

**PUBLIC NOTICE
TOWNSHIP OF FRANKLIN,
SOMERSET COUNTY
ADOPTION OF ORDINANCE
NO. 4509-26**

PUBLIC NOTICE IS HEREBY GIVEN that the following ordinance was approved for final adoption by the Township Council of the Township of Franklin at a Regular Meeting held on July 14, 2026:

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 112, LAND DEVELOPMENT, TO IMPLEMENT VARIOUS RECOMMENDATIONS OF THE 2026 REEXAMINATION OF THE TOWNSHIP MASTER PLAN AND DEVELOPMENT REGULATIONS ADOPTED BY THE PLANNING BOARD IN FEBRUARY 2026.

SUMMARY

This ordinance amends Chapter 112, Land Development, to implement various recommendations of the 2026 Reexamination of the Township Master Plan and Development Regulations adopted by the Planning Board in February 2026. Specifically:

Section I: Schedule 1, Schedule of Permitted Uses, shall be amended to update the permitted uses in several zoning districts as indicated below:

Golf courses – Eliminated as principal permitted uses in various residential zones, while remaining a permitted principal use in the A (Agricultural) zone where the existing Bunker Hill golf course is located (so as not to make it a nonconforming use). The Planning Board recommends eliminating such non-residential as a permitted use within residential zones.

Hospitals - Eliminated as principal permitted uses in residential zones. There are no such uses known within these zones. The Planning Board recommends eliminating such non-residential uses as a permitted use within residential zones.

Philanthropic or eleemosynary uses - Eliminated as permitted conditional use in residential zones. There are no such uses known within these zones. The Planning Board recommends eliminating such non-residential uses as a permitted use within residential zones.

Membership swim clubs - Eliminated as permitted conditional use in various residential zones, while remaining a permitted conditional use in the R-40 (Residential) zone where the existing Cedar Hill Swim Club is located (so as not to make it a nonconforming use). The Planning Board recommends eliminating such non-residential uses as a permitted use within residential zones.

Kennels - Eliminated as permitted conditional use in residential zones. There are no such uses known within these zones. The Planning Board recommends eliminating such non-residential uses as a permitted use within residential zones.

Community residences – The New Jersey Municipal Land Use Law (MLUL) supersedes municipal zoning requiring municipalities to permit certain licensed community residences (group homes) in the same manner as single-family homes. Therefore the requirements in the Township ordinance are inconsistent with the MLUL and should be removed.

Residential cluster developments – Eliminated as a permitted principal use in the C-R zone. This use is not defined and it unknown to the Planning Board and staff what this term means. The range of existing uses in this zone (single-family dwellings, two-family dwellings, garden apartment

developments, and townhouse developments) would remain permitted uses.

Section II: With the elimination of certain non-residential uses as permitted conditional uses in residential zones (community residences and community shelters: hospitals, philanthropic or eleemosynary uses; and kennels) the corresponding conditional uses standards should be deleted from the ordinance.

Sections III, IV and V:
The proposed changes are essentially editorial in nature. Since the uses involved are principal permitted uses (not conditional uses), the applicable requirements should not be located in Article V, Conditional Uses, and are therefore proposed to be relocated to Article IV, Supplementary Zoning Regulations.

Section VI: The proposed changes would:

Make the same editorial change described above with respect to Section III-V

Permit restaurants and health clubs since such uses have been located in one or both of the involved shopping centers (Cedar Grove Centre and 225 DeMott Lane) for decades despite being prohibited.

Section VII: The parking requirement for places of worship is proposed to provide a more consistent requirement of 1 parking space for every 3 persons in proposed assembly areas. This is the standard parking requirement for places of worship in municipal zoning ordinances. The existing parking requirement of 1 parking space for every 15 square feet essentially equates to an occupancy level of 1 person for every 5 square feet where occupancy limits, per code, range from 1 person for every 15 square feet to 1 person for every 45 square feet (depending on the circumstances/ layout). In summary, the existing parking requirement of 1 parking spaces per 15 square feet is not in-line with occupancy codes and assumes occupancy levels many times more than permitted by code.

Section VIII: Chapter 112, Land Development, Article XXXIV, Parkland Dedication, is proposed to be deleted since such ordinance requirements were invalidated several years ago.

Section IX: Section 112-4, Definitions, is proposed to be revised to update redundant definitions of indoor recreation uses.

Section X: Schedule 1, Schedule of Permitted Uses, is proposed to be amended to update the permitted uses in the N-B (Neighborhood Business), G-B (General Business) and HBD (Hamilton Street Business District) zones to permit "indoor recreation" uses (as defined in Section IX) in shopping centers over 25,000 square feet.

Section XI: Section 112-8, Purposes of Districts, is proposed to be amended to correct a typographical error in §112-8.J pertaining to the purpose of the R7 zone to reflect the correct minimum lot area of 15,000 square feet for two-family residences.

Section XII: This section updates §112-159.18, which addresses the zoning requirements for those properties within the SCV zone not included in the Canal Walk development to include lot 6.03 to reference the applicable block. This change essentially makes the existing single-family home on this lot a permitted use and applicable appropriate bulk requirements.

Section XII: Adds new Section 112-33.12 which would require the construction of sidewalks along all road frontages of properties involved in applications for site plan or subdivision approval before the

Planning or Zoning Board.

Ann Marie McCarthy, RMC, MMC
Township Clerk
Posted July 17, 2026

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