale places of worship. The Master Plan should evaluate the zoning of the Cedar Grove Lane corridor north of New Brunswick Road with low-intensity non-residential uses.

Status: This recommendation has not been pursued. However, since 2016, several previously-vacant or under-developed properties in this corridor have been developed with either townhouse development or expansions to places of worship resulting in reduced development potential. This issue was relatively low in priority and even lower in priority due to the developed nature of the area.

- **Issue:** *Cedar Grove Lane south of New Brunswick Road.* The R-40 zoning south of New Brunswick Road should be maintained. The character of the roadway and the surrounding area becomes decidedly less intense and decidedly single-family residential in nature southward from New Brunswick Road.

Status: No changes have been made to the R-40 south of New Brunswick Road along Cedar Grove Lane.

Recommendation: This Master Plan Reexamination carries forward the recommendation that the single-family residential (R-40) nature of the Cedar Grove Lane corridor should be retained south of New Brunswick Road.

➤ **Issue:** Township Planning & Zoning staff have reviewed the Land Development Ordinance and identified a number of provisions that should be reviewed including:

- Definitions - Some updated is needed (e.g., "Administrative Officer", subdivision committee, etc.).
- Add prohibition of any accessory structure being in front of the principal structure (residential only)
- Conditional use standards - Need to comprehensively review for internal consistency and consistency with law, update and delete accordingly.
- Should put section in that when a use variance is requested that, at a minimum, the ordinance standards for said use must be complied with (e.g., conditional use standards for places of worship would apply in the case of a use variance for a place of worship in a zone where such use is not permitted)
- Review and revise 112-67 Restoration - This section deals with non-conforming structures that are destroyed or altered. It also deals with existing undersized lots and certifications for preexisting nonconforming uses.
- 112-72 (flag lots) - Clarify that minimum setbacks for front yards are only for principal structures and to decide what the setbacks would be for accessory structures
- 112-74 affordable housing - Review and revise (e.g., eliminate bonus density, eliminate low/moderate split that is inconsistent with State UHAC rules)
- Parking requirements - Review requirements (e.g., schools, retail) and update accordingly
- 112-118 Noise - This section deals with the maximum decibel levels permitted. Should noise levels be in a development Ordinance? If not, this section should be deleted. If not deleted, they should be reviewed for consistency with current standards including the Township noise ordinance.
- 112-180 D - This section deals with the makeup of the Minor Subdivision Committee. It needs to be clarified and consistent with subdivision committee definition and the current makeup of the Committee
- 112-199 - This section deals with the requirements for an environmental assessment. This should be revised to reflect what is currently required.
- 112-299 - This section allows for an appeal to the Township Council when a use variance is granted by the Zoning Board. This section should be deleted
- 112-250 - This section deals with the process for informal reviews to the Planning Board. This section should be revised to reflect current practice.

- Reconsider footnote which allows hotels to be 12 stories in height in situations where such zones adjoin lower density residential areas
- Temporary use permits - Clarify what is eligible or delete

Status: The majority of these recommendations have not been implemented, while the 12-story allowance for hotels was modified to limit addition hotels to the 5-story/ 50 foot height limit for the rest of the B-I zone.

Recommendations: The Township should pursue recommendations made in the 2016 Reexamination Report in order of importance (some of these recommendations are higher in priority than others).

The Township Planning & Zoning staff have identified a number of additional provisions that should be reviewed including:

- The zoning ordinance needs to be updated to update or provide definitions of all key terms used including but not limited to uses identified in Schedule 1, Permitted Uses, and Schedules 2 and 3. Other missing definitions include but are not limited to: half-story and average grade.
- The Township should evaluate whether revisions could be made to the ordinance to better address the issue of business uses being conducted in residences.
- The Township should evaluate whether revisions could be made to the ordinance to better address the issue of the creation in additional dwelling units in residences.
- The operation of landscaping businesses in a residential zones is a constant and growing problem. Unfortunately, the Township ordinance does not permit this use in any of the Township's zoning districts (neither residential or non-residential uses). It is recommended that the Township evaluate this issue. Landscaping businesses provide services to many Township residences and should be accommodated in some manner in the zoning ordinance.
- The Township should consider permitting indoor recreational uses in shopping centers of a certain size in NB and G-B zones and permitting as stand-alone uses with an parking requirement.
- The zoning ordinance should be revised to eliminate certain uses as permitted uses in the residential uses including: philanthropic or eleemosynary uses in the Rural Residential zones,

hospitals in the Rural Residential zones, kennels in the Rural Residential zones, and “community residences” in the Rural Residential and Residential zones.

- The Township should consider allowing gas stations with convenience stores in the N-B and G-B zones as a permitted principal use or perhaps as a conditional use subject to certain standards (e.g., frontage on Route 27 or Easton Avenue and certain minimum lot size). Such use is not recommended in the HBD zone, nor in the RDO Overlay zone.
- As addressed above, the redevelopment ordinance needs to be reviewed – simplified, reviewed for internal inconsistencies and for consistency with zoning standards throughout the rest of the Township.
- The Township should review the applicability of front yard setbacks for accessory setbacks for small accessory structures (e.g., small sheds) and pools on reverse frontage lots (e.g., JFK Boulevard) and corner lots. The Township ordinance prohibits no such structures in any front yard (which applies along all road frontages), which in many cases creates unnecessary restrictions. However, many towns permit accessory structures in the “non front” front yard (e.g., rear yard adjoining JFK Boulevard) subject to the side or rear setback requirements for accessory structures, often with requirements for fencing.
- The Township should review its signage ordinance for consistency with applicable law and for internal consistency (e.g., do there need to be different standards in the redevelopment area versus the rest of the Town?). Further, the 30 square foot maximum for all retain uses should be evaluated. A review conducted in 2024 found that all other nearby towns evaluated based the permitted size of building-mounted retail signs on the size of the tenant space (calculated based on the square footage of the tenant’s façade area or the linear feet of the tenant’s façade width). Thus, as the store size increases (e.g., larger anchor uses) other towns permit the sign to increase in size (while Franklin’s ordinance continues to limit the building-mounted sign to 30 square feet).

The definition of “sign” should be revised to more specific address whether painted murals constitute a “sign” particularly if the mural contains no wording or imagery related to the business upon which the mural is painted.

- Article XXXIV, Parkland Dedication, should be eliminated as such ordinances were found to be invalid many years ago,
- The Cluster Residential (C-R) zone should be revised to eliminate “residential cluster developments” as a permitted principal use in the Cluster Residential (C-R) zone since there are no development standards pertaining to this use as are provided for single- and two-family homes, garden apartment and townhouse developments in the C-R zone which are

provided bulk standards in Schedules 2 and 3 and additional development standards in Section 112-39 and 49.

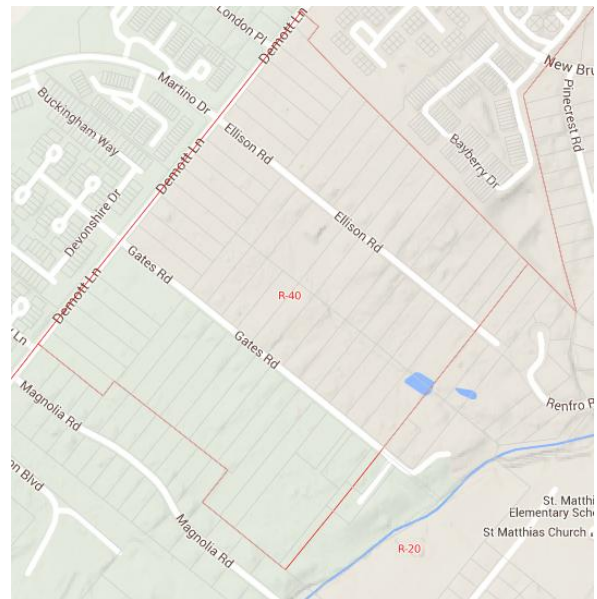
- The Township should consider revising the loading depth requirement (currently 2x the length of the longest truck). The Township engineer should be consulted on wording of an appropriate standard.
- The Township should consider reducing the parking lot drive aisle requirement from 26 feet to 24 feet. Twenty-four feet is a typical standard in municipal ordinances and consistent with accepted engineering standards. Further, reducing the aisle width should result in a decrease in impervious coverage. If there are concerns about such a reduction, the Township may wish to consider lowering the aisle width standard for low turnover uses (e.g., workplaces, residential) but maintaining the wide width for higher turnover uses (e.g., retail).
- The Township should consider placing townhouse and garden apartment developments currently existing in the G-B zone into the C-R zone (e.g., JFK Boulevard, portion of Hempstead Gardens) since these developments were built using these standards. Existing sections 112-39.R and 112-49.N essentially “grandfather” existing garden apartment and townhouse developments in the G-B zone. However, making this change would make it more clear that such uses are conforming.
- Sections 112-39 (garden apartments) and 112-49 (townhouse development) should not be in Article V, Conditional Uses (as these are no conditional uses). These should be stand-alone sections in Article IV, Supplementary Zoning Regulations.

Section 112-46, Professional office uses in the R-20-H should be similarly moved to Section IV as should Section 112-52, R-10A Zone Single-Family Development.

Lastly, Section 112-53, Principal Uses in Neighborhood Business (NB) zone, should also be moved to Article IV. This section addresses the permitted commercial uses permitted in the two shopping centers developed in the Cluster Residential (C-R) zone along Cedar Grove Lane and DeMott Lane. The section prohibits certain uses (e.g., restaurants, health clubs). This should be reconsidered since these uses have historically been located in these shopping centers with no impact for decades. The prohibition against gas stations, however, should remain.

- **Issue:** The zoning district boundary line near the termini of Gates and Ellison Roads should be changed to place the entirety of this neighborhood within the R-40 zone. There is no legitimate planning rationale for the last few properties at the end of these roads to be placed within the R-20 zone. An adjoining over-sized lot on Renfro Road should be reviewed for placement in this R-40 zone as well.

Status: Township Council considered this matter and decided not to adopt an ordinance implementing this recommendation.

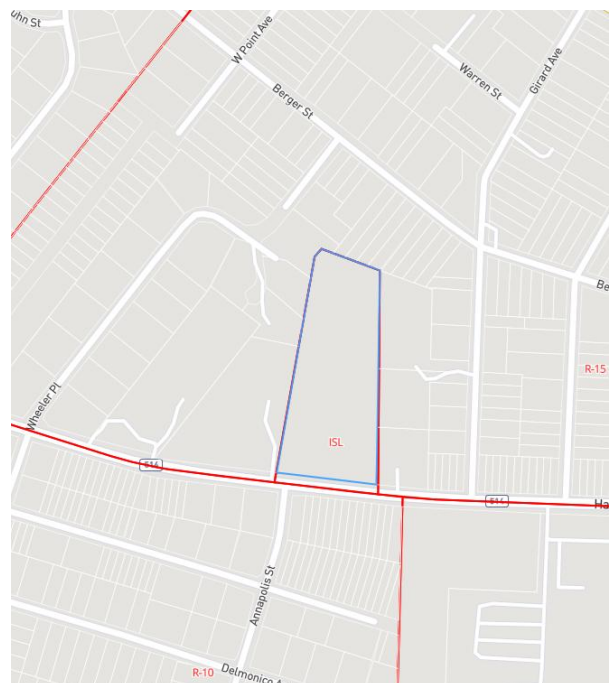


- **Issue:** Support the redevelopment of declining areas in the Township. Encourage the redevelopment of the “Renaissance 2000” redevelopment area. Use the Local Redevelopment and Housing Law to identify additional areas “in need of redevelopment.”

Status: These remain valid recommendations. The Township and the Franklin Township Redevelopment Agency continue to implement the Renaissance Redevelopment Plan. See recommendations above regarding necessary review of the redevelopment area zoning.

- **Change:** *Independent Senior Living (ISL) zone.* As part of its Third Round Fair Share Plan the Township re-zoned 1135 Hamilton Street (Block 347, Lot 7) from the R-15 zone to a new ISL zone which would permit development of age-restricted 3-story 127-unit apartment building subject to certain affordable housing requirements. However, this development was never pursued by the developer and the Township has since taken this development out of its affordable housing plan.

Recommendation: This property should be re-zoned back to the R-15 zone.



B. HOUSING PLAN

➤ **Status:** [NOTE: The Planning Board adopted its 4th Round Plan in 2025 – submitted it to the State “Program” – the Planning Board will need to re-adopt the 4th Round Plan in next month or so, incorporating changes required by the Program/ settlement agreement – **will update this section accordingly**]

Recommendation(s): No further recommendations at this time.

C. OPEN SPACE AND RECREATION PLAN

- **Issue:** The Township's Open Space and Recreation Plan (OSRP) was adopted by the Planning Board as an element of the Township Master Plan in December 2013. The 2013 OSRP is essentially a synthesis and update of the OSRP prepared in 2000 and the 2012 Preservation and Recreation Needs Assessment and Action Plan. It superseded the Parks, Recreation and Open Space Plan element in the 2006 Master Plan.

The 2016 Reexamination Report recommended consideration of the “zoning techniques” and “infrastructure considerations” described in the OSRP as compatible with open space and farmland preservation and the retention of agriculture and rural character. These included:

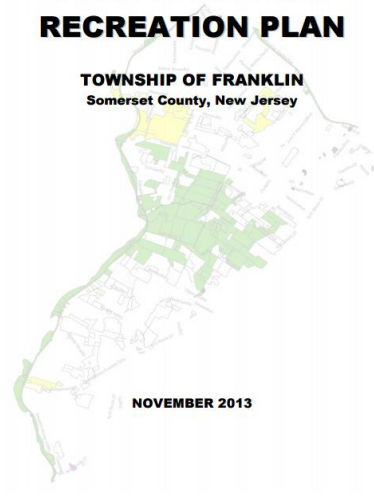
- *Rural Density Zoning* – retaining agriculture and rural character and maintaining the rural densities by maintaining the zoning of areas zoned A, CP, RR-5 and RR-3.
- *Cluster Provisions* – when residential development does occur continue to use clustering provisions (e.g., lot size averaging, NRPC cluster option, NRPC R-40 cluster option,) in order to preserve agriculture and open space while managing growth. The OSRP also recommends that the Township identify ways to either increase the likelihood of their use and consider the use of mandatory clustering in certain areas and/or circumstances.
- *Infrastructure Considerations* – Since the provision of sewer service significantly increases development pressure and significantly increases potential intensity of development, the OSRP indicates that it is critical that the Township carefully restrict the expansion of the sewer service area into areas of the Township that are inappropriate and/or unsuitable for more intensive development (i.e., those zones that permit less than 1 unit per acre). It also recommends that the Township carefully consider the expansion of public water service for similar reasons.

Status: The OSRP has not been updated since 2013.

Recommendation: The “zoning techniques” and “infrastructure considerations” recommendations described in the OSRP remain valid and should continue to be observed by the Township's land use boards and the Township Council when making applicable decisions on planning, zoning and land use.

OPEN SPACE AND RECREATION PLAN

TOWNSHIP OF FRANKLIN
Somerset County, New Jersey



Nonetheless, the OSRP needs to be updated. As with the effort in 2013, the Open Space Advisory Committee (OPAC) should be involved. This can be done in various ways including: (1) the OSAC could take the lead and prepare a full draft new OSRP for the Planning Board's consideration (as was done in 2013) or (2) the OSAC could review the OSRP and provide a detailed evaluation of ways in which the OSRP should be updated.

In the meantime, the Township should seek to implement the recommendations in the Open Space and Recreation Plan.

D. FARMLAND PRESERVATION PLAN

- **Issue:** The Farmland Preservation Plan should be revised and submitted to the State Agricultural Development Committee (SADC) in order for the Township to remain eligible for certain farmland preservation funding.

Status: The Township's Agricultural Advisory Committee (AAC) prepared the Township's Farmland Preservation Plan (dated May 2019). It was adopted by the Planning Board as an element of the Township Master Plan on August 7, 2019. It was submitted to, and approved by, the SADC.

Recommendation(s): SADC guidelines (NJAC 2:76-17A.4) indicate that the planning board, in consultation with the agricultural advisory committee, shall review and readopt the comprehensive farmland preservation plan at least every 10 years. The readopted plan shall, at a minimum, provide updates to the elements required in NJAC 2:76-17A.4(a) 2 (map and description of the municipality's agricultural resource base), 3 (description of the land use planning context for the municipality's farmland preservation), 4 (description of the municipality's past and future farmland preservation program activities, including program goals and objectives and anticipated funding), and 7 (description of the municipality's past and future farmland preservation program activities, including program goals and objectives) as well as the project area inventory described at N.J.A.C. 2:76-17A.5 (including identification of targeted farms).

The Farmland Preservation Plan should therefore be reviewed for update in a few years (prior to the 10-year update period in 2029). Such an update will help assure that the plan appropriates Township farmland preservation objectives and will ensure that the Township remains eligible for SADC funding. This update would need to be adopted by the Planning Board as an element of the Master Plan. As was done in prior versions of the Farmland Preservation Plan, this effort should involve the close involvement of, if not led by, the Township's Agricultural Advisory Committee.

In the meantime, the Township should seek to implement the recommendations in the Farmland Preservation Plan.

E. ENVIRONMENTAL RESOURCE INVENTORY

- **Issue:** The ERI should be updated as recommended by the Environmental Commission and adopted by the Planning Board as an element of the new Master Plan.

Status: The Township's Environmental Resource Inventory (ERI) was comprehensively updated in 2019. This effort was led by the Township Environmental Commission and was adopted by the Township Planning Board as an element of the Township Master Plan.

Recommendation(s): The Association of New Jersey Environmental Commissions (ANJEC) recommends that ERI's be revised and re-adopted periodically to reflect new data and changed conditions. Sustainable Jersey criteria reflect an update period of 10 years.

Therefore, the ERI should be reviewed for update in a few years (prior to the 10-year update period in 2029). Such an update will help assure that the ERI continues to serve as an outstanding resource guiding planning and conservation decisions. This revised document should be adopted by the Planning Board as an element of the Master Plan. As was done in prior versions of the ERI, this effort should involve the close involvement of, if not led by, the Township Agricultural Advisory Committee.

In the meantime, the Township should seek to implement recommendations in the ERI and use it as a resource to inform planning and conservation decisions.

F. CONSERVATION PLAN

- **Issue:** The 2016 Reexamination Report noted the following goal and objectives of the Conservation Plan Element of the 2006 Master Plan, indicating that they that remained valid goals and objectives, and noting that similar language is reflected in the 2013 Open Space and Recreation Plan (OSRP) and the Environmental Resource Inventory (ERI).

Goal: Conserve open space, rural character, scenic vistas, sensitive environmental areas and farmland:

- Identify and protect such resources by continued use of the Open Space Trust Fund and non-contiguous parcel clustering;
- Maintain open space and link to other open spaces and community resources;
- Maintain clustering as a design technique which preserves open space and protects environmentally sensitive areas;
- Limit the extension of utilities to currently approved service areas, unless otherwise indicated herein;
- Promote retention of wildlife and species diversity by conserving contiguous tracts of differing vegetative types; and

- Maintain design and siting standards to protect the Township's historic and rural character, particularly in villages and along scenic corridors;
- Continue to support the Right to Farm Ordinance;
- Strongly enforce limits on impervious coverage and encourage innovative water quality enhancement techniques in site design.

Goal: Protect water quality in Township streams, the Millstone and Raritan Rivers and the Delaware & Raritan Canal.

Status: These remain valid goals and objectives.

- **Issue:** The 2016 Reexamination Report noted the following goal and objectives of the Conservation Plan Element of the 2006 Master Plan:

Rezoning requests and other modifications to land use should continue to be based on capacity-based planning. It indicates that capacity based planning should be considered when creating standards for lands in the Township. Capacity-based planning relates to the carrying capacity of the land in terms of supporting utilities, not impacting sensitive environmental features such as wetlands, floodplain, groundwater recharge areas, forested areas and species habitat, not creating burdens upon the circulation system, and fitting in with the desired character of an area, as indicated in planning documents of applicable jurisdictions and as indicated by other relevant public policy.

The 2016 Reexamination Report indicated that the above remained a valid and noted that similar language is reflected in the 2013 Open Space and Recreation Plan (OSRP) and the Environmental Resource Inventory (ERI).

Status: These remain valid goals and objectives.

- **Issue:** The 2016 Reexamination Report included the following discussion:

Most of Franklin Township is relatively level in terms of topography, and possesses soils in the highest and second highest classifications for agricultural capability. Land in these categories that is currently farmed has been included in the Agricultural (A) zoning district, and is widely sought for development rights acquisition when funding is available. However, the majority of soils in the Township also exhibit relatively shallow depth to shale bedrock, as well, which results in relatively poor stormwater infiltration. The majority of land in the Township is underlain by the Passaic Formation (Brunswick shale). A small portion of the southern tip of the Township is underlain by diabase material. This material is igneous in origin, which means that it is very strong and impermeable. It is not suitable for septic fields, nor for potable water production. Zoning in the Township has taken these formations into consideration. The diabase areas that are not in the Canal Preservation (CP) area that are not sewered have been set at a density of 5 acres per unit. Shale formation areas that are not served by water and sewer and that are not located in the Canal Preservation (CP) areas are zoned at a density of 3 acres per unit.

The 2016 Reexamination Report indicated that these factors, along with other factors including the Township's desire to retain the rural nature of these areas of the Township, support of the Township's desire to retain agriculture in these areas, and the lack of supporting infrastructure (e.g.,

roadways, public water and/or public sewer), all support the retention of the Township's lower density zoning districts (CP, A, RR-3 and RR-5).

Status: This Reexamination again reiterates the objective of retaining the Township's lower density zoning districts (CP, A, RR-3 and RR-5) for the reasons described above, elsewhere in this Reexamination Report and as addressed in similar statements made in various other elements of the Township Master Plan including but not limited to the Farmland Preservation Plan, Open Space Preservation Plan, Historic Preservation Plan and the Environmental Resource Inventory.

- **Issue:** The 2016 Reexamination Report noted the recommendation in the 2006 Master Plan that Township land use planning should follow the key concepts and policies of the State Development and Redevelopment Plan and the Planning Areas established through the Cross Acceptance process. In response the 2016 Reexamination Report indicated that the Township's Master Plan and development ordinance correlate highly with the State Plan Policy Map (SPPM). Areas on the SPPM within the "Metropolitan" and "Suburban" Planning Areas correspond to the Township's Township's non-residential, multi-family residential, higher- density single-family zones (1-acre per unit or denser) and certain cluster developments. Similarly, comparison of the sewer service area maps to the State Plan Policy Map reveals that the Township's sewer service areas correlate with the "Metropolitan" and "Suburban" Planning Areas. Conversely, the Township's less intensive residential zoning districts (i.e., those zones that permit less than 1 unit per acre) correlate with areas on the SPPM within the "Rural/ Environmentally Sensitive" Planning Area. Similarly, areas planned to remain less dense are not served by sewer. Comparison of the sewer service area maps to the State Plan Policy Map reveals that the sewer service areas correlate with the "Metropolitan" and "Suburban" Planning Areas, while areas not served by sewer correlate very highly with areas within the "Rural/ Environmentally Sensitive" Planning Area.

Status: The Township's Master Plan and development ordinance correlate highly with the State Plan Policy Map (SPPM) in the same manner described above.

- **Issue:** The Township's Stream Corridor Protection Ordinance should be revised to eliminate loopholes and to reduce any conflicts with requirements of the NJDEP or D&R Canal Commission.

Status: An updated ordinance was adopted later in 2016 via Ordinance No. 4157-16 addressing these recommendations.

- **Issue:** The Conservation Plan Element recommends that sewer service areas should be extended only in accordance with the Master Plan.

Status: The Utilities Plan in the 2006 Master Plan identifies very limited extension of the sewer service areas within the Township – i.e., the School District owned property on Claremont Road, a few developed subdivisions along the north side of Bennett's Lane and the quail farm on Bunker Hill Road.

Change: Adopted changes to the Township's Sewer Service Area as part of the County Wastewater Management Plan reflected the preservation of the Township Sewer Service Area recommended in the 2006 Master Plan. Changes to the Sewer Service Area in the County Wastewater Management Plan consisted of the very limited extension described above as well the addition of a shopping center located at the corner of Route 27/ 518 due to a failing septic system on that site. All changes to the Sewer Service Area were minor (i.e., no change would open up large, previously un-sewered areas of the Township to private development). Deletions from the Sewer Service Area primarily consisted of preserved lands, also consistent with the Utilities Plan from the 2006 Master Plan.

Recommendation: The existing sewer service area, approved in the County Wastewater Management Plan, should be maintained. Extensions of the sewer service area should only be made in order to address public health issues (e.g., extension for the quail farm and the Griggstown extension) and not to allow high density development in areas of the Township not currently served by sewer. Further discussion is provided under Utility Plan Element, as well as the Land Use Plan Element and the Open Space and Recreation Plan.

- **Issue:** Where appropriate and feasible, stands of significant trees or individual trees should be preserved.

Status: This remains a valid objective. The Township implements it via its open space preservation program, in the review of development application and via enforcement of Chapter 222, Trees.

- **Issue:** Greenbelts should be planned and acquired to define a hard edge between centers and environs around historic villages. Open space acquisition should include lands that contain sensitive natural resources. Lands near the D&R Canal are recommended for acquisition.

Status: These remain valid recommendations. The creation of "Village Greenbelts" around each of the Township's historic hamlets is one of the "Land Preservation Areas" identified in the 2013 OSRP to guide Township open space preservation decisions.

- **Issue:** The large, vacant New Jersey Department of Transportation (NJDOT) property, Block 5.02, Lot 119.03, north of Kingston, should be preserved for open space purposes.

Status: The Township Open Space Map identifies this property as "Private, Non-profit preserved."

[NOTE: will provide additional information in update – e.g., what entity preserved it]

G. HISTORIC PRESERVATION PLAN

- **Status:** A new Historic Preservation Plan was prepared by Township Staff and the Franklin Township Historic Preservation Advisory Commission in 2019 and adopted by the Planning Board as an element of the Township Master Plan in August 2019.

Recommendation(s): Like most elements of a municipal master plan, the Historic Preservation Plan should be reviewed for update every 10 years.

Thus, the Historic Preservation Plan should be reviewed for update in a few years (prior to the 10-year update period in 2029). This revised document should be adopted by the Planning Board as an element of the Master Plan. As was done in the current versions of the Historic Preservation Plan, this effort should involve the close involvement of, if not led by, the Township Historic Preservation Advisory Commission.

In the meantime, the Township should seek to implement the recommendations in the Historic Preservation Plan.

- **Issue:** The 2016 Reexamination Report described a recommendation made in the 2006 Historic Preservation Element which recommended that the Township prepare a comprehensive inventory of historic resources in the Township. The Report indicated that such an inventory had recently been prepared by Township staff and should be used to identify individual structures worthy of individual inclusion in the historic district overlay. It also recommended that the inventory be used to evaluate the delineation of local historic districts particularly the 1000-foot distance from the D&R Canal (i.e., do the boundaries of the local historic district appropriately correspond to the location of significant historic structures, should any district be enlarged or made smaller?).

Status: The 2019 Historic Preservation Plan indicated that this inventory, while the most comprehensive Township-wide inventory of historic resources prepared to date, required further refinement. It recommended that this inventory be completed not only for informational purposes but also in the evaluation of: potential new districts and/or changes (expansion or contraction) to existing Township historic districts; potential addition of individual structures outside of a local historic district to the Township historic preservation ordinance; and as resource in the evaluation of applications before the HPAC (e.g., significance of the structures and/or proximity to significant structures). To date, these updates have not been made.

Recommendation: It is recommended that the necessary updates be made to the inventory and that the Township evaluate historic district boundaries and consider designation of individual structures, as recommended in the 2019 Historic Preservation Plan.

H. PATHWAYS AND TRAILS PLAN

- **Issue:** The Pathways and Trails Plan (prepared in 2008) should be distributed to the Trails Advisory Committee in order to identify any particular updates and modifications that may be appropriate. This revised document should be then by adopted by the Planning Board as an element of the new Master Plan.

Status: The Planning Board recently adopted a new Pathways and Trails Plan in June 2025. It is a comprehensive update and replacement of the 2008 Pathways and Trails Plan. The Plan was prepared by the Township's Trails Advisory Committee with the assistance of the Township's Land Preservation consultant.

Recommendation(s): The Township should seek to implement the recommendations in the new Pathways and Trails Plan.

I. COMMUNITY FACILITIES PLAN AND UTILITY PLAN

Sanitary Sewer Service

- **Issue:** The sewer service area boundaries are intended as a growth management tool to prevent sprawl in the southern portion of the Township. The sewer service areas for the most part follow the Planning Area 1 and 2 designations of the State Plan.

Status: Status remains unchanged. This remains a critical Master Plan objective and is similarly addressed in the Conservation Plan Element, the Open Space and Recreation Plan and the Land Use Plan Element.

The Sewer Service Area (SSA) associated with County Wastewater Management Plan maintained (with a few specific deletions and additions as explained herein) the sewer service area boundary recommended in the Utility Plan Element and the Utilities Plan map in the 2006 Master Plan.

Comparison of the existing sewer service area to the Township Zoning Map (see Map 4, *Adopted Sewer Service Area Overlaid on Existing Zoning Map*) reveals that the sewer service area within the Township correlates *exactly* to the Township's non-residential, multi-family residential, higher-density single-family developments (lot 1-acre or smaller).

Areas planned to remain less dense (i.e., residential zones that requires lots to be greater than 1 acre in size) are not served by sewer.

- **Issue:** The sewer service areas for the most part follow the Planning Area 1 and 2 designations of the State Plan, except in the vicinity of the Exxon and Huntingdon Life Science facilities on Mettler's

Road, which are located in Planning Area 4, however have been served by their own private sewer system since the 1970s. These areas will remain both PA4 and within a sewer service area for this reason.

Status: No change. These properties remain in the SSA.

Public Water Service

- **Status:** The 2016 Reexamination Report offered the following recommendation:

After the interconnection to the New Brunswick water system comes on line the Water Distribution System Master Plan will be reviewed and updated/revised as necessary. Consistent with objectives and recommendations in the Land Use Plan Element, Conservation Plan Element and the OSRP, the update to the Water Distribution System Master Plan should affirmatively state, as a fundamental premise, that future system improvements should be limited to those that address deficiencies in areas of the Township currently served by public water and that future extension of public water into areas not currently served should be limited to those necessary to address critical environmental or public health (e.g., failing wells) – not to induce growth in currently unserved areas within the Township’s lower density zoning districts (RR-3, RR-5, A and CP). The delineation of the “Franklin Township Water” service area depicted on the “Water Master Plan” map in the Water Distribution System Master Plan should reflect this as well.

Status: [need to amend per input from the Township Water Department]

Recommendation: The above recommendation remains valid. Consistent with objectives and recommendations various elements of the Master Plan future system improvements should be limited to those that address deficiencies in areas of the Township currently served by public water; future extension of public water into areas not currently served should be limited to those necessary to address critical environmental or public health (e.g., failing wells) – not to induce growth in currently unserved areas within the Township’s lower density zoning districts (RR-3, RR-5, A and CP).

J. CIRCULATION PLAN

- **Status:** The Township retained a consulting firm to prepare a comprehensive update to Circulation Element of the Master Plan. This was adopted in 2021. This plan replaced the 2006 Master Plan Circulation Element, examining and analyzing the Township’s transportation resources, facilities and needs.

Recommendation(s): The Township should seek to implement the recommendations in the 2021 Circulation Plan.

K. ECONOMIC PLAN

- **Issue:** Maintain sufficient areas of light industrial zoning to ensure a varied tax base. The area available for industrial development has been significantly reduced via the approval of several large-scale senior residential developments along New Brunswick Road, Schoolhouse Road and Randolph Road.

Status: This remains a valid planning objective. This issue is addressed as well in the discussion of the Land Use Plan element.

- **Issue:** Encourage commercial and industrial development in areas with access to major regional highways and in established areas. Encourage infill within existing industrial districts to reduce sprawl by increasing density while minimizing environmental impact.

Status: This remains a valid planning objective.

L. RECYCLING PLAN

- **Issue:** It is recommended that the municipal recycling ordinance be updated as the Municipal Land Use Law is amended and as additional recyclable materials are added to the municipal collection system.

Status: This remains a valid recommendation.

Zoning Map

Franklin Township (Somerset Co.)



Department of Planning & Zoning
Mark Healey, PP/AICP
Director / Township Planner

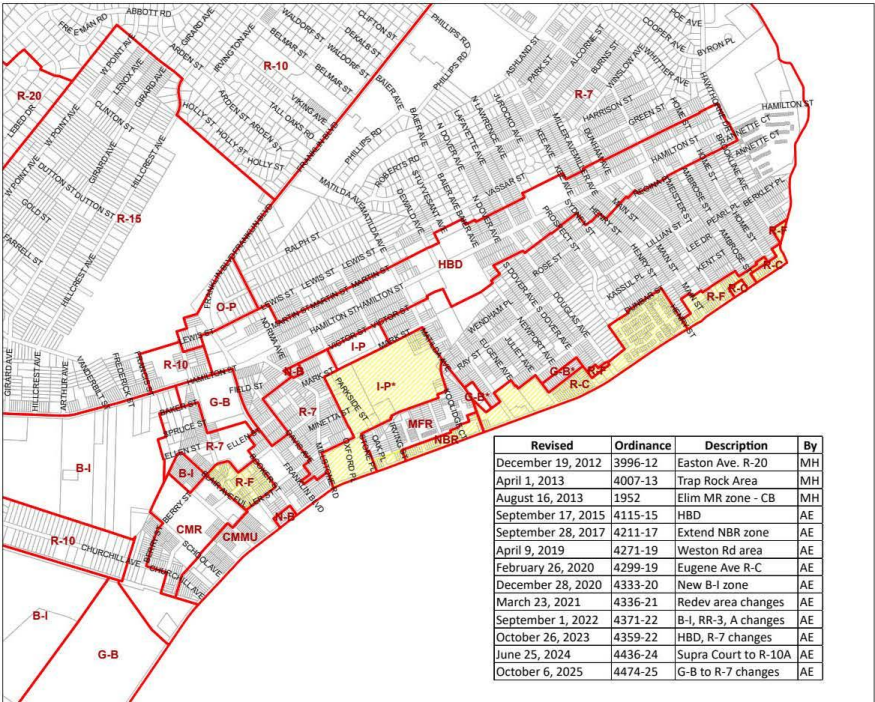
- Zoning Districts**
- A Agricultural
 - CP Canal Preservation
 - RR3 Rural Residential
 - RR5 Rural Residential
 - R-40 Single-Family Residential
 - R-20 Single-Family Residential
 - R-15 Single-Family Residential
 - R-10 Single-Family Residential
 - R-10A Single-Family Development
 - R-10B Single-Family Development
 - R-7 Residential
 - C-R Cluster-Residential
 - S-C-V Senior Citizen Village
 - PAC Planned Adult Community
 - PRC Planned Residential Community
 - ISL Independent Senior Living
 - N-B Neighborhood Business
 - G-B General Business
 - HBD Hamilton Street Business District
 - R-O-L Research-Office-Laboratory
 - O-P Office-Professional
 - B-I Business and Industry
 - M-3 Mining

- Renaissance Redevelopment Area**
- I-P Institutional/Public
 - R-C Renaissance Commercial
 - NBR Neighborhood Business/Residential
 - R-F Residential Infill
 - CMMU Churchill-Millstone Mixed Use
 - CMR Churchill-Millstone Residential
 - MFR Multi-Family Residential

- D&R Canal Redevelopment Area**
- M-S Market Street District
 - O-B Onka Bus District
 - F-I Franklin Inn District
 - O-G Old Georgetown District

- Overlay Zoning Districts**
- AC -- Agricultural Cluster Option
 - CR - NH -- Cluster Residential (Nob Hill)
 - H -- Local Historic District
 - NBR -- Neighborhood Business - Residential
 - NRPC -- Natural Resource Protection Cluster Option
 - NRPC (R-40) -- Natural Resource Protection Cluster (R-40 option)
 - RC -- Residential Cluster Option
 - RDO -- Retail District Overlay

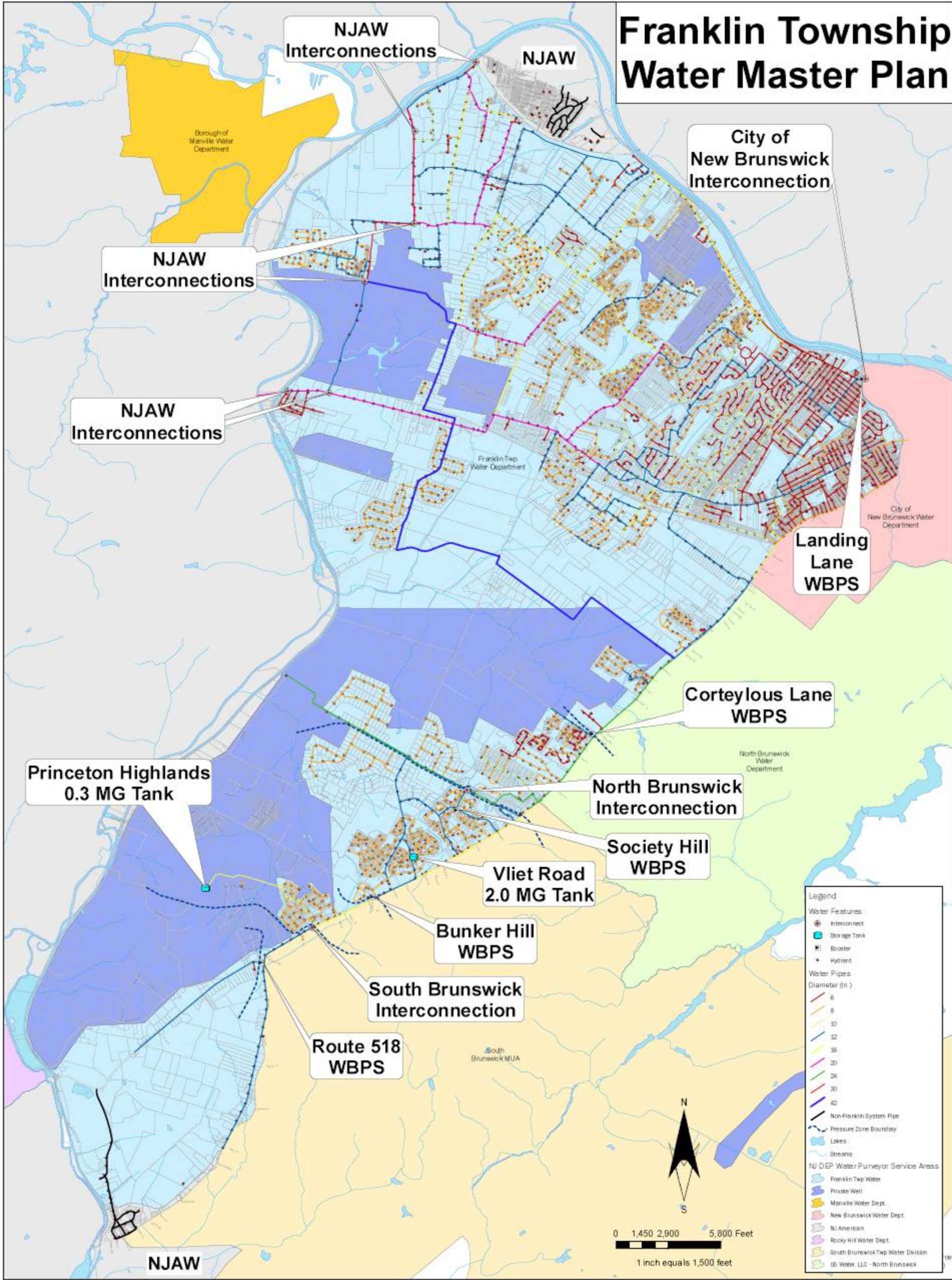
Inset Map



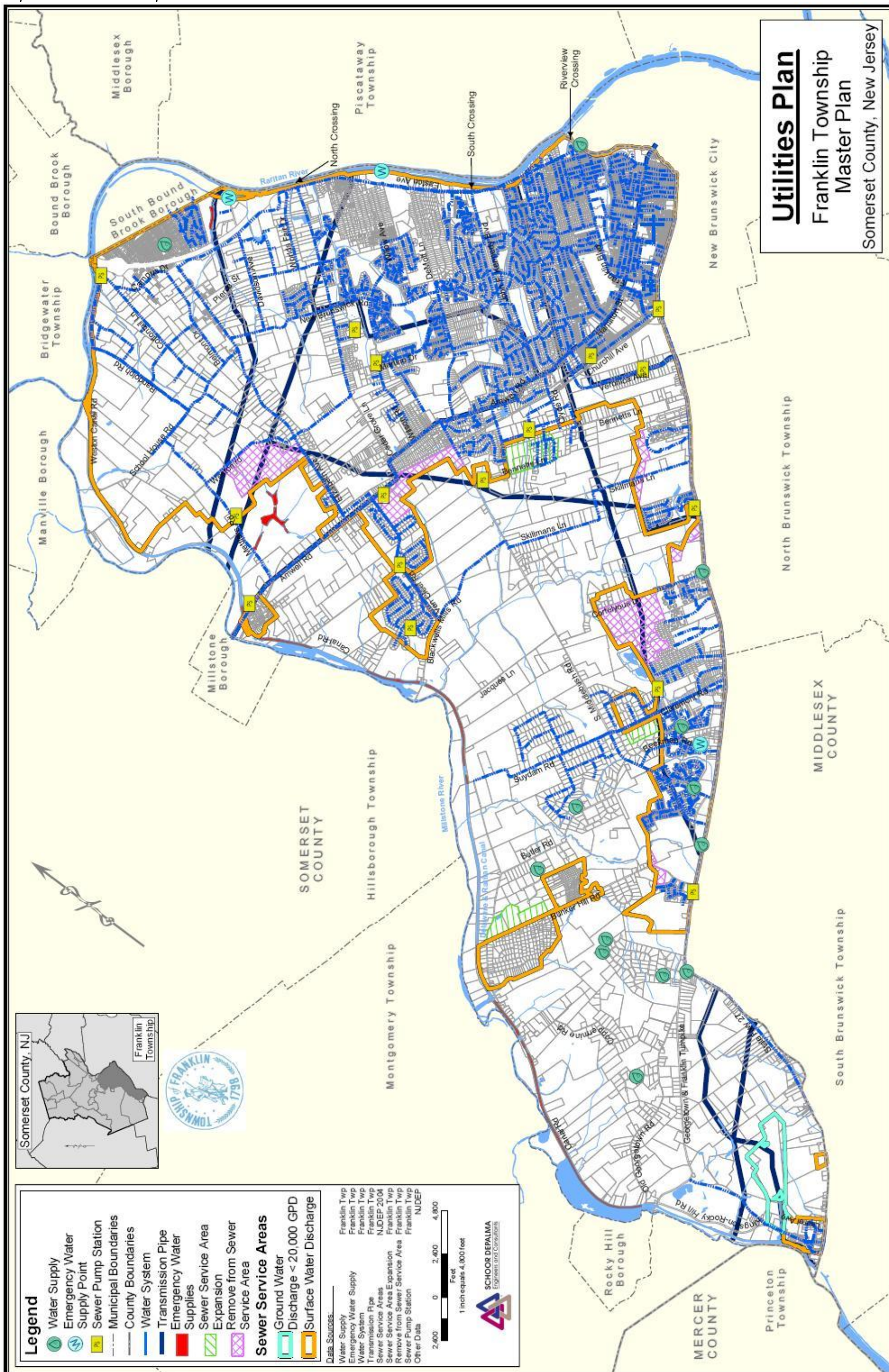
Lands within Historic Districts and land area located within 1000 feet of the D & R Canal are subject to the requirements of Section 112-200, Historic District Overlay. Brown dashed line on map indicates the 1000 foot distance from the D & R Canal.

September 2010

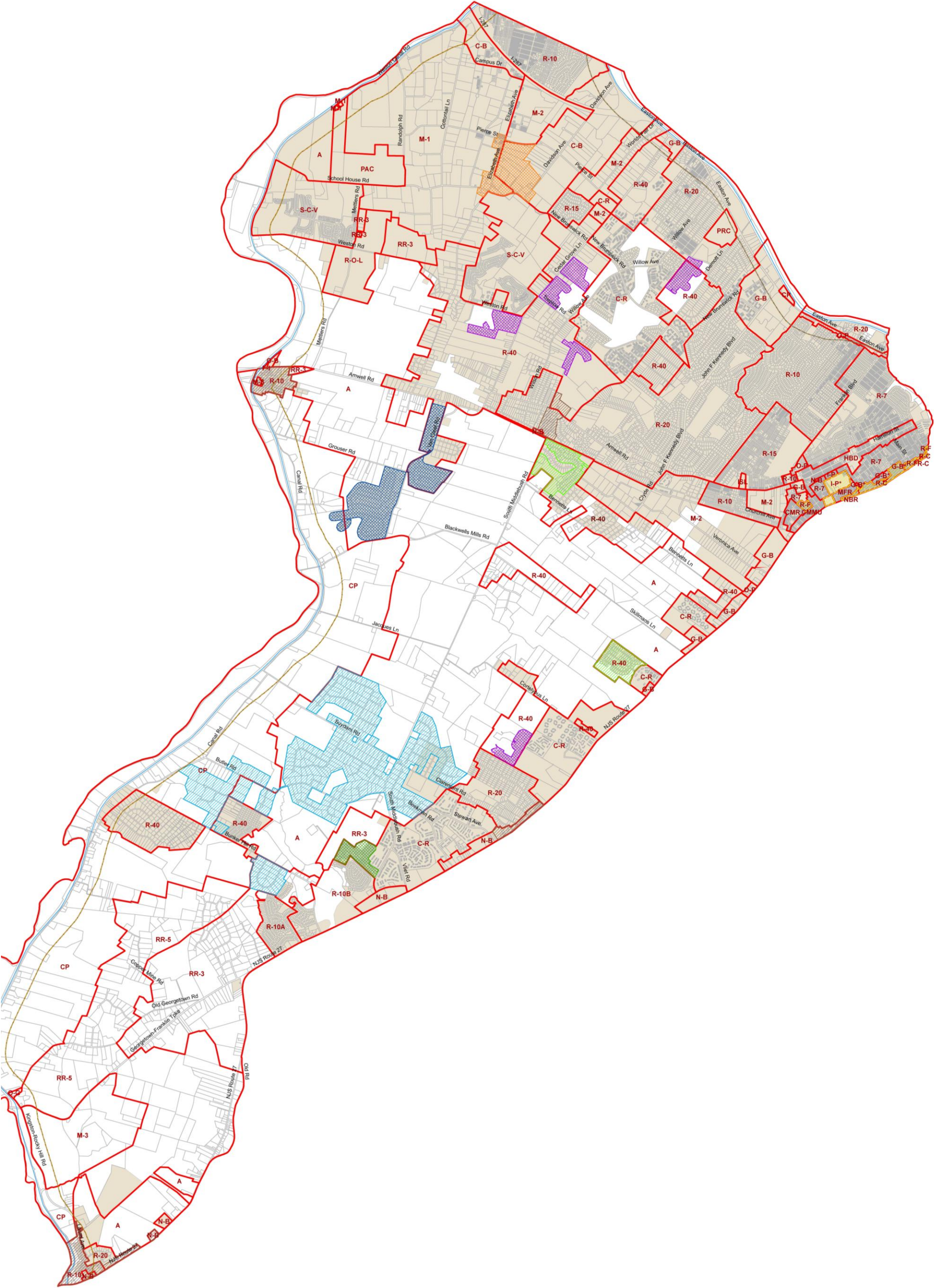
Map 2: Water Master Plan Map [update as necessary/ possible per Township Water Dept]



Map 3: "Utilities Plan" Map from 2006 Master Plan



Map 4: Existing Zoning Overlaid on Adopted Sewer Service Area [will update in subsequent draft]



NOTE: Beige area represents the Sewer Service Area