

ORDINANCE NO. 3793

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY, CHAPTER 112 THEREOF, ENTITLED LAND DEVELOPMENT, AMEND SUBSECTIONS 112-280(L) – LEEWOOD RENAISSANCE AT FRANKLIN REDEVELOPMENT AREA.

SUMMARY

An Ordinance amending the Redevelopment Plan of the Township of Franklin by amending the following subsection of Section 112-280: (L) – Leewood Renaissance at Franklin Redevelopment Area.

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

SECTION I

Chapter 112, Land Development, Section 112-280 of the Code of the Township of Franklin is hereby amended as follows:

L. Leewood Renaissance at Franklin Redevelopment Area

(1) Introduction

(a) The *Renaissance Redevelopment Area* is located between Churchill and Brookline Avenues along Route 27 and up to several blocks in depth west of Route 27. The redevelopment plan for this area, the *Renaissance 2000 Redevelopment Plan* was adopted by the Franklin Township Planning Board in 1999 and subsequently amended in 2000 to clarify which parcels would not be considered for acquisition by the Redevelopment agency. Today, aspects of feasibility and highest and best use are reconsidered in light of current market activity, trends and viability. This Amendment is proposed as an acknowledgement of those changes in the market and as a corrective strategy for a specific portion of the overall redevelopment area. The following core planning principles incorporated in the *Renaissance 2000 Redevelopment Plan*, however, will be maintained:

- [1] The development of a design strategy for the visual improvement of the area; employment of consistent standards for building setbacks and design, signage, landscaping, and parking,
- [2] The establishment of necessary public involvement and public/private partnerships,
- [3] The incorporation of family housing into the Redevelopment Area along with improving connections to Naaman Williams Park.

(b) The Redevelopment Plan Amendment {hereafter referred to as the “Plan”} will regulate development within the Leewood Renaissance @ Franklin Redevelopment Area within the Renaissance Redevelopment Area. This area when properly redeveloped will serve as an important component of Franklin’s desire to create a mixed income residential neighborhood that revitalizes the area and that includes a senior housing component and that assists Franklin Township in fulfilling its COAH obligation. The redevelopment area is bounded by Pine Street and Stone Place & NJ State Highway 27 to Naaman Williams Park. It is approximately twelve (12) acres in size. The Block/Lot description of the redevelopment area is provided below in TABLE 1.

Table 1. List of Blocks and Lots within the Redevelopment Area

Municipal Tax Block	Tax Lots
141.01	1 through 15
149	1 through 33
150	26.01
150	28 through 42
150	52 through 85
150	94 through 127
150	136 through 150
151	1 through 8
151	24 through 50

(2) Redevelopment Objectives and Policy Standards

- (a) The statements that follow define the intent and purpose within which this Plan was created. These statements set forth a series of policies and objectives by which the redevelopment requirements of subsequent sections of this Plan will be guided. Similarly, these statements may be used to determine the degree to which future applications for development within the Plan Area meet Plan policies and objectives.
- (b) It is desired, in the creation and adoption of this Plan amendment to:
 - [1] Create a sustainable community of mixed income residential homes that assist the Township in meeting its obligation to COAH
 - [2] Reinforce the pedestrian interconnections between the Plan Area and the uses within the surrounding environs.
 - [3] Accommodate automobiles in a manner that respects the pedestrian spaces and does not compromise the physical form of that pedestrian space.
 - [4] Provide for an intensity of development that will create an economically viable and vibrant community.
 - [5] Permitting on-street parking for residents and visitors.

(3) Proposed Redevelopment Actions

- (a) The implementation of this Plan will substantially improve and upgrade the Leewood Renaissance @ Franklin Redevelopment Area. The actions outlined herein will provide a uniform and consistent course of action that will displace the adverse influences that led to the deterioration and ultimate designation of the Plan Area. These actions will include, but not be limited to, the following:
 - [1] Consolidation and re-subdivision of land within the Plan Area into suitable parcels for development for the new residential land uses.
 - [2] Provision for the necessary infrastructure to service and support new development within the Plan Area.
 - [3] Construction of new structures that are consistent with the goals and objectives of this Plan.

(4) Relationship to Existing Development Standards

- (a) The Areas shall be redeveloped in accordance with the standards detailed in this Plan. The Plan supersedes the current use and bulk provisions of the Township Land Development Regulations for these Areas unless specifically referenced. The Township's zoning map shall be amended to identify the Plan Areas.
- (b) Section 112-284(A&B) (Administrative and procedural requirements) of the Land Development Regulations of the Township of Franklin shall apply to the Plan.
- (c) Section 112-280A(2) (Deviations from standards of the Plan) of the Land Development Regulations of the Township of Franklin shall apply to the Plan.

(5) District Regulations

(a) Multi-Family Residential (MFR)

- [1] The redevelopment objective is to encourage the growth of affordable and mixed income homeownership and rental housing opportunities through the construction of a development consisting of individual for sale housing and rentals while assisting in the expansion of the affordable and mixed income housing units market for families and age restricted housing for senior citizens. No more than two hundred twelve (212) dwelling units shall be constructed. Fifty percent (50%) of the units shall be affordable housing units in accordance with applicable rules of the Coalition on Affordable Housing (COAH) and shall be distributed throughout the development.

~~[2] Housing developed in this area will consist of multi-level duplex attached townhouses and a Mid-Rise age restricted building.~~

~~[a] Townhouses: The majority of the units will be owner-occupied with an accessory unit consisting of a one or two-bedroom rental unit at ground level consisting of a two-bedroom townhouse flat over a three-bedroom townhouse. Some of the units may be two-story single-family townhomes. This development will provide a minimum of 108 affordable housing units, of which a minimum of fifty (50) will be family rental units.~~

~~[b] Mid-Rise Age Restricted: Will consist of a multi-story building. This development will provide a minimum of 15% affordable housing units.~~

~~[32] Permitted uses~~

~~[a] Two-family Townhouses~~

~~[b] Single-family Townhouses~~

~~[c] Low-rise and Mid-rise Apartments Age Restricted~~

~~[43] Area, Yard and Bulk Requirements~~

~~[a] Two-family Townhouses~~

- ~~[i] Minimum lot size shall be 1,350sf~~
- ~~[ii] Maximum height shall be 45ft/3 STY~~
- ~~[iii] Maximum density shall be 22 DU/Acre~~
- ~~[iv] Minimum front yard shall be 0 feet~~
- ~~[v] Minimum side yard shall be 0 feet~~
- ~~[vi] Minimum rear yard shall be 10 feet~~
- ~~[vii] Maximum lot coverage shall be 75%~~
- ~~[viii] Maximum impervious coverage shall be 85%~~

~~[ab] Single-family Townhouses, Townhouses and Low-rise Apartments~~

- ~~[i] Minimum lot size shall be 1,000sf~~
- ~~[ii] Maximum height shall be 45ft/3 STY 35ft/2 STY~~
- ~~[iii] Maximum density shall be 25 DU/Acre~~
- ~~[iii] Minimum front yard shall be 5 0 feet~~
- ~~[iv] Minimum side yard shall be 0 feet~~
- ~~[v] Minimum rear yard shall be 10 feet~~
- ~~[vi] Maximum lot coverage shall be 75%~~
- ~~[vii] Maximum impervious coverage shall be 85%~~

~~[be] Mid-rise Apartment Buildings Age Restricted~~

- ~~[i] Minimum lot size shall be 25,000sf~~
- ~~[ii] Maximum height shall be 7565ft/4 STY (over garage)~~
- ~~[iii] Maximum density shall be 35 DU/Acre~~
- ~~[iii] Minimum front yard shall be 15 25 feet~~
- ~~[iv] Minimum side yard shall be 15 25 feet~~
- ~~[v] Minimum rear yard shall be 15 25 feet~~
- ~~[vi] Maximum lot coverage shall be 75%~~
- ~~[vii] Maximum impervious coverage shall be 85%~~

(6) Design Requirements

(a) This section details the overall design standards for the Area in terms of streetscape design, open space and landscaping design, building design, off-street parking and circulation. These standards are to be used in conjunction with the bulk standards. Any deviation from these standards should be considered by the Planning Board and may be granted as a design waiver.

[1] Streetscape requirements. The streetscape is the primary image-setting area and includes all public and private streets. The aesthetics of this area, therefore, are extremely important. Upon filing of any site plan application for any development, a unified streetscape design plan shall be submitted. The streetscape plan shall show improvements to all internal public and private streets, and to the public streets. The streetscape design

plan shall be implemented contemporaneously with the construction of the redevelopment project. The streetscape design shall identify, but not be limited to: plant/tree species, street lights, decorative sidewalk materials incorporating pavers and/or stamped concrete, colors of materials, tree grates, trash receptacles, benches, bicycles racks, street planters/pots, fountains and sculptures, all of which shall be of consistent and high-quality decorative design. The following standards should be considered in streetscape design of this area:

- [a] Deciduous street trees shall be placed along both sides of all streets. Deciduous street trees ~~shall~~ should be planted 40 feet on center. Trees shall be over 12 feet in height with a minimum three-inch caliper (dbh).
 - [b] Sidewalks shall be provided along both sides of all streets and shall be properly sized for the safe and convenient movement of pedestrians through and around the Plan Area but no less than 6-feet in width.
 - [c] Streetscape elements and street furniture shall be located and designed so as not to unreasonably interfere with pedestrian movements.
 - [d] The use of blue stone slabs, bricks, cobblestone, Belgian block or pavers shall be encouraged for use in sidewalks as accents. Such decorative treatment shall be required at building entrances and at pedestrian street crossing areas to accent and channel pedestrian flow.
- [2] Open space design, lighting, screening, and landscaping. The goal of these ~~open space design~~ standards is to improve the visual environment of the Area through landscaping and other amenities in order to attract people to the Area. People are naturally attracted to areas that appear inviting, comfortable and safe. The following standards have been created to achieve this goal:
- [a] All areas not covered by building, pavement or other impervious surface shall be landscaped by a mix of evergreen and deciduous trees, shrubbery and herbaceous plants, including grass.
 - [b] Open spaces shall be so located as to provide for maximum usability, while also taking public safety into consideration, and to create a harmonious relationship between buildings and the open space throughout the Area.
 - [c] All improved open space shall incorporate elements such as shrubbery, attractive paving materials, street furniture, lighting, low walls, fountains, and other architectural and artistic amenities so as to produce and provide a pleasant environment at all levels.
 - [d] All plantings shall be with species proven to resist the urban environment in this area. Evergreen screen planting shall be a minimum of four feet in height. Deciduous planting shall be a minimum of three feet in height. Material shall be planted, balled, and burlapped and be of specimen quality as established by the American Association of Nurserymen. At initial planting said material shall provide a screen from the top of the planting to within six inches of grade. Other plant materials shall be dense and of specimen quality as determined above. All deciduous trees shall be a minimum of three inches in caliper (dbh).
 - [e] Indoor and/or outdoor plazas shall be encouraged. Adequate landscaping and street furniture of a style complementary to the surrounding facades shall be used.
 - [f] Design emphasis on gateways and major access points shall be encouraged. Gateways shall be marked by walls, signage, graphics, landscaping, buffering, distinctive street lighting, monuments, street furniture and paving accents.
 - [g] All fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design.
 - [h] Conspicuous chain link fencing without screening and/or landscaping shall not be permitted. Chain link fencing and stockade fencing are prohibited, except temporarily during demolition and construction and permanently in locations necessary to screen residential development from adjoining commercial development. Such fencing shall be no more than 6-feet in height. Otherwise, only wrought iron-type or decorative wooden fences not more than 3-feet in height shall be permitted. Fences shall be no less than forty percent (40%) open. Fences shall be free of sharp spikes or points,

jagged-edge or sharpened surfaces, or other components or materials that may cause injury. If a fence has an unfinished side, the finished side shall face out.

[i] Sidewalk areas shall be landscaped and durably paved and shall be properly illuminated with safe and adequate cutoff lighting.

[j] Maintenance of landscaping on public property or rights-of-way may be the subject of a developer's agreement.

[k] All utilities shall be located underground. All utility boxes shall be underground or located inside the principal structure.

[l] All lighting sources must be shielded to eliminate off-site glare and be designed to prevent upward glare.

[m] Refuse and recyclables storage shall either be provided inside the building or within a screening enclosure at least 6-feet in height. Such enclosures shall be constructed of durable materials with finishes and colors that match or compliment the building architecture. Such enclosures shall be located so as to provide convenient access to refuse collection vehicles but shall be located so as minimize view from surrounding roadways and adjoining properties.

[3] General Building Design Requirements Applicable to all Structures.

[a] Buildings shall be oriented toward the street and any inner courts or greenways so as to contribute to the overall liveliness of the pedestrian environment.

[b] Building design. When buildings in an area are of similar and/or compatible scale, materials and massing, the Area becomes more harmonious, thereby providing a more comfortable human experience. The building design standards section seeks to achieve a continuity of design that allows for individuality of design while still providing a distinct identity for the Area.

[c] All structures shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air, and usable open spaces, access to public rights-of-way and off-street parking, height, and bulk.

[d] Groups of related buildings shall be designed to present a harmonious appearance in terms of building silhouette, architectural style and scale; massing of building form; surface material, finish, and texture; decorative features; window and doorway proportions, entry way placement and location, signage, and landscaping.

[e] Buildings shall be designed so as to have attractive, finished appearances from all public spaces. No façade shall be any less detailed or less important than another. Buildings that are to be only one story shall have roof pitches of at least 45° to enhance the presence of the building, where feasible.

[f] Rooftop equipment shall be screened to the greatest extent possible either via painting it to match the roof or facade, or by creating rooftop screening devices. Conventional mechanical and electrical equipment which is part of the building space, heating, ventilating and air-conditioning system, lighting and general power, or process equipment where ground-mounted shall be screened from view with evergreen landscaping or screen walls that match the principal building. Electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no case shall exterior electrical equipment be mounted on the street side or primary exposure side of any building.

[g] Signage shall comply with applicable requirements of Article XII, Sign Regulations. The design of signage shall compliment the building architecture (e.g., use of consistent materials).

[4] Off-street parking and circulation. Redevelopment Objective: To provide the most efficient and effective parking supply to meet the real parking demand and subsequently creating a genuinely pedestrian-friendly neighborhood. Off-street parking is encouraged to be as inconspicuous as possible and to incorporate landscaping and screening to the greatest extent possible to minimize its physical and visual impact. Each parcel and use is

required to provide minimum off-street parking in accordance with the following Minimum Off-Street Parking Standards.

- [a] All required parking spaces shall be a minimum of 9 feet wide by 18 feet deep. The placement of the curb shall be permitted to extend into the required 18-foot depth of the parking space a maximum of two (2) feet, provided that there is adequate room for an automobile occupying the parking space to over-hang the curb without infringing upon required landscaping or pedestrian areas. All aisles for 90 degree parking shall be a minimum of 24 feet wide. Any other angle parking arrangements shall comply with the requirements of the Land Development Regulations.
- [b] Handicapped parking requirements shall be as per the applicable codes.
- [c] ~~Each parcel and use is required to provide efficient~~ Off-street parking shall be provided in accordance with RSIS.
- [d] Off-street parking and loading areas shall be coordinated with the public street system serving the Area in order to avoid conflicts with through traffic, obstruction to pedestrian walks, and vehicular thoroughfares.
- [e] A minimum of 10% of any surface parking facility shall be landscaped and shall include one shade tree for every 20 parking spaces.
- [f] All parking and loading areas shall be landscaped about their periphery with shrubs, trees, and/or ground cover.
- [g] The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
- [h] Sidewalks shall be designed to be part of a comprehensive system to access all facilities within the Area

(7) Relationships to Plans of other entities and Franklin Township's Master Plan and Fair Share Plan.

- (a) The Plan is consistent with the master plans of adjacent municipalities, Somerset County, the State Development and Redevelopment Plan (SDRP) and Franklin Township's Master Plan and Fair Share Plan.

[1] Adjacent Municipalities: Franklin lies adjacent to the municipalities of Bridgewater Township, North Brunswick Township, the City of New Brunswick, South Brunswick Township, South Bound Brook Borough, Piscataway Township, Princeton Township, Montgomery Township, Rocky Hill Borough, Hillsborough Township, Millstone Borough and Manville Borough. The Redevelopment Area is only contiguous to the City of New Brunswick; however, the Master Plans of the other contiguous municipalities were reviewed and do not conflict with the plan.

[a] New Brunswick: New Brunswick is located to the east of the Redevelopment Area across Route 27. The City has been an on-going partner in the Renaissance 2000 planning process since its inception. The City has adopted three Redevelopment Plans for its Renaissance 2000 Area, covering the Henry-Oliver Avenue Area, the 1,000 Somerset Area and the Edpas Road Area. The goals and objectives of the foregoing redevelopment plans are compatible with those of the Plan including but not limited to the following goals from the New Brunswick Plans:

- [i] To remedy the visual appearance of the land and thus enhance its value and the values of adjacent properties
- [ii] Relieve problems associated with dilapidated buildings by creating a situation conducive to retail development

[2] Somerset County: The Plan is consistent with and will help effectuate the planning goals expressed in the County's planning documents. The Somerset County Master Plan was adopted in 1987. A Re-examination of the Master Plan took place in 1998. Somerset County is currently in the process of preparing a Smart Growth Strategic Plan (SGSP). The SGSP will serve to update the County Master Plan adopted in 1987 and the 1998 Re-Examination Report. The County has developed Guiding Principles and Planning

Objectives as part of Phase I of the SGSP initiative and the Plan is consistent with those principles and objectives

[3] State Development and Redevelopment Plan: The SDRP places the Redevelopment Area in Metropolitan Planning Area 1 (PA1). The Plan is consistent with the planning goals and objectives of the SDRP as a whole, and of PA1 in particular. In terms of land use, the amendment to the plan emphasizes the efficient use of infrastructure and public facilities, and revitalization of existing housing stock including providing affordable housing opportunities.

[4] Franklin Township Master Plan and Fair Share Plan: The Housing Element of the 2006 Franklin Township Master Plan and the 2006 Fair Share Plan specifically discuss and endorse the Affordable Housing component of the Plan. In addition the Plan is consistent with the following Master Plan goals:

[a] Maintaining the diversity of housing, but encouraging infill and stabilization of current residential areas rather than continuing sprawl patterns of development.

[b] Support the redevelopment of declining areas in the Township by periodically reexamining redevelopment plans to ensure viability.

(8) Relocation and Property to be Acquired. The applicable sections in the Redevelopment Agreement for Construction of a residential development within the Renaissance 2000 redevelopment area in the Township of Franklin, Somerset County, New Jersey between the Redevelopment Agency of Franklin Township and Leewood Renaissance @ Franklin. LLC shall apply.

SECTION II

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 III

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

SECTION IV

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

ORDINANCE NO. 3793

THIS IS A TRUE COPY OF AN ORDINANCE ADOPTED BY THE
TOWNSHIP COUNCIL, TOWNSHIP OF FRANKLIN, SOMERSET, NJ

INTRODUCED:	October 14, 2008
PUBLIC HEARING:	November 25, 2008
ADOPTED:	November 25, 2008
NOTICE OF FINAL ADOPTION:	December 3, 2008
EFFECTIVE DATE:	December 15, 2008

ANN MARIE McCARTHY, TOWNSHIP CLERK