

ML - Franklin Twp

5/30/84

Field v. Franklin

Cover letter

Report of John Chadwick IV: ~~the~~

"An Analysis of Sustainability of Planned
Unit Development in Franklin Twp,
Somerset Cnty, NJ"

P 6

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EXPERT REPORT
T.P.

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May 30, 1984


Honorable Eugene D. Serpentelli, J.S.C.
Ocean County Court House
CN 2191
Toms River, New Jersey 08753

RE: Field, et als v. Township of Franklin

Dear Judge Serpentelli:

Enclosed please find a report of John Chadwick IV
entitled "An Analysis of Suitability of Planned Unit Development
in Franklin Township, Somerset County, New Jersey".

Respectfully yours,


Thomas J. Cafferty

TJC/lc
Encl.

cc: Frederick C. Mezey, Esq.
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MAY 31 1984

JUDGE SERPENTELLI'S CHAMBERS

AN ANALYSIS OF SUITABILITY OF
PLANNED UNIT DEVELOPMENT IN
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

Prepared for

FRANKLIN TOWNSHIP

by

JOHN CHADWICK, IV

E. EUGENE CROSS ASSOCIATES

PROFESSIONAL PLANNING

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and

LANDSCAPE ARCHITECTS

MAY 1984

INTRODUCTION

The purpose of this report is to present findings and conclusions relevant to the suitability for development of lands currently zoned for multi-family development within the Township of Franklin. In essence, multi-family development is permitted in four zoning districts (R-40, HD/R-40 (1), B-1 and B-2).

The potential for housing development within the districts is set forth in previous report filed with the court prepared by this consultant.

The Franklin Township Zoning Plan in comparison to State Development Guide Plan

A comparison of the Zoning Plan of Franklin Township to the State Development Guide Plan of the state of New Jersey has been made. It is concluded that existing development, as well as zone districts which provide for higher density development generally coincide with the growth areas as indicated on the State Development Guide Plan. Simply put, in my opinion, a consistency of both the regional plan (State Development Guide Plan) and the

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A comparison of the Zoning Plan of Franklin Township to the State Development Guide Plan of the state of New Jersey has been made. It is concluded that existing development, as well as zone districts which provide for higher density development generally coincide with the growth areas as indicated on the State Development Guide Plan. Simply put, in my opinion, a consistency of both the regional plan (State Development Guide Plan) and the Zoning Plan of Franklin Township does exist. Moreover, based upon existing land use maps, it is readily apparent that the Township has not encouraged or provided for development within the limited growth areas of the community. Single exceptions to this statement are the village of Griggstown and a small single-family development on Bunker Hill Road known as Sunset Estates. These developments existed prior to zoning within the community.

The zone districts permitting higher density development and which require production of housing in accordance with the Mt. Laurel II decision are generally located north of the Six-Mile Run Reservoir and Amwell Road, west of Middlebush, as well as Route 27 beginning south of Bennett's Lane and extending to the intersection of Bennett's Lane and Route 518.

There is no claim that all land area within these districts is suited to multiple family development. On the other hand, there is no known natural condition which would substantially preclude development of these areas.

The principle restrictions to development within the aforementioned zones are water supply and sanitary sewer capacity. Additionally, it is a well-known and much publicized fact that Route 27 is becoming severely congested during peak travel periods. The addition of massive development in the absence of improvements to this roadway as well as substantial reconstruction of other roadways and/or construction of new roadways providing "relief valve and/or bypass" routes will result in severe deterioration of travel conditions.

The existing zoning plan of Franklin Township anticipated a normal phasing or sequential development pattern to result owing to known limitations of water supply, sewer capacity. Since the adoption of the PUD development options in the early 1970's, sewer facility extension southerly along Route 27 has occurred as

result of multi-family development north of Franklin Park. The capacity of this system is limited to approved development north of Franklin Park and the first phases of a planned unit development known as Franklin Fields PUD.

In brief, one can readily conclude that the principal impediments to higher density development within the zones permitting such which coincide with the growth areas as designated on the State Development Guide Plan is the capacity of basic infrastructure systems to serve same. This condition is, of course, not unique to Franklin Township. To put it another way, with few exceptions, developing suburban communities within the central portion of the state of New Jersey, although having land mass area available for development do not possess the infrastructure to serve complete development of designated growth areas.