

ML - Franklin

6/28/84

Addendum to the Planning Report on Franklin Township

Pg. 10

ML 00080 ~~0~~7E

ADDENDUM
TO THE
PLANNING REPORT ON FRANKLIN TOWNSHIP
SOMERSET 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 BOOKS" MAINTAINED IN THE OFFICE OF THE TOWNSHIP ENGINEER. INDIVIDUAL SHEETS MAY BE PURCHASED THERE.

HILLSBOROUGH TOWNSHIP

BORO OF MILLSTONE

HILLSBOROUGH TOWNSHIP

MONTGOMERY TOWNSHIP

BORO OF ROCKY HILL

MONTGOMERY TOWNSHIP

PRINCETON TOWNSHIP

BRIDGEWATER TOWNSHIP

SOUTH BRUNSWICK TOWNSHIP

REVISED:
 DEC 16, 1976 121
 MAR 3, 1977 131
 OCT 27, 1977
 JAN 26, 1978 1240 NO 8941
 AUG 12, 1978 1040 NO 9171
 SEP 28, 1978 1242 NO 9217
 DEC 11, 1978 1042 NO 9271
 JUN 14, 1979 1042 NO 9511

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
- R.O.L. RESEARCH - OFFICE - LABORATORY
- O.P.T. OFFICE - PROFESSIONAL - TRANSITIONAL

PREPARED FOR THE TOWNSHIP PLANNING BOARD

PREPARED BY: E. EUGENE CROSS ASSOCIATES
 CONSULTANTS IN CITY PLANNING & URBAN DESIGN

Tentative approval granted

** 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, 1977

AREA OF CONFLICT WITH TOWNSHIP COMPREHENSIVE PLAN.