

ORDINANCE NO. 3661A

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, DELETE SUBSECTIONS 112-280 (C) – SENIOR HOUSING; 112-280 (E) – GATEWAY COMMERCIAL; AND 112-280 (G) - COMMERCIAL/INDUSTRIAL AND ADD SUBSECTION 112-280 – (K) CHURCHILL-MILLSTONE REVELOPMENT AREA AND SUBSECTION 112-280 (L) – LEEWOOD RENAISSANCE AT FRANKLIN REDEVELOPMENT AREA AND AMEND ATTACHMENT 20, EXHIBIT 6 – RENAISSANCE 2000 LAND USE PLAN.

SUMMARY

An Ordinance to amending the Redevelopment Plan of the Township of Franklin by deleting the following subsections of Section 112-280: (C) – Senior Housing; (E) – Gateway Commercial and (G) – Commercial/Industrial and adding the following subsections: (K) – Churchill-Millstone Redevelopment Area and (L) – Leewood Renaissance at Franklin Redevelopment Area and rezone Block 123 from Gateway Commercial to Residential Infill.

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:

112-280. Land use plan.

Based upon analyses of prior Renaissance 2000 plans for the Area, continued support for those plans and Area opportunities and constraints in their entirety, a land use plan was created to take advantage of existing and potential physical and economic opportunities in the Area and to achieve the goals and objectives of the plan. The proposed land uses in the Area are varied to take advantage of the different opportunities that are present in the Area, and are flexible enough to respond to market conditions at the time of site planning and development. The land uses are proposed for each development district, and standards for each district have been created. The permitted uses and design standards within the various districts and the design standards that apply to the entire Area are detailed in the following district standards and general design standards sections.

A. Relationship of plan to the Township Land Development Regulations.

- (1) The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. In order to implement the Redevelopment Plan consistent with the goals and objectives herein, the plan supersedes the use, bulk and design standards provisions of this chapter. Other Township regulations affecting development that are in conflict are superseded by this plan, however, existing standards and procedures pertaining to general development procedures and practices including site plan and subdivision standards and procedures, performance guaranties and fees, shall be complied with. In particular, standards for accessory uses associated with existing or infill one- and two-family residential uses, such as fences, walls, pools and home occupations should be taken from this Chapter 112, Land Development.
- (2) Any deviation from standards of this plan that result in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the plan by the Township Council rather than via variance relief through the Township Zoning Board of Adjustment. "C" variance relief pursuant to N.J.S.A. 40:55D-70c may be addressed by the Planning Board through the development application process. All development must be approved by the Township Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D-1 et seq.
- (3) In order to allow existing property owners to utilize their property while the redevelopment plan is being implemented, an Underlying Zone Plan as set forth on the attached map entitled "Renaissance 2000 Redevelopment Zone Underlying Zoning Plan," prepared April 2002 and revised August 2002 is adopted. The permitted uses, bulk standards, and design standards applicable to this underlying zone can be used until if and when a redevelopment project is proposed and implemented. The standards of this underlying zone are added as § 112-280J and shall remain in effect following the expiration of the redevelopment plan.

B. District standards. The following district standards contain information pertaining to the development objective of the parcel, the permitted and accessory uses therein, and the parcel-specific design standards. The general Area-wide design standards contained in the general design standards section below apply to all districts. In addition to the more specific standards provided in this section, also included is the vision statement of the district. This statement serves to guide the prospective developer to achieve what the Township envisions for the specific area in terms of types of uses and design. Developers are encouraged to align their development proposal(s) for their property with the overall vision of the parcel and the Area as a whole. The standards for the development districts are as follows:

C. Senior housing. **Repealed by Ordinance No. 3661.**

~~(1) — Redevelopment objective: to utilize existing underutilized land to provide affordable independent and assisted living housing opportunities to senior citizens. The tract of land between Oak Place and Pine Street has been provided to meet this objective due to its location adjacent to Williams Park and its proximity to the Suburban Bus Lines operation across Route 27. The senior housing is envisioned to be low rise styles such as townhouse, garden apartment or other creative designs. Building orientation toward the park and physical linkages to Williams Park via pathways are encouraged. In order to facilitate ingress and egress to and from the parcel, access is recommended only from adjoining local roads and not Route 27.~~

~~(2) — Principal permitted uses:~~

- ~~(a) — Independent senior housing.~~
- ~~(b) — Assisted living facility.~~
- ~~(c) — Public use.~~

~~(3) — Accessory uses: customary, incidental and accessory to the principal use.~~

~~(4) — Standards for independent housing:~~

- ~~(a) — Minimum lot area: five acres.~~
- ~~(b) — Maximum density: eight units per acre.~~
- ~~(c) — Maximum height: 35 feet.~~
- ~~(d) — Maximum lot coverage: 55%.~~

~~(5) — Standards for assisted living facility:~~

- ~~(a) — Minimum lot area shall be 3.5 acres; the tract can be separated by a public right of way.~~
- ~~(b) — Maximum height: 40 feet.~~
- ~~(c) — Maximum lot coverage: 75%.~~

~~(6) — Standards for public use:~~

- ~~(a) — Minimum lot area: 20,000 square feet.~~
- ~~(b) — Maximum height: 35 feet.~~
- ~~(c) — Maximum lot coverage: 55%.~~

~~(7) — General standards:~~

- ~~(a) — Minimum setbacks: 50 feet along Route 27; 25 feet along Parkside Street and Matilda Avenue; 10 feet along Naaman Williams Park.~~
- ~~(b) — Ingress and egress to/from the site shall not be provided onto Route 27.~~
- ~~(c) — A physical linkage interconnecting the site and Naaman Williams Park shall be encouraged.~~
- ~~(d) — Accessory structures shall not exceed a height of 15 feet and shall comply with the setback standards for principal uses.~~

D. Infill residential. Redevelopment objective: This district currently contains stable residential neighborhoods and has been designated for infill of single-family and two-family residential uses on vacant lots and maintenance of existing, intact housing. New development in this area is encouraged to coordinate with the existing pattern and appearance of development.

(1) Principal permitted uses:

- (a) Single- and two-family residential.

- (b) Public use.
- (2) Accessory uses: customary, incidental and accessory to the principal use.
- (3) Standards:
 - (a) Minimum lot area for single-family structures: 5,000 square feet.
 - (b) Minimum lot area for two-family structures and public use: 7,500 square feet.
 - (c) Minimum lot frontage for single-family structures: 50 feet.
 - (d) Minimum lot frontage for two-family structures and public use: 75 feet.
 - (e) Minimum lot depth: 100 feet.
 - (f) Maximum height: 35 feet.
 - (g) Minimum setbacks for principal structures:
 - [1] Front yard: 25 feet.
 - [2] Side yard (each): 8 feet.
 - [3] Rear yard: 25 feet.
 - (h) Maximum lot coverage for one- and two-family residential use: 30%.
 - (i) Maximum lot coverage for public use: 55%.
 - (j) Accessory structures and uses shall be governed as per this Chapter 112, Land Development.

E. Gateway commercial. **Repealed by Ordinance No. 3661.**

~~(1) — Redevelopment objective:~~

~~(a) — This area is intended to be the gateway or focal point of the Redevelopment Area in Franklin Township. This area, at the intersection of Route 27 and Franklin Boulevard (Blocks 122 and 128-132), was the subject of an Economic Development Study completed in 1997. It was determined that this area, due to its locational prominence, is the cornerstone of the Redevelopment Area in the Township and should be redeveloped for retail, family style restaurant (non-drive through), office, day care and assisted living facility (ALF). Target blocks for each of these uses were identified in the study, and a Concept Plan for the Area was created. (See Concept 1.) EN. Early on in the conceptualization process, it was determined that site plans for the Area should be neo-traditional in design, with attention paid to streetscapes, pedestrian orientation and architectural details. Effectively, this means bringing buildings closer to the street and providing parking toward the rear of parcels. The entrances to the shops are recommended to be from the parking area, although access ways to the buildings can also be provided from the public sidewalk. The buildings should not turn a blank rear wall toward the street, either; there can be window displays and other architectural treatments on these rear walls. Architectural details such as pitched roofs to enhance the presence of one-story buildings and facade and signage standards are recommended for this area. These changes will fundamentally improve the appearance and character of the Area. Outdoor dining in plaza areas is also recommended.~~

~~(b) — Because this area is a gateway, it is recommended that design standards across Route 27 in New Brunswick be modified to complement the standards set forth herein.~~

~~(2) — Principal permitted uses:~~

- ~~(a) — Retail including restaurant (non-drive through).~~
- ~~(b) — Office.~~
- ~~(c) — Financial institution.~~
- ~~(d) — Day care center.~~
- ~~(e) — Assisted living facility.~~
- ~~(f) — Public use.~~
- ~~(g) — Apartments above businesses fronting on Franklin Boulevard.~~

~~(3) — Accessory uses: Customary, incidental and accessory to the principal use, including outdoor dining.~~

~~(4) — Standards:~~

- ~~(a) — Minimum lot area: 20,000 square feet.~~

- ~~(b) Minimum lot frontage: 100 feet.~~
- ~~(c) Minimum lot depth: 100 feet.~~
- ~~(d) Setbacks:~~
 - ~~[1] Front yard: Maximum 20 feet.~~
 - ~~[2] Side yard (each): 20 feet.~~
 - ~~[3] Rear yard: 20 feet.~~
 - ~~[4] Maximum lot coverage: 75%.~~
 - ~~[5] Maximum height: 35 feet.~~

~~(5) Standards for assisted living facility:~~

- ~~(a) Minimum lot area shall be 3.5 acres; the tract can be separated by a public right-of-way.~~
- ~~(b) Minimum setback requirements: perimeter setback of 25 feet.~~
- ~~(c) Maximum height: 40 feet.~~
- ~~(d) Required open space/parkland: 15% of parcel area.~~

~~(6) General standards:~~

- ~~(a) On blocks along Franklin Boulevard, buildings shall be oriented along the Franklin Boulevard and Route 27 frontages, except in the case of the assisted living facility, which shall front on Fuller Street. Main entrances for retail/office structures can be established toward the interior of the site and the parking areas if accessways from the roadside sidewalk to those entrances are provided.~~
- ~~(b) On blocks along Franklin Boulevard, a design theme shall be established for this area which shall incorporate compatible facade treatments and textures, sidewalk and streetscape improvements, roof pitches and textures and signage to ensure consistency among these blocks and within the Redevelopment Area.~~
- ~~(c) Accessory buildings shall not be located in the front yard and shall have ten-foot minimum yards.~~
- ~~(d) Accessory structures shall not exceed a height of 15 feet.~~

F. Renaissance commercial.

(1) Redevelopment objective:

- (a) The objective of this district is to revitalize the commercial properties and activity in the Area by providing opportunities for existing property owners to continue and upgrade their properties as well as for redevelopment of the properties by redevelopers. Meeting this objective requires design flexibility, which has been provided by tiering the standards for properties in this district by lot size. Larger-scale uses generally require more screening, more landscaping, wider setbacks and less lot coverage. Smaller-scale uses, on the other hand, are generally less obtrusive and so require less in terms of buffering and setbacks.
- (b) Larger-scale uses are desired on several target blocks within the Area. They are Blocks 171.02, 166, 164, 163, and 152. In addition, the existing office condominiums on Block 171.02, Lot 237.03, at the corner of Henry Street and Route 27 and the properties consisting of Block 171.02, Lots 1, 2, 3, 4, 236.01, 237.02 and 238.02, have been targeted for adaptive reuse as potential residential uses.

(2) Principal permitted uses:

- (a) Retail including restaurant.
- (b) Office.
- (c) Financial institution.
- (d) Public use.
- (e) Adaptive reuse of existing office condominium structures and the adjoining properties consisting of Block 171.02. Lots 1, 2, 3, 4, 236.01, 237.02 and 238.02.

(3) Accessory uses: Customary, incidental and accessory to the principal use, including outdoor dining.

(4) Standards for lots less than 20,000 square feet in area:

- (a) Minimum lot frontage: 100 feet.
- (b) Minimum lot depth: 100 feet.

- (c) Setbacks:
 - (d) Front yard: minimum 15 feet; maximum 25 feet.
 - (e) Side yard (each): minimum 10 feet.
 - (f) Rear yard: minimum 40 feet.
 - (g) Maximum lot coverage: 85%.
 - (h) Maximum height: 35 feet.
- (5) Standards for lots greater than 20,000 square feet in area:
- (a) Minimum lot frontage: 100 feet.
 - (b) Minimum lot depth: 100 feet.
 - (c) Setbacks:
 - [1] Front yard: minimum 20 feet; maximum 40 feet.
 - [2] Side yard (each): minimum 15 feet.
 - [3] Rear yard: minimum 40 feet.
 - [4] Maximum lot coverage: 75%.
 - [5] Maximum height: 35 feet.
- (6) Standards for blocks along Franklin Boulevard:
- (a) Minimum lot area: 20,000 square feet.
 - (b) Minimum lot frontage: 100 feet.
 - (c) Minimum lot depth: 100 feet.
 - (d) Setbacks:
 - [1] Front yard: maximum 20 feet.
 - [2] Side yard (each): 20 feet.
 - [3] Rear yard: 20 feet.
 - [4] Maximum lot coverage: 75%.
 - [5] Maximum height: 35 feet.
- (7) Standards for permitted adaptive reuse:
- (a) Minimum lot size: 1.5 acres.
 - (b) Maximum density: 19 units per acre.
 - (c) Minimum setbacks: perimeter setback of 20 feet.
 - (d) Maximum lot coverage: 60%.
 - (e) Maximum height: 35 feet.
- (8) Accessory structure standards:
- (a) Accessory buildings shall not be located in the front yard and shall have ten-foot minimum yards.
 - (b) Accessory structures shall not exceed a height of 15 feet.

G. Commercial/industrial. **Repealed by Ordinance No. 3661.**

- ~~(1) Redevelopment objective: to fill in the existing underutilized industrial area with larger-scale commercial uses and manufacturing and warehousing/distribution uses to create a more cohesive light industrial area. Special attention should be paid to those uses that front on Route 27 and residential streets, namely Blair Avenue. This can be accomplished by limiting the types of uses that front on Route 27 and can also occur through wider setbacks and screening of those uses which require outdoor storage.~~
- ~~(2) Principal permitted uses fronting on Route 27 and Blair Avenue:

 - ~~(a) Retail including restaurant, entertainment, commercial recreation, car wash, gasoline service station.~~
 - ~~(b) Office.~~
 - ~~(c) Financial institution.~~
 - ~~(d) Public use.~~~~
- ~~(3) Principal permitted uses fronting on local roadways (excluding Blair Avenue):

 - ~~(a) Auto repair (not including automotive junkyards).~~
 - ~~(b) Wholesale distribution, including lumber yards.~~
 - ~~(c) Contractor storage/staging.~~
 - ~~(d) Manufacturing and warehousing/distribution in compliance with performance standards as per Township ordinance.~~~~

~~(4) Accessory uses: customary, incidental and accessory to the principal use, including outdoor dining.~~

~~(5) Standards:~~

~~(a) Minimum lot area: 10,000 square feet.~~

~~(b) Minimum lot frontage: 100 feet.~~

~~(c) Minimum lot depth: 100 feet.~~

~~(d) Minimum setbacks:~~

~~(e) Front yard: 50 feet.~~

~~(f) Side yard (each): 20 feet.~~

~~(g) Rear yard: 25 feet.~~

~~(h) Maximum lot coverage: 75%.~~

~~(i) Maximum height: 50 feet.~~

~~(j) Screening for uses not permitted to front on Route 27 that contain Route 27 frontage: Those lots that have frontage on Route 27, but are required to be oriented and accessed along local roadways, shall provide a minimum twenty-foot wide screened buffer along their Route 27 frontage of sufficient height and massing to screen the activities occurring on the site from the Route 27 view corridor.~~

~~(k) Landscaping shall be provided along Blair Avenue to shield on-site structures and activities to the extent possible.~~

~~(l) Accessory structures shall comply with the standards for principal structures.~~

H. Office/professional.

(1) Redevelopment objective: to provide a location for appropriate uses along the Hamilton Street corridor in the Area. This district is envisioned to contain office/professional buildings of up to three stories in height that will provide a transition from the more office and residentially oriented portion of Hamilton Street to the commercial node at Franklin Boulevard/Hamilton Street intersection.

(2) Principal permitted uses:

(a) Office.

(b) Financial institution.

(c) Existing residential use.

(d) Public use.

(3) Accessory uses: customary, incidental and accessory to the principal use, including parking and loading and signs.

(4) Standards:

(a) Minimum lot area: 10,000 square feet.

(b) Minimum lot frontage: 100 feet.

(c) Minimum lot depth: 100 feet.

(d) Maximum height: 40 feet for office use; 35 feet for residential use.

(e) Minimum setbacks:

[1] Front yard: 35 feet.

[2] Side yard (each): 20 feet.

[3] Rear yard: 25 feet.

[4] Maximum lot coverage: 55% for office use; 30% for residential use.

[5] Office uses shall be permitted access only onto Hamilton Street.

[6] Accessory structures and uses shall be governed as per this Chapter 112, Land Development.

I. Public/institutional use.

(1) Redevelopment objective: to retain existing public and institutional uses in the Area. These existing uses are permitted to remain and expand within the parameters of the standards set forth herein. The Board of Education property on Hamilton Street was programmed in the Renaissance 2000 plans to contain a new entrance to the High School and to potentially contain athletic fields.

(2) Principal permitted uses:

- (a) Public or institutional use.
 - (b) Houses of worship.
 - (c) Parks and open space.
 - (d) Public housing.
 - (e) Existing residential use.
- (3) Accessory uses: customary, incidental and accessory to the principal use, including office, parking and loading and signs.
- (4) Standards for existing residential uses:
- (a) Minimum lot area for single-family residence: 7,500 square feet.
 - (b) Minimum lot area for two-family residence: 10,000 square feet.
 - (c) Minimum lot frontage for single-family structures: 75 feet.
 - (d) Minimum lot frontage for two-family structures: 100 feet.
 - (e) Minimum lot depth: 100 feet.
 - (f) Maximum height: 35 feet.
 - (g) Minimum setbacks:
 - [1] Front yard: 25 feet.
 - [2] Side yard (each): 10 feet.
 - [3] Rear yard: 20 feet.
 - (h) Maximum lot coverage: 30%.
- (5) Standards for public housing:
- (a) Minimum lot area: one acre (can be divided across a public right-of-way).
 - (b) Maximum height: 35 feet.
 - (c) Minimum setbacks: perimeter setback of 20 feet.
- (6) Standards for houses of worship:
- (a) Minimum lot area: 3 acres.
 - (b) Minimum setbacks: perimeter setback of 25 feet.
 - (c) Maximum number of stories: 35 feet.
 - (d) Maximum height: 50 feet.
 - (e) Maximum lot coverage: 60%.
- (7) Standards for accessory structures: Accessory structures and uses shall be governed as per this Chapter 112, Land Development.
- J. The permitted uses, accessory uses and conditional uses, bulk standards and design standards applicable to the R-10 and M-2 Zones within the Underlying Zone Plan are as set forth elsewhere in this chapter for the R-10 and M-2 Zones respectively.
- (1) The permitted uses, bulk standards and design standards applicable to the BR Underlying Zone are as follows:

**Zoning Standards for Underlying Redevelopment
Area Zone Plan for NBR Zone**

Permitted Uses	Neighborhood Business Zone Uses	Townhouse Development Uses	Single-Family Uses	Two-Family Uses
Lot area	20,000 square feet	1.5 acres 19 units/acre	7,500 square feet	10,000 square feet
Lot frontage	100 feet	N/A	75 feet	100 feet
Front yard	20 feet	20 feet	25 feet	25 feet
Side yard (each)	10 feet/25 feet	20 feet	8 feet/20 feet	8 feet/20 feet
Rear yard	30 feet	20 feet	20 feet	20 feet
Lot coverage	40% Building 80% Impervious	60% Impervious	20% Building 30% Impervious	20% Building 30% Impervious
Height	30 feet (2 stories)	35 feet	35 feet (2 ½ stories)	35 feet (2 ½ stories)

NOTE: NBR Zone Development shall also comply with the General Design Standards contained in § 112-281, including streetscape requirements; open space design and landscaping; building

design; signage; off-street parking and circulation; storage, service, and loading areas; refuse and recycling collection areas; screening of exterior mechanical equipment; and outdoor dining.

K. Churchill-Millstone 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 Franklin Township 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] Introduction of the *Gateway* concept; i.e., infill residential and commercial development and redevelopment of the high traffic area along Franklin Boulevard and State Highway Route 27.

(b) The *Redevelopment Plan Amendment* {hereafter referred to as the “Plan”} will regulate development within the Churchill-Millstone area of the *Renaissance Redevelopment Area*. This area is located at an important crossroads of Franklin Township, and when properly redeveloped, will serve as an important component of Franklin’s desire to create pedestrian friendly commercial, and/or mixed-residential/commercial, districts, anchored by residential districts that are respectful of the established character of the surrounding residential neighborhoods. The redevelopment area is bounded by Franklin Boulevard and Churchill Avenue & NJ State Highway 27 to Berry and Ellen Streets. It is approximately forty-five [45] 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	108-	109-	111-	112-	113-	115-	116-	117-	118-	119-	120-	122-	128-	129-	130-	131-	132-
Tax Lots	All	All	All	All	All	All	All	All	All	All	All	All	All	All	All	All	All

(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 cohesive sustainable community – introducing a neighborhood that is compact, pedestrian friendly and of mixed use.

- [2] Create a plan that establishes a positive image and a sense of place; a place to which people will come to enjoy, shop, and live.
- [3] Establish architectural requirements for the Mixed Use District that compliment and contribute to the community and its identity, maintaining an architectural style consistent with the surrounding area while allowing for a blend of modern accents and carrying design threads into the adjacent residential areas of the Plan Area.
- [4] To create buildings that present themselves as part of a traditional neighborhood center and not as part of a standardized highway-oriented strip shopping center.
- [5] Create mixed-commercial/residential buildings and shops that all have frontages on and direct access to the street, and provide for active and attractive storefronts that allow maximum window-shopping potential.
- [6] Provide a continuum of housing opportunities that include, in part, affordable, age restricted, and market rate housing.
- [7] Reinforce the pedestrian interconnections between the Plan Area and the uses within the surrounding environs.
- [8] Accommodate automobiles in a manner that respects the pedestrian spaces and does not compromise the physical form of that pedestrian space.
- [9] Produce architecture that is distinctive yet linked to its immediate surroundings through building scale and placement.
- [10] Provide for a variety of public spaces, plazas and open spaces to accommodate a variety of uses.
- [11] Provide for a mixture of uses and an intensity of development that will create an economically viable and vibrant community.
- [12] Maximize the use of shared parking on site in the Mixed Use District and permitting on-street parking for visitors in the Residential District.

(3) Proposed Redevelopment Actions

- (a) The implementation of this Plan will substantially improve and upgrade the Churchill-Millstone 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 and/or commercial land uses.
- [2] Provision of a full range of infrastructure necessary to service and support new development within the Plan Area.
- [3] Construction of new structures and complimentary facilities 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, bulk and General Design Standard 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) Mixed Use District (CMMU)

[1] This District is intended to be the focal point of the redevelopment area. The standards proposed below are intended to fundamentally improve the appearance and character of the redevelopment area.

[2] Ground Floor Permitted Principal Retail and Services Uses;

- a. **Antique store**
- b. **Art Gallery/shop**
- c. **Art Studio**
- d. **Bank (except drive through)**
- e. **Bed & bath accessories**
- f. **Book store (except adult book stores)**
- g. **Boutique**
- h. **Camera Shop**
- i. **Card/stationary shop**
- j. **Clothing Store**
- k. **Cosmetics & makeup (except body art establishments)**
- l. **Electronics store**
- m. **Entertainment software; e.g., music stores and video stores (except adult video stores)**
- n. **Eyeglass and lens shop**
- o. **Flower Shop**
- p. **Gift Shop**
- q. **Hardware store**
- r. **Home furnishings and interior design and decorating shops**
- s. **Houseware shops**
- t. **Jeweler**
- u. **Liquor store**
- v. **Office supplies**
- w. **Pharmacy**
- x. **Phone or wireless communication store**
- y. **Photography studio**
- z. **Restaurant (except drive through)**
- aa. **Shoe sale/ repair**
- bb. **Sporting Goods**
- cc. **Toy store**
- dd. **Martial Arts Studio**
- ee. **Real Estate Agency**
- ff. **Tailor**
- gg. **Health Club/Spa**
- hh. **Financial industry offices**
- ii. **Child Care**
- jj. **Other uses of similar nature and intensity**
- kk. **Basement areas may be developed for utilities, waste storage facilities, and for storage of merchandise, goods and supplies of tenants. They must not be occupied by personnel for any purpose other than to load and retrieve stored material and to service the utilities.**

[3] Second Floor and above Permitted Uses:

- a. **Residential**

[4] Area, Yard and Bulk Requirements

- a. **Minimum Front Yard = 0'**

(But shall be a minimum of fifteen (15) feet from the curb face to the building face. Along Franklin Boulevard and NJ State Highway 27, there shall be a minimum of twenty (20) feet from the curb face to the building face.)
- b. **Maximum Building height =4 St/45ft.**
- c. **Maximum Density = 50 DU/Acre**
- d. **Minimum Lot Size = 30,000 SF**
- e. **Minimum Lot Width = 150'**
- f. **Minimum Lot Depth = 150'**
- g. **Maximum Lot Coverage = 60%**
- h. **Max Impervious Coverage = 100%**
- i. **Maximum Floor Area Ratio = 2.2**
- j. **Minimum Side Yard = 0'**
- k. **Minimum Rear Yard = 0'**
- l. **Maximum square footage = 15,000 per first floor use to encourage main street type uses.**

(b) Residential District (CMR)

[1] **The redevelopment objective is to provide quality infill residential development that is coordinated with the existing pattern and appearance of development and serves as an anchor for the proposed Mixed Use District (CCMMU).**

[2] **Principal Permitted Uses:**

- a. **Single Family Detached Dwellings**
- b. **Single Family Townhome**
- c. **Two-Family Dwelling**
- d. **Residential Apartments**
- e. **Age Restricted Apartments**

[3] **Accessory Uses**

- a. **Off-street parking & garages**
- b. **Home Occupations as per Section 112-41 of the Land Development Ordinance.**

[4] **Area, Yard and Bulk Requirements**

a. **Single Family detached Dwellings:**

- i. **Maximum number of stories shall be 2.5 DTY/35 ft.**
- ii. **Minimum Front Yard Setback shall be 18'**
- iii. **Minimum Rear Yard Setback shall be 30'**
- iv. **Minimum Sideyard Setback shall be 3' One/8' Both**
- v. **Minimum Lot Size shall be 3,000 SF**
- vi. **Minimum Lot Width shall be 30 feet**
- vii. **Minimum Lot Depth shall be 100 feet**
- viii. **Maximum Density shall be 14 DU/Acre**
- ix. **Maximum Lot Coverage = 50%**
- x. **Maximum Impervious Coverage = 75%**

b. **Two-Family Dwellings:**

- i. **Maximum number of stories shall be 3 DTY/35 ft.**
- ii. **Minimum Front Yard Setback shall be 18'**
- iii. **Minimum Rear Yard Setback shall be 20'**
- iv. **Minimum Sideyard Setback shall be 3' One/8' Both**
- v. **Minimum Lot Size shall be 3,300 SF**
- vi. **Minimum Lot Width shall be 33 feet**
- vii. **Minimum Lot Depth shall be 100 feet**
- viii. **Maximum Density shall be 25 DU/Acre**
- ix. **Maximum Lot Coverage = 50%**
- x. **Maximum Impervious Coverage = 75%**

c. Single-Family Townhomes

- i. Maximum number of stories shall be 3 DTY/35 ft.**
- ii. Minimum Front Yard Setback shall be 10'**
- iii. Minimum Rear Yard Setback shall be 20'**
- iv. Minimum Sideyard Setback shall be 0' One/10' At Ends**
- v. Minimum Lot Size shall be 2,000 SF**
- vi. Minimum Lot Width shall be 20 feet**
- vii. Minimum Lot Depth shall be 100 feet**
- viii. Maximum Density shall be 20 DU/Acre**
- ix. Maximum Lot Coverage = 35%**
- x. Maximum Impervious Coverage = 80%**

d. Residential Non-Age Restricted Apartments:

- i. Maximum number of stories shall be 4 DTY/45 ft.**
- ii. Minimum Front Yard Setback shall be 10'**
- iii. Minimum Rear Yard Setback shall be 30'**
- iv. Minimum Sideyard Setback shall be 5'**
- v. Minimum Lot Size shall be 30,000 SF**
- vi. Minimum Lot Width shall be 150 feet**
- vii. Minimum Lot Depth shall be 150 feet**
- viii. Maximum Density shall be 50 DU/Acre**
- ix. Maximum Lot Coverage = 65%**
- x. Maximum Impervious Coverage = 100%**
- xi. Maximum Floor Area Ratio = 1.25**

e. Age Restricted Apartments: The redevelopment objective is to utilize existing underutilized land to provide affordable, independent and assisted-living housing opportunities to senior citizens.

- i. Maximum number of stories shall be 4 DTY/45 ft.**
- ii. Minimum Front Yard Setback shall be 10'**
- iii. Minimum Rear Yard Setback shall be 30'**
- iv. Minimum Sideyard Setback shall be 5'**
- v. Minimum Lot Size shall be 30,000 SF**
- vi. Minimum Lot Width shall be 150 feet**
- vii. Minimum Lot Depth shall be 150 feet**
- viii. Maximum Density shall be 50 DU/Acre**
- ix. Maximum Lot Coverage = 65%**
- x. Maximum Impervious Coverage = 100%**
- xi. Maximum Floor Area Ratio = 1.25**

(6) General Design Standards

The following standards and requirements shall apply to all applications for development, including but not limited to: developments, redevelopments, rehabilitation, and or re-use applications within the Plan Area:

- (a) All utility boxes associated with mixed use functions and townhouses and/or single-family dwellings shall be underground or located inside the principal structure.**
- (b) All electronic communication and reception equipment shall be hidden or screened to the maximum extent feasible while still preserving good reception. Screening shall remove such devices from view from the street and existing/planned neighboring buildings. This may be achieved through decorative screening, landscaping and/or disguising such equipment within the basic architecture of the building. All constructed screening shall be executed in a manner consistent with the architecture of the building and shall utilize the same or similar materials as used in the construction of the building, such that the screening appears to be an integral part of the building. All vegetative screening shall be evergreen. The placement of said equipment shall minimize the need for screening.**

(c) Fencing-General Requirements

- [1] Chain link fencing and stockade fencing are prohibited within the Plan Area, except during demolition and construction.**
- [2] Only wrought iron-type or decorative wooden fences shall be permitted, subject to placement requirements below.**
- [3] Fences shall be no less than forty percent (40%) open. Translucent, transparent, or clear materials shall be considered as solid elements.**
- [4] 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 away from the property that is fenced.**

(d) Fences for Townhouses

- [1] Front Yard Fence- A front yard fence, constructed of solid, wrought iron-type mild steel, not less than 0.5 inches thick, and not less than 30 inches nor more than 40 inches in height shall be installed at the sidewalk line throughout the Townhouse development to enclose and define the private front yard spaces of the townhouse units.**
- [2] Side Yard Fence – Where there is a side yard, no fencing shall be allowed other than the front yard fence described above.**

(e) Fences for Single-Family and Two-Family Dwellings:

- [1] Front Yard Fence – No fencing shall be permitted within the required front yard nor forward of the plane of the front façade of the house. A fence, not higher than 48 inches and running approximately parallel to the plane of the front façade, may be installed at or behind the plane of the front façade. For the purposes of this paragraph, the front plane of the house shall not include any porch, stoop or steps.**
- [2] Side Yard Fence – A side yard fence runs approximately parallel to the sidewalls of the house and is generally placed on the property line. No side yard fences may be placed forward of the plane of the front façade of the house. The maximum height of any fence placed along the side yard shall be 48 inches, except that behind the plane of the rear façade of the house it may be the same height as the rear yard fence.**
- [3] Rear Yard Fence - A rear yard fence runs approximately parallel to the rear wall of the house, near or on the property line. The maximum height of a rear yard fence shall be 60 inches.**
- [4] No wall shall be constructed in lieu of a fence.**

(f) In the Mixed Use District, all trash storage such as dumpsters and/or compactors shall be located within the principal buildings. The Redeveloper may, at the time of the site plan application, propose alternatives to this and, if approved by the Planning Board, such alternatives shall be permitted. All outdoor merchandising shall be prohibited.

(g) In the Residential District, all units shall utilize individual screening corrals for waste container storage.

(h) All buildings within the Plan Area must display the street address of the building in a location that is clearly visible from the adjoining street right-of-way while remaining in scale with the building.

(7) Design Requirements

- (a) **General Building Design Requirements-Applicable to all structures and zones.**
- [1] All structures within the Plan Area shall be situated with proper consideration of their relationship to other buildings, including those that are existing or proposed, and inside or outside of the Redevelopment Area, in terms of light, air, usable open space, access to public and private right-of-way, off-street parking, height, and bulk.
 - [2] Building shall be designed to be attractive from all vantage points. No façade shall be any less detailed or less important than another.
 - [3] If security gates are used on any part of a building or window, they shall be interior and of open grate style.
- (b) **Entrances**
- [1] Buildings shall be oriented toward the street and any inner courts so as to contribute to the overall liveliness of the pedestrian environment. Specifically, direct open and functional pedestrian ingress/egress from business uses must be provided directly to the street, sidewalk, courtyards and/or walkways to which such use is adjacent. This pedestrian access shall be augmented by windows meeting the 75% glazing requirements wherever ground floor retail or commercial use is permitted by the Mixed Use District. These windows may contain displays or shall provide fully unobstructed visibility into the store shop.
 - [2] **Prominent Entries:** Main-building entries shall be easily identifiable as such from the sidewalk, and may not occur simply as voids between buildings.
- (c) **Façade Articulation**
- [1] **General:** Buildings should have a clear base, middle, and top. Architectural devices, such as providing stringcourses and/or horizontally differentiating surface treatments, can be used to achieve the necessary transitions. Transitions between building segments shall occur once between the basement ceilings and the first floor ceiling if there is a basement, and once again within the top story.
 - [2] **Façade Ratio:** The percentage of void area (windows and other openings) in a building façade shall be between 20% and 50% except at street-level retail and commercial frontages, where it shall not be lower than 75%.
 - [3] **Façade Composition:** “Scattered-window” facades shall not be allowed at frontages. Each façade shall present a unified, rational composition.
 - [4] **Façade Materials:** To avoid aesthetically unpleasant views, facades shall consist of no more than three materials, textures or colors (windows and framing not counted). Any changes in primary wall material shall occur across a horizontal line, with the lighter-appearing material above the heavier (for example, wood over bricks, or bricks over stone).
 - [5] **Façade Color:** The color of building walls shall be within the white-to-russet quadrant of the color wheel, including cream, beige, tan, gray, yellow, ochre, red, and brown.
 - [6] **Blank Walls:** Walls at frontages may not be blank at the street level. First floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per

structural bay if any part of the foundation wall is more than three feet above finished grade.

- [7] **Balconies and terraces:** Where balconies and terraces are not facing onto courtyards, they shall be very shallow or recesses to prevent their use as storage spaces. Balconies and terraces are encouraged to face onto pedestrian areas and, in Mixed Use Districts may accommodate outdoor seating or dining areas.
- [8] **Accenting Articulation:** Accenting articulation of facades shall be provided at the corners of the building, the area around entries, and at designated vista terminations.
- [9] **Soffit Emphasis:** In most buildings, the underside of the overhang is more visible than the roof. The soffit shall therefore receive a greater amount of attention and budget than it is typically afforded. Only high quality, painted or stained, tongue and groove wooden or cementations materials shall be used for soffits in the Mixed Use District. All such soffits shall give the appearance of tongue and groove wooden material.

(d) **Windows**

- [1] **Style:** All windows shall contain both lintels and sills. Windowsills shall be emphasized more than the lintels or window headers. All first floor front façade windows in residential buildings shall be at least one (1) foot longer in vertical dimension than the windows on other floors above.
- [2] **Residential Windows:** All residential windows shall be taller than they are wide, in a ratio of height to width of approximately 5 to 3. They shall be all wood or aluminum-clad wood. Single-Family, Two-Family and Townhouse developments shall utilize true divided lights. Lights for windows of residential components in the Mixed District shall be determined at site plan approval. All glass used in all windows shall be energy efficient, non-reflective glass. Individual sash lights for windows may vary according to the style of the housing they serve. In the case of the Townhouses, the architecture will tend towards a Colonial or Federalist style, which calls for smaller lights, arranged in multiples over multiples (such as six over six, or nine over six, etc.) In the Single-Family developments, the style of dwellings shall be a mix Victorian, Colonial, and Federal era homes where windows may be multiples over multiples or over singles. Nothing herein shall prohibit the use of true stained glass, beveled glass, frosted glass, or any other art glass in true leaded glass panels.
- [3] **Commercial Windows:** True divided light windows shall be permitted as retail windows, but they should be limited in application since retail windows generally require more, rather than less transparency.

(e) **Story Height Variety:** The first aboveground story of a residential building or element shall be a minimum of ten (10) feet tall floor to ceiling, and shall be a minimum of one (1) foot taller than the upper stories. Retail and commercial first floor heights shall be a minimum of 14 feet and a maximum of 20 feet from floor to floor.

(f) **Shop Fronts:** All painted surfaces shall be finished with high-gloss paint. Adjacent stores shall have their shop fronts designed individually rather than according to a repeated template.

(g) **Awnings:** Awnings may be used on pedestrian-oriented streets by retail and commercial establishments at their frontages to add a measure of comfort and define an enclosed sidewalk environment.

(h) **Streetscape and Landscape Requirements**

- [1] Upon filing of any site plan application for any development within the Plan Area, a unified streetscape design plan for the district in which the proposed development is located shall also be required to be submitted. The streetscape plan shall show improvements to all internal public and private streets, and to the public streets on which the Plan Area maintains frontage. The design plan shall be submitted to the Planning Board for its review and approval in conjunction with the project site plan application. 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, 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 high quality decorative design.
- [2] In the Townhouse, Single-Family and Two-Family developments all sidewalks along streets shall consist of a mix of concrete, blue stone slabs not less than two inches thick, bricks, cobblestone, Belgian block or pavers in a design approved by the Planning Board.
- [3] Lighting throughout the Plan Area shall sufficiently illuminate all areas to prevent “dark corners.” All lighting sources must be shielded to eliminate off-site glare and be capped to prevent upward glare. The area of illumination shall have a uniform pattern of at least one-half 90. %) foot-candle but no more than one and one-half (1.5) foot candles in the Mixed Use District and not more than one-half (0.5) foot candle for the residential districts.
- [4] Outdoor vending machines are prohibited.

(i) **Minimum Off-Street Parking Requirements**

- [1] **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. The Plan acknowledges that current trend support the theory that typical parking standards are significantly overstated. Recently the Institute of Transportation Engineers has announced its support of shared parking or “time of day” parking standards. Shared public parking in one central location is inherently most efficient because fewer spaces are needed to meet the combined peak demand and each parking space is kept occupied for more time. Shared parking also allows visitors to park once and visit multiple destinations on foot.
- [2] Deviation from the R.S.I.S. shall be accepted in this area. There exist valuable potential for shared parking among the complementary uses. It is contemplated that the proposed shared parking will optimize economies of scale by encouraging visiting single car trips/events that have multiple business transactions. Further efficiency shall be achieved because residential tenants that park on-site at night, typically between 7:00 P.M. and 7:00 A.M., take their cars to work elsewhere – thus making those spaces available to meet the daytime demands of office, retail and commercial tenants who typically require parking from 7:00 A.M. to 7:00 P.M. Therefore the deviation from the R.S.I.S. standards to accommodate the shared parking model will result in the fulfillment of the parking demands of both residential and commercial users on one site.
- [3] 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, provided

however, that aisles within the Townhouse District and/or a parking structure for 90 degree parking may be reduced to a minimum of 22 feet. Any other angle parking arrangements shall comply with the requirements of the Land Development Ordinance.

- [4] Any parking surfaces and structures shall provide shared parking for the residents of the building, as well as their visitors, shoppers, and employees of the same building. Only residents of the building and employees may have reserved parking spaces within the parking structure. Shoppers and visitors will be allowed to park in the spaces not reserved as per above.
- [5] All parking surfaces and structures should be located behind buildings fronting on Franklin Blvd and the access to the parking shall not be allowed on Franklin Blvd.
- [6] Surface parking within the Mixed Use District is intended primarily for the shoppers visiting the Mixed Use District business establishments. Parking at these spaces may be limited to a maximum number of hours to assure that the shoppers' spaces are not occupied by cars parked all day.
- [7] Handicapped parking requirements shall be as per the applicable codes.
- [8] Each parcel and use is required to provide efficient off-street parking in accordance with the following schedule:
 - a. Single Family Detached: Two spaces consisting of Garage & Driveway space.
 - b. Single Family Townhome: Two spaces consisting of Garage & Driveway space.
 - c. Two-Family Dwelling: Two spaces per unit consisting of Garage & Driveway space.
 - d. Non-Age Restricted Apartments: 1.5 spaces per unit
 - e. Senior Housing: 1 space per unit
 - f. Mixed Use: 3 spaces per 1000SF of Commercial with 1 space per residential unit [Based upon shared parking model]

(j) Minimum Loading Requirements –Mixed Use District

- [1] Loading access doors shall be situated so as to remain as inconspicuous as possible. They shall be of a standard size and be consistent with the color of the building. They shall be prohibited on Franklin Blvd.
- [2] Scheduled times must be utilized to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares, and must be sensitive to the residential uses within the Plan Area.
- [3] Signed loading zone(s), restricted to limited time frames in off-peak times shall be provided. They may overlap existing parking stall locations so that during non-loading times those spaces will be available for general parking requirements.

(k) Parking Structure Requirements

- [1] Wherever practical, parking structures should be subterranean.

- [2] All levels of the parking structure shall be internally mechanically ventilated.
- [3] The parking structure must be adequately illuminated to maintain a safe and secure environment.
- [4] All facades shall be architecturally attractive and architecturally consistent with the building, which it is associated with. The façade(s) facing streets shall be paid particular attention to.
- [5] Shared usage of the parking structure by all tenants and residents of a Mixed Use building shall be encouraged and arranged by the Redeveloper. The shared usage model is intended to maximize the efficiency of the sites use, reduce standard parking need calculations, and enhance the pedestrian friendly character of the Plan Area.

(l) Streets and Sidewalks

- [1] Sidewalk areas must be provided along both sides of all streets shall be properly sized for the safe and convenient movement of pedestrians through and around the Plan Area. In the Mixed Use District, the sidewalks shall be a minimum of twenty (20) feet wide along Franklin Boulevard and State Highway Route 27. Streetscape and street furniture may be permitted within an area of such sidewalk if the Planning Board finds that it will not unreasonably interfere with pedestrian movements.
- [2] All sidewalk areas shall be attractively landscaped and durably paved and shall be provided with appropriate lighting for pedestrian safety.
- [3] Decorative treatment shall be introduced at building entrances and at street crossing areas to accent and channel pedestrian flow.

(m) Signage

- [1] Residential District; Single-Family and Two-Family
 - a. All dwellings shall clearly display the street address number of the primary building.
- [2] Residential District; Townhouse and Apartments
 - a. All primary buildings shall clearly display the street address number. Each townhouse dwelling unit shall clearly display its own street address number. Each Apartment dwelling unit shall clearly display its own apartment number.
- [3] Mixed Use District
 - a. All dwellings shall clearly display the street address number on the primary building.
 - b. Uniform, decorative attached signage is permitted for each retail or commercial tenant. There shall be one sign on each street frontage of each ground floor commercial establishment. If an awning is present the signage shall be located over the awning. The sign shall not exceed 30 inches in height nor extend more than 80% of the width of the bay it is within, but in no case may any single sign extend more than 15 feet in length. Signs may be lit, but only from gooseneck fixtures mounted over the signs, and directed downward towards the sign, but shielded from the street. Box signs shall not be permitted.
 - c. Monument signs may be permitted by the Planning Board to accent the Mixed Use District. The dominant materials for

these signs shall be of natural stone or masonry with external illumination; e.g., spotlights.

- d. **Redevelopers may propose a comprehensive sign package which, if approved by the Planning Board, may be used in whole or in part as a substitute for the above regulations. The Planning Board may also devise a sign package which may be used as a substitute for the above regulations.**
- e. **The use of awnings is encouraged for the retail and commercial frontages.**
 - i. **Design standards. Awnings provide a secondary location for signage, add color and interest to building storefronts and facades, and can be used to emphasize display windows and entrances. They also serve to protect pedestrians and display windows from the sun and rain. The ground level of a building may have awnings, where appropriate, to complement the architectural style of a building. The following standards for ground-level awnings shall be adhered to.**
 - ii. **The design of awnings shall be architecturally compatible with the style, materials, colors and details of such buildings and nearby buildings and should not conceal significant architectural features, such as cornices, columns, pilasters or other trim details. Awnings should fit within enframed store frontages. They should not be dominant, overwhelming elements.**
 - iii. **The maximum height from ground-level to uppermost portion of an awning shall not exceed the height of the sill or bottom of any second story window or 15 feet, whichever is less. In the case of single-story buildings, the maximum height shall not exceed 12 feet or the top of the wall, whichever is less.**
 - iv. **The minimum height from ground level to lowermost portion of awning shall be 7 1/2 feet.**
 - v. **The maximum horizontal projection dimension of an awning from the building wall, including any appurtenances, shall not exceed six feet from the building face. Awnings may project over a public sidewalk but shall not be closer than two feet of the vertical plane of the curb edge or the edge of any other public right-of-way.**
 - vi. **The maximum total vertical dimension of an awning shall not exceed the total horizontal projection dimension.**
 - vii. **An awning's surfacing material shall be constructed of canvas, cloth or vinyl.**
 - viii. **No awning shall contain more than two colors plus white. The color of any sign messages or other graphic features shall be included in the number of colors. The colors must be compatible with the architectural color scheme of the entire building.**
 - ix. **Internally illuminated or backlit awnings are not permitted.**
 - x. **Awning styles (shapes) shall relate to the facade's architectural elements. The use of standard-shaped**

awnings and canopies is encouraged, when appropriate. Dome, convex, concave, or other unusually shaped awnings and canopies should be designed with considerable care, complementing a specific architectural element of the building.

- xi. On buildings with multiple storefronts, compatible awning frame styles shall be used as a means of unifying the structure but need not be identical.
- xii. Signage on awnings shall only be located on the front portion of the awning that is generally parallel to the building wall face to which it is attached. This portion is more commonly known as the "valance." In the case of dome, convex or long dome awnings, where a valance might not be provided, the sign graphics shall be restricted to the lowest 14 inches of the awning, which must be shown to be nearly parallel to the building wall face. In the case of dome awnings, the sign graphics shall additionally be restricted to the middle 1/5 of the awning, when viewed from the front elevation, which must be shown to be nearly parallel to the building wall face.
- xiii. An awning sign shall be professionally sewn or painted.
- xiv. The maximum vertical dimension of the sign face (valance) shall not exceed 14 inches.
- xv. The maximum height of letters, individual numbers or other characters or images on the awning shall not exceed 12 inches.
- xvi. The total aggregate horizontal dimension (width) of all individual letters, numbers or other characters shall not exceed 60% of the length of the awning occupied by the use.
- xvii. Maximum width of individual letters, numbers, or other characters or images on the awning shall not exceed 18 inches.
- xviii. The signage on the awning shall be in addition to the attached signage allowed as per M-iii(b) (Signage, Mixed Use District) of this plan.
- xix. Given solar orientation, architectural style or detailing, some buildings are not adaptable to awnings. Therefore, nothing in this Plan shall be construed to necessitate the use of awnings.

(f) Applicable to all Districts

- i. The following signs and devices shall not be permitted within the Plan Area: Internally lit, Signs tacked, pasted, painted or otherwise attached to poles, posts, trees, fences, sidewalks, curbs, rocks, water towers, tanks, culverts or bridges, except that any signs forbidding trespassing, hunting, fishing or trapping as authorized by the Fish and Game Laws may be affixed to trees or fences located on the subject property; Exterior signs using moving parts except clocks; Animated, flashing, and illusionary signs, signs using mechanical or electrical devices to revolve, flash or display movement, or the illusion of movement; Portable signs which are fixed on a movable stand; self-supporting without being firmly

embedded in the ground; supported by other objects; mounted on wheels or movable vehicle; or made easily movable in any other manner; Signs which bear or contain statements, words or pictures of an obscene or indecent character; Signs maintained at any location where, by reason of color, illumination, position, size or shape, as determined by findings of the Chief of Police, may obstruct, impair, obscure or be confused with any traffic control sign, signal or device, or where it may interfere with, mislead, or confuse vehicular traffic; The following advertisements are specifically prohibited: any advertisement which uses a series of two or more signs placed in a line parallel to the highway or in similar fashion, all carrying a single advertisement or message, part of which is contained on each sign; Any sign which advertises or publicizes an activity, use, business, product, real estate, or service not located or conducted on the premises upon which such signs are located; Electronic script/bulletin boards; roof signs, billboards and signboards, window signs, pole signs and free-standing signs, product advertising signage of any kind, including, but not limited to: signage on parking meters, light poles, benches or other street furniture within the redevelopment area, fluorescent and/or glowing paint for any signage for any building within the redevelopment area, waterfall style awnings, metal awnings. Nothing in this paragraph shall be construed to prohibit either lamp post mounted seasonal banners in the Mixed Use District or traditional holiday decorations.

- ii. All signs shall only be attached to the first floor level of the building.

(8) Relationship to Plans of other entities and Franklin Township's Master Plan and Fair Share Plan

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.

- (a) **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.

[1] **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:

- a. Develop new businesses to provide goods and services to adjacent communities.
- b. Create job opportunities for area residents via commercial development

- c. To remedy the visual appearance of the land and thus enhance its value and the values of adjacent properties
 - d. Relieve problems associated with dilapidated buildings by creating a situation conducive to retail/commercial development
- (b) **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
- (c) **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 and commercial building stock. Affordable housing opportunities and the creation of job opportunities through commercial development are a priority.
- (d) **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:
- [1] Maintaining the diversity of housing, but encouraging infill and stabilization of current residential areas rather than continuing sprawl patterns of development.
 - [2] Support the redevelopment of declining areas in the Township by periodically reexamining redevelopment plans to ensure viability.
 - [3] Promote non-residential development that is consistent with the capacity of the land and existing and planned infrastructure to increase the tax base and to provide quality job opportunities for local residents.
 - [4] Encourage commercial and industrial development in areas with access to major regional highways and in established areas.
- (9) **Relocation and Property to be Acquired.**

The applicable sections in the Redevelopment Agreement for Construction of a mixed-use development within the Renaissance 2000 redevelopment area in the Township of Franklin, Somerset County, New Jersey between the Redevelopment Agency of Franklin Township and RPM Development, L.L.C. shall apply.

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 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	141.01	149	150	150	150	150	150	151	151
Tax Lots	1	1	26.01	28	52	94	136	1	24
	Thru	Thru		Thru	Thru	Thru	Thru	Thru	Thru
	15	33		42	85	127	150	8	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 opportunities through the development of individual for sale housing and rentals while assisting in the expansion of the affordable and mixed income housing market for families and age restricted housing for senior citizens.**
- [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**
- [3] **Permitted uses**
 - a. **Two-family Townhouses**
 - b. **Single-family Townhouses**
 - c. **Mid-rise Age Restricted**

[4] 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%**

b. Single-family Townhouses

- i. Minimum lot size shall be 1,000sf**
- ii. Maximum height shall be 35ft/2 STY**
- iii. Maximum density shall be 25 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%**

c. Mid-rise Age Restricted

- i. Minimum lot size shall be 25,000sf**
- ii. Maximum height shall be 75ft/4 STY (over garage)**
- iii. Maximum density shall be 35 DU/Acre**
- iv. Minimum front yard shall be 25 feet**
- v. Minimum side yard shall be 25 feet**
- vi. Minimum rear yard shall be 25 feet**
- vii. Maximum lot coverage shall be 75%**
- viii. 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. The following standards should be considered in streetscape design of this area:

- a. Deciduous street trees should be planted 40 feet on center. Trees shall be over 12 feet in height with a minimum three-inch caliper (dbh).**

[2] Open space design and landscaping. The goal of the 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 streetlighting, 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.
- 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.

[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. 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.

[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. 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 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

Chapter 112, Land Development, Section 112 Attachment 20, Exhibit 6 – Renaissance 2000 Land Use Plan of the Code of the Township of Franklin is hereby amended as follows:

Block 123 is rezoned from Gateway Commercial to Residential Infill.

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 ordinance 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. 3661A

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

INTRODUCED:	January 23, 2007
PUBLIC HEARING:	March 13, 2007
ADOPTED:	March 13, 2007
NOTICE OF FINAL ADOPTION:	March 19, 2007
EFFECTIVE DATE:	April 2, 2007

ANN MARIE McCARTHY, TOWNSHIP CLERK