

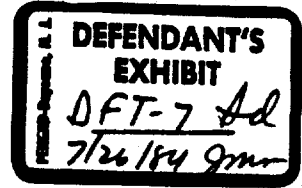
ML - Franklin

June 28, 1984

Addendum to the Planning Report on Franklin
Township

pg. 15

ML 000805 E



ADDENDUM
TO THE
PLANNING REPORT ON FRANKLIN TOWNSHIP
SCMERSET COUNTY
NEW JERSEY

Prepared for:
BRENER ASSOCIATES
June, 28, 1984

Prepared by:
SULLIVAN ARFAA, P.C.

ADDENDUM

The following supplement, prepared June 28th, 1984, is hereby submitted as an addendum to the Planning Report on Franklin Township, Somerset County, New Jersey dated May 11, 1984 by Sullivan Arfaa P.C.

LAND USE AND ZONE ANALYSIS

Current Land Use

The discussion of the percentage of Township developed verses underdeveloped (pp. 13 and 14) should be replaced with the following.

Approximately 24% of Franklin Township is developed, however, an additional 5% is developed in public and quasi-public uses and approximately 43% is in Agricultural use.

The following is a breakdown by acres and percent of land use in Franklin Township:

	<u>Acres</u>	<u>Percent</u>
A. Residential ¹	5,650	19
B. Commercial	190	1
C. Industrial & Manufacturing (Includes Quarry)	850	3
D. Transportation, Communications, Utilities	<u>180</u>	<u>1</u>
DEVELOPED, TOTAL	6,870	24
E. Agriculture (Cropland Pasture)	12,783 ²	43
F. Woodland and Vacant	8,493	29
G. Public & Quasi-Public	<u>1,550³</u>	<u>5</u>
OPEN LAND, TOTAL	22,826	76
TOTAL	<u>29,696</u>	<u>100</u>

1. The Comprehensive Plan contains no breakdown of the different types of residential use.
2. Includes state-owned 6 Mile Run land still farmed.
3. Includes state-owned 6 Mile Run woodland.

CURRENT ZONING

Zone By Zone Analysis

The analysis of the H-D zone (3.1) on page 17 is revised to state that a garden apartment complex requires a 10 acre minimum lot size.

The following zone analysis is to be added to the Zone by Zone Analysis pages 16 and 17.

- j. The B-1 zone permits garden apartments on lots of 10,000 acres or more at a maximum density of 8 dwelling units per acre. There is a requirement of 8% of the gross area to be developed in recreational use for developments up to 20 acres and a requirement of 10% of the gross area in developments greater than 20 acres. This density combined with these additional requirements restrict the provision of low and moderate income housing. The zone contains 201.56 acres or 0.7% of the Township.
- k. The O.P.T. zone permits one and two family dwellings on lots of 10,000 square feet. It includes 162.06 acres or 0.5% of the Township.

The fourth full paragraph on page 17 is amended to replace the first sentence with the following:

Only two zones permit multi-family uses as a part of a development which does not require a minimum percentage of single family uses; they contain 4.5% of the Township.

Inconsistency With Master Plan

In addition to the inconsistencies listed on page 18, the following substantial inconsistencies have been identified in a comparison of the Comprehensive Plan for the Township of Franklin and the Township of Franklin Zoning Ordinance. (See figure 8.)

Sector 1

- a) There is an area classified in the Master Plan for suburban residential development at densities between 1 and 4 dwelling units per acre which is zoned for (B-1) regional business use. Although garden apartments are permitted in the B-1 zone, because such apartments may be developed at up to 8 dwelling units per acre they may not be considered suburban residential land use.
- b) An area zoned for M-2 light manufacturing is classified as an area for suburban residential development in the Master Plan.

Sector 2

- a) An area zoned R-20 is classified on the Master Plan as a rural residential area at densities of one dwelling unit per acre or less. The R-20 zone, due to a minimum permitted lot size of 20,000 square feet allows for densities greater than those planned for in the rural residential area.
- b) An area zoned for R-40 residential use is designated for commercial use in the Master Plan.
- c) A small B-3 zone is located in an area designed for suburban development in the Township Master Plan.

Sector 3

An area zoned R-15 is planned for industrial use on the Master Plan.

Sector 4

A large area zoned for R-A residential - agricultural use is designated for industrial use on the Master Plan.

Sector 6

- a) An area of the H-D zone is designated on the Township Master Plan for rural residential use. Although the H-D zone does permit residential uses, it is not the primary intent of the zone and they are permitted at densities higher than those planned for the rural residential areas.
- b) An area of the H-D zone was planned for industrial use in the master Plan.

Sector 8

An area planned for rural residential development in the Master Plan is zone for H-D Highway Development.

Sector 9

A large area zoned H-D is planned for rural residential development in the Township Master Plan.

Sector 10

- a) An area zoned R-O-L is designated for rural residential development in the Master Plan.
- b) An area planned for commercial development is zoned for R-A residential agricultural use.

COST GENERATIVE REGULATIONS

Violations of Municipal Land Use Law

Example (a.) of conflict between the Municipal Land Use Law and Franklin Township Zoning and Subdivision Ordinance on Page 21 is amended to reference Section 315.2 (Ordinance No. 1145) of the Township Zoning and Subdivision Ordinance.

EXCESSIVE RESTRICTIONS AND EXACTIONS

Example number 5 of excessive restrictions and exactions on page 27 is deleted.

Example number 7.d of excessive restrictions and exactions on page 30 is amended to give a minimum requirement of 20% open space.

Provision Of Affordable Housing By Brener Associates

Since the release of the Planning Report on Franklin Township new median income figures for the Middlesex-Somerset-Hunterdon Primary Statistical Area (P.M.S.A.) have become available. They are as follows:

Low and Moderate Income Ceilings
for Middlesex-Somerset-Hunterdon P.M.S.A.
By Family Size

<u>Family Size</u>	<u>Low Income</u>	<u>Moderate Income</u>
1	\$11,800	\$18,900
2	13,500	21,600
3	15,200	24,300
4	16,900	27,000
5	18,200	28,700
6	19,550	30,400
7	20,900	32,050
8	22,250	33,750

Source: HUD

The purchase prices and rent affordable to low and moderate income families are adjusted in tables III.C.1 (p. 38) and III.C.2 (p. 39) to reflect these new income ceilings as follows:

Table III.C.1

Purchase Prices Affordable to Low and Moderate Income Families

<u>Family Size</u>	<u>Low Income</u>	<u>Moderate Income</u>
1 BDRM (2 persons)	\$22,332	\$37,687
2 BDRM (3 persons)	25,548	42,808
3 BDRM (4 persons)	28,770	47,920

Table III.C.2

Rent Affordable to Low and Moderate Income Families Based On
1984 H.U.D. Income Ceilings and 30 Percent Gross Income Rules

<u>Family Size</u>	<u>Affordable Rent Low Income</u>	<u>Affordable Rent Moderate Income</u>
1	\$295	\$473
2	338	540
3	380	608
4	423	675
5	455	718
6	489	760
7	523	801
8	556	844

Source: Sullivan Arfaa

FIGURE 8

TOWNSHIP OF FRANKLIN

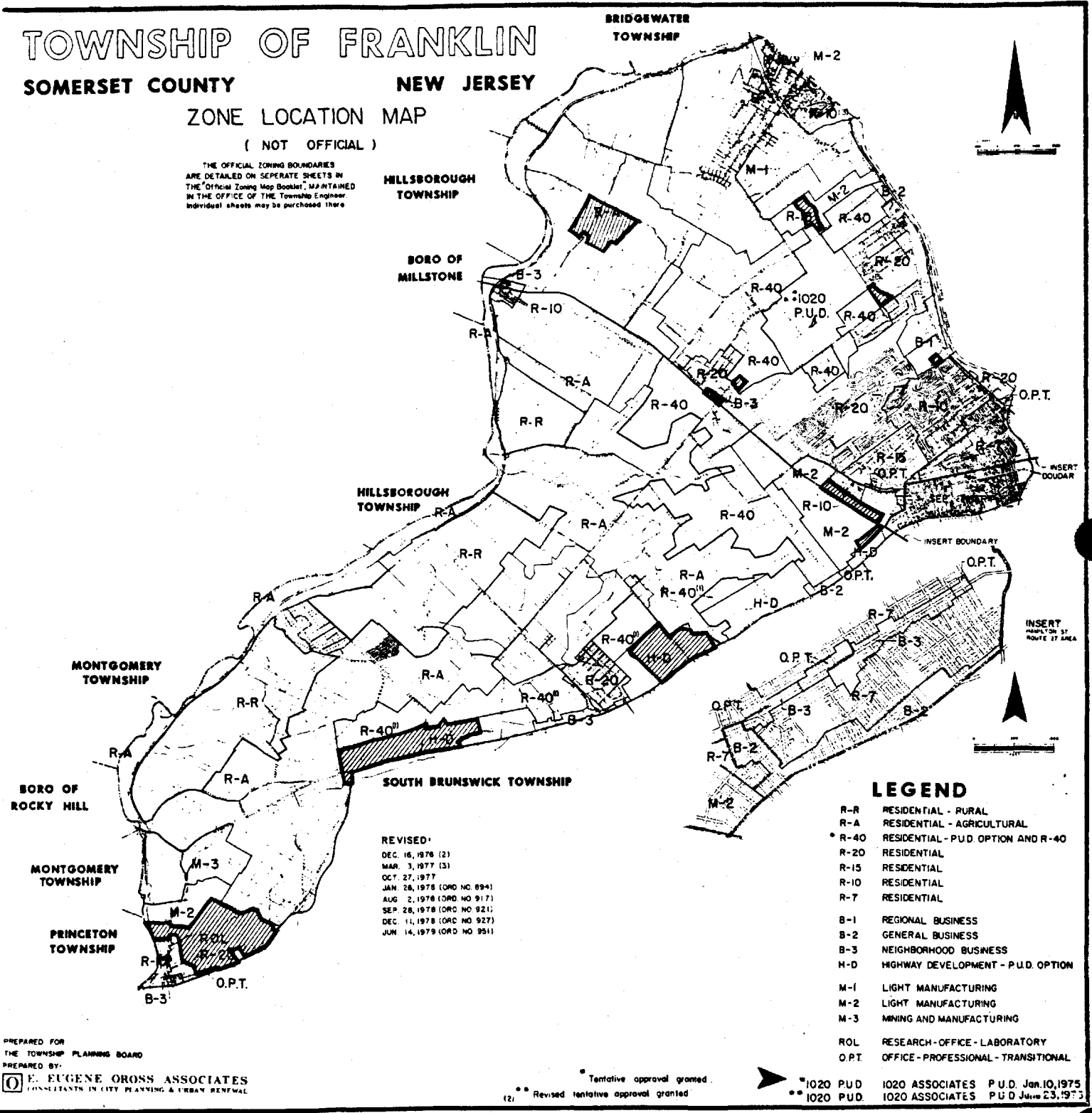
SOMERSET COUNTY

NEW JERSEY

ZONE LOCATION MAP

(NOT OFFICIAL)

THE OFFICIAL ZONING BOUNDARIES ARE DETAILED ON SEPARATE SHEETS IN THE "Official Zoning Map Booklet" MAINTAINED IN THE OFFICE OF THE Township Engineer. Individual sheets may be purchased there.



REVISED:
 DEC. 16, 1976 (2)
 MAR. 3, 1977 (3)
 OCT. 27, 1977
 JAN. 28, 1978 (ORD NO. 894)
 AUG. 2, 1978 (ORD NO. 917)
 SEP. 28, 1978 (ORD NO. 921)
 DEC. 11, 1978 (ORD NO. 927)
 JUN. 14, 1979 (ORD NO. 951)

LEGEND

- R-R RESIDENTIAL - RURAL
- R-A RESIDENTIAL - AGRICULTURAL
- R-40 RESIDENTIAL - P.U.D. OPTION AND R-40
- R-20 RESIDENTIAL
- R-15 RESIDENTIAL
- R-10 RESIDENTIAL
- R-7 RESIDENTIAL
- B-1 REGIONAL BUSINESS
- B-2 GENERAL BUSINESS
- B-3 NEIGHBORHOOD BUSINESS
- H-D HIGHWAY DEVELOPMENT - P.U.D. OPTION
- M-1 LIGHT MANUFACTURING
- M-2 LIGHT MANUFACTURING
- M-3 MINING AND MANUFACTURING
- ROL RESEARCH - OFFICE - LABORATORY
- O.P.T. OFFICE - PROFESSIONAL - TRANSITIONAL

PREPARED FOR THE TOWNSHIP PLANNING BOARD
 PREPARED BY: E. EUGENE GROSS ASSOCIATES
 CONSULTANTS IN CITY PLANNING & URBAN RENAISSANCE

• Tentative approval granted.
 (2) • Revised tentative approval granted.

• 1020 P.U.D. 1020 ASSOCIATES P.U.D. Jan. 10, 1975
 • 1020 P.U.D. 1020 ASSOCIATES P.U.D. June 23, 1975

AREA OF CONFLICT WITH TOWNSHIP COMPREHENSIVE PLAN.

FRANKLIN TOWNSHIP
LOW/MODERATE INCOME
RESIDENTIAL
DEVELOPMENT CAPACITY

August 14, 1984

PREPARED FOR: Brener Associates

PREPARED BY: Sullivan Arfaa P.C.

Kenneth Mizerny P. P.
Project Manager

Nina Neithammer, Research

FRANKLIN TOWNSHIP
Low/Moderate Residential
Development Capacity

Introduction

This analysis has been prepared to determine the Township of Franklin's capacity for the development of low and moderate income housing under the zoning ordinance of December 1976 as amended up until July 12, 1984. This analysis includes parcels contained in the H-D, R-40(1), R-40, B-1 and B-2 zones which are the only zones allowing multi-family housing.

Methodology

Through a comparison of the Township of Franklin Zoning Map and the Township Tax Maps, the parcels within the study zones were identified by lot and block number. Information regarding lot area, current use, improvements to the property and ownership was researched from the 1984 tax list for the Township of Franklin. Vacant lots were identified based on two criteria:

1. A listing of the value of improvements as zero (0); and
2. Not listed as tax exempt.

Most of the parcels meeting these requirements listed current uses of vacant (class 1) or Qualified farm (class 3B).

Lots or group of lots which are eligible under the ordinance for multi-family development were also determined from the tax records. The classification of any lot or group of lots as eligible for development was based on the following criterion:

1. In the H-D/R-40(1) zone for PUD development: a minimum of 300 acres in contiguous lots under single or joint ownership.
2. In the R-40 zone for PUD Development: a minimum of 300 acres in

contiguous lots under single or joint ownership.

3. In the B-1 zone for Garden Apartments: a minimum of 10 acres in contiguous lots under single or joint ownership.
4. In the B-2 zone for Garden Apartments: a minimum of 5 acres in contiguous lots under single or joint ownership.

The qualified vacant land area for each zone was then calculated by adding the land area of each eligible lot. Where the lot area was not given in the tax list for an individual lot, the area was taken from the tax map or estimated from lot dimensions. The calculations for the H-D and R-40(1) zones are combined since both of these are adjacent PUD zones and are often found together within a single lot. These two zones are also grouped together in the development schedule in Section 1206 of the Ordinance.

The area in each zone which currently qualified for development was then multiplied by the permitted or approved density in each zone for PUD or Garden Apartment development to estimate a maximum capacity for residential units. The low and moderate income units which would result was calculated at 15 percent of this maximum number of units in accordance with the Township of Franklin's minimum mandatory set aside requirements. (See Table 1.) Ten percent (10%) of the units are allocated for moderate income housing development and the remaining five (5%) is allocated for low income housing development. These calculations assume that 100% of the vacant land would be developed in residential uses at maximum densities and that the minimum number of low and moderate income units would be provided.

All final calculations represented in this report are subject to change upon verification through a detailed search of the Township 1984 Tax list, in order to identify any lots which are listed under the subject zoning, but do not appear clearly on the Township zone map.

Conclusion

It is our conclusion that a maximum of approximately 302 low income and 359 moderate income units may be constructed under the Zoning Ordinance of Franklin Township in effect until July 12, 1984 (see following chart).

CONCLUSIONS

<u>ZONE</u>	<u>VACANT ACRES</u>	<u>GROSS DENSITY</u>	<u>THEORETICAL CAPACITY</u>	<u>THEORETICAL LOW & MODERATE</u>	
HD-R 40(1) (PUD with 300 or more acres)	377. ¹ (Field)	7.07 DU/acre	2,664	133	267
R-40 (PUD with 300 or more acres)	323 ¹ (Bonner)	7.6 DU/acre	2,457	123 ²	256 ³
	111 ⁴ (Bonner)	3.5 DU/acre	389	20	39
B-1 (min. 10 acre lot)	65.563 ⁵	8 DU/acre	525	26 ⁶	53 ⁶
B-2 (min. 5 acre lots; must not front on Rt. 27)	0	0	0	0	0
TOTAL THEORETICAL MT. LAUREL II LOW AND MODERATE CAPACITY				<u>302</u>	<u>359</u>

NOTES

1. Residential acres, capacity and residential density as per PUD approval; no other tracts in single ownership meet 300 acres min tract size requirement;
2. Assumes low income housing will be provided in accordance with Mt. Laurel II definition despite PUD approval vesting in 1976;
3. Moderate income units included in submissions for Phase III and Phase IV; These 256 units consist of (1) bedroom units to sell for \$54,000 and (2) bedroom units to sell for \$59,000, and do not meet Mt. Laurel II Standards;
4. Assumes these tracts could be added to previously approved PUD; if not - it would not meet PUD minimum tract requirement. Also assumes for sake of argument that lower income housing can be built at 3.5 DU per acre.
5. Includes 12.793 acres which are designated B-1 in the tax list but M-2 on zone map.
6. Assumes all vacant acreage in B-1 zone developed for MF option and non-cost-generative standards applicable.