

HOUSING ELEMENT AND FAIR SHARE PLAN

Franklin Borough
Sussex County, New Jersey

June 2005

Adopted by Planning Board
July 18, 2005

Prepared By:

Heyer, Gruel & Associates
63 Church Street, 2nd Floor
New Brunswick, NJ 0890
(732) 828-2200

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The original of this report was signed and
Sealed in accordance with N.J.S.A. 45:14A-12.



Colleen Fitzgerald, P.P #5869

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INTRODUCTION

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities actually addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council On Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH’s regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For Franklin Borough, the housing region is defined by COAH as Region 1 and is comprised of Sussex, Bergen, Hudson and Passaic Counties.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality’s low and moderate income housing needs. The statutory required contents of the housing element are:

- a. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality’s housing stock, including the probable future construction of low and moderate income housing, for the ten years, taking into account, but not necessarily limited to,

construction permits issued, approvals of applications for development and probable residential development of lands;

- c. An analysis of the municipality's demographic characteristics, including but no necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

THIRD ROUND METHODOLOGY- GROWTH SHARE

Unlike the previous two rounds, the Third Round methodology determines a municipality's affordable housing need based on the growth of the municipality. The need for affordable housing in a municipality is now calculated through the sum of the following:

- Deficient housing units occupied by low and moderate income households which is referred to as rehabilitation share;
- Remaining Prior Round (1987 – 1999) Obligation assigned to a municipality by the Council or the court for the period 1987 through 1999; and
- The share of the affordable housing need generated by a municipality's actual growth (2004 – 2014) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development.

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income and is calculated by COAH. The Remaining Prior Round (1987 – 1999) Obligations from the first and second fair share rounds have been recalculated to include data from the 2000 Census and are also provided by COAH.

The "growth share" is for the period January 1, 2004 through January 1, 2014 and is to be calculated based on municipal growth projections. These projections are based upon both population and employment growth. Projected growth is then converted into projected growth share of affordable housing by applying a ratio of one affordable unit for every eight new market-rate residential units projected, plus one affordable unit for every 25 newly created jobs as measured by new or expanded non-residential construction projected in the municipality. The growth share projections are converted into actual growth share obligation when market-rate units and newly constructed and expanded non-residential developments receive permanent certificates of occupancy.

This methodology requires a municipality to project the growth it will have over the next ten years and, to do this, the municipality must calculate growth utilizing the following supporting documentation and submit the findings as part of the Housing Element and Fair Share Plan.

1. A projection of the municipality's probable future construction of housing for 10 years covering the period January 1, 2004 through January 1, 2014 based upon the following minimum information for residential development:
 - Certificates of occupancy issued since January 1, 2004;
 - Construction and demolition permits issued and projected;
 - Approvals of applications for development; and
 - Historic trends, of, at least, the past 10 years, which shall include demolitions and certificates of occupancy issued;
2. An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs calculated using the criteria stated above.
3. An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and non-residential growth projections.
4. Plan Projections for 2015 or growth projections for 2015 in an endorsed plan approved by the State Planning Commission or, if not available, the most recent municipal population and employment growth projections published by the municipality's Metropolitan Planning Organization (MPO).

MUNICIPAL SUMMARY

Franklin Borough is 4.49 square miles in size and is a "rural center" community that consists of a centrally developed area with less developed environmentally constrained outlying areas. The Borough is bounded by the Borough of Hamburg to the north, Hardyston Township to the east and west and Sparta Township and the Borough of Ogdensburg to the south.

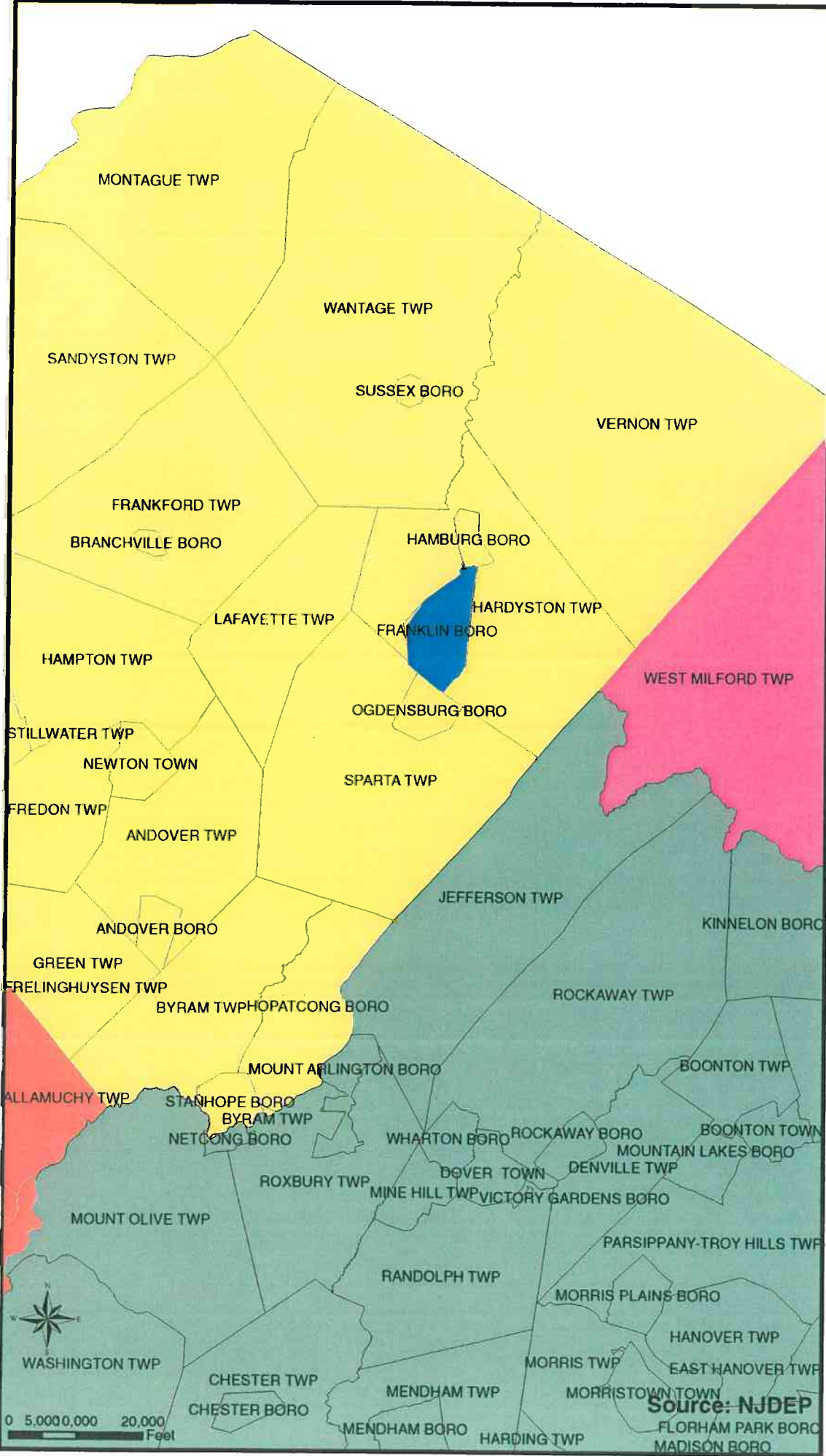
The population of Franklin Borough has increased slightly from 4,977 in 1990 to 5,160 in 2000. The 2000 median age in Franklin Borough was 36.7 years, which was slightly younger than the Sussex County median age of 37.1 years. The median household size has remained relatively constant with 2.70 persons in 1990 and 2.69 persons in 2000.

The housing stock of the Borough is predominantly single-family detached dwelling units of which 67% percent were built before 1960. The Borough is not a job intensive area compared with the counties of the surrounding region. According to the guidelines established by COAH, Franklin Borough is located in the affordable housing Region 1, a region that consists of Sussex, Bergen Hudson and Passaic counties.

As determined by the Third Round regulations, Franklin Borough has a rehabilitation obligation of 13 units and a Prior Round (1987-1999) Obligation of 6 units. In completing growth projections for the Borough, it is expected the Borough will grow over the next tens years by approximately 1,031 residential units and 217,000 square feet of non-residential development giving the Borough a "growth share" obligation of 138 units. In total, Franklin Borough has a Fair Share Obligation of 156 units. The Borough proposes to address its 157-unit obligation through the following:

1. Second Round affordable development credits
2. Alternative Living Arrangements credits
3. Continuation of the Borough's Rehabilitation Program

Furthermore, to ensure that the Borough is accountable for any future growth share obligation that is not realized in this Plan, Franklin Borough will be utilizing Developer Fee and Growth Share Ordinances to capture money and have developers provide for any affordable obligation that may occur through future development.

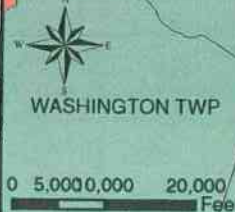


COUNTY

- MORRIS
- PASSAIC
- SUSSEX
- WARREN

HEYER, GRUEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

Source: NJDEP



This report constitutes the Housing Element/Fair Share Plan of Franklin Borough. It consists of six parts, as follows:

- PART I. DEMOGRAPHIC CHARACTERISTICS
- PART II. EXISTING HOUSING CHARACTERISTICS
- PART III. EMPLOYMENT DATA
- PART IV. PROJECTED FUTURE GROWTH
- PART V. FAIR SHARE DETERMINATION
- PART VI. FAIR SHARE PLAN

I. DEMOGRAPHIC CHARACTERISTICS

POPULATION

The 2000 population of Franklin Borough was 5,160, which was an increase of 183 people from the 1990 population. The population trends experienced in Franklin Borough, Sussex County and the State of New Jersey from 1930 through 2000 are shown below. After years of population decline associated with the loss of the mining industry, Franklin has experienced small but steady growth since 1970. Sussex County and the State of New Jersey have both seen steady growth since the 1930's, with large population swells occurring during the sixties and seventies.

Populations Trends, 1930 to 2000									
Year	Franklin Borough			Sussex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	4,176	-	-	27,830	-	-	4,041,334	-	-
1940	4,009	-167	-4.0	29,632	1,802	6.5	4,160,165	118,831	2.9
1950	3,864	-145	-3.6	34,423	4,791	16.2	4,835,329	675,164	16.2
1960	3,624	-240	-6.2	49,255	14,832	43.1	6,066,782	1,231,453	20.3
1970	4,236	612	16.9	77,528	28,273	57.4	7,171,112	1,104,330	18.2
1980	4,486	250	5.9	116,119	38,591	49.8	7,365,011	463,899	6.5
1990	4,977	491	10.9	130,943	14,824	12.8	7,730,188	365,177	5.0
2000	5,160	183	3.7	144,166	13,223	10.1	8,414,350	684,162	8.9

POPULATION COMPOSITION BY AGE

The largest increases in the Borough from 1990 to 2000 occurred in the 45 to 54 and 35 to 44 age cohorts, which experienced increases of 45.4% and 41.6%, respectively. There were significant declines in the 25 to 34 (-42.5%) and under 5 (-20.8) years age groups.

Population by Age 1990 and 2000, Franklin Borough						
Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	451	9.1	357	6.9	-94	-20.8
5 to 14	699	13.4	832	16.1	163	24.4
15 to 24	585	11.7	605	11.7	20	3.4
25 to 34	1,068	21.5	614	11.9	-454	-42.5
35 to 44	726	14.6	1,028	19.9	302	41.6
45 to 54	471	9.5	685	13.3	214	45.4
55 to 64	349	7.0	436	8.5	87	24.9
65 and over	658	13.2	603	11.7	-55	-8.4
Total	4,977	100	5,160	100	183	3.7

Population by Age, 1990 and 2000, Sussex County						
Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	10,894	8.3	9,815	6.8	-1,079	-9.9
5 to 14	19,925	15.2	23,876	16.6	3,951	19.8
15 to 24	16,542	12.6	15,517	10.7	-1,025	-6.2
25 to 34	23,503	17.9	17,501	12.1	-6,002	-25.5
35 to 44	24,385	18.6	27,881	19.3	3,498	14.3
45 to 54	15,206	11.6	23,384	16.2	8,178	53.8
55 to 64	8,804	6.7	13,040	9.0	4,236	48.1
65 and over	11,684	8.9	13,152	9.1	1,468	12.6
Total	130,943	100	144,166	100	13,223	10.1

The County also saw significant increases in the 45 to 54 and 55 to 64 age cohorts, and a significant decrease in the 25 to 34-age cohort. The median age of Franklin Borough in 2000 was 36.7 years. Analysis of age group characteristics provides insight in the actual changes in population. This comparison is helpful in determining impacts these changes have on housing needs and services for the municipality and the County overall.

HOUSEHOLDS

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. In 2000, there were a total of 1,898 households in Franklin Borough. The average number of persons per household for the Borough in 2000 was 2.69 slightly lower than the County's average of 2.80. Both the Borough and the County had the greatest number of two-person households (30.7% and 30.9% respectively). The only household type where there was some disparity between the Borough and the County was with one-person households where Franklin Borough had approximately 5 percent more than the County.

HOUSEHOLD SIZE- Occupied Housing Units Franklin Borough and Sussex County				
	Borough	Percent	County	Percent
1-person household	454	23.9	9,595	18.8
2-person household	583	30.7	15,742	30.9
3-person household	329	17.3	9,361	18.4
4-person household	309	16.2	9,880	19.4
5-person household	154	8.1	4,535	8.9
6-person household	50	2.6	1,231	2.4
7-or-more-person household	27	1.4	487	0.9
Average Household Size	2.69		2.80	

Family households are defined as two or more persons, living in the same household related by blood, marriage or adoption. The largest number of households in the Borough was family-households comprising 69.8 percent with an average family size of 3.22. Furthermore, the majority of the family households were married-couple family (53.7%) with only 27.8 of them having children under the age of 18. Only 24 percent of households were one-person households with 14.9 percent being female and 9.1 percent being male.

In providing more detail than previous years, the 2000 Census included the sub-groups of non-traditional households (Other family) and of non-family households. Non-family households are defined as households that consist of a householder living alone or where the householder shares the home exclusively with people whom he/she is not related. These households only comprised 6.1 percent of the Borough while Other family households were 16 percent.

Household Size and Type Franklin Borough		
	Total	Percent
	1,898	100
1-person household:	457	24
Male householder	174	9.1
Female householder	283	14.9
2 or more person household:	1,441	75.9
Family households:	1,325	69.8
Married-couple family:	1,021	53.7
With own children under 18 years	529	27.8
No own children under 18 years	492	25.9
Other family:	304	16
Male householder, no wife present:	82	4.3
With own children under 18 years	45	2.3
No own children under 18 years	37	1.9
Female householder, no husband present:	222	11.6
With own children under 18 years	110	5.7
No own children under 18 years	112	5.9
Nonfamily households:	116	6.1
Male householder	68	3.5
Female householder	48	2.5
Average Family Size	3.22	

INCOME

As measured in 1999, Franklin Borough had a lower median income than the County and the State. The median income in Franklin Borough was \$44,985, approximately \$21,000 less than the County and \$10,000 less than the State's median income. Forty-five percent of the households within the Borough had a household income within the range of \$35,000 to \$75,000 with slightly more than half of that percentage within the range of \$50,000 to \$75,000.

Per Capita and Household Income 1999 Franklin Borough, Sussex County, New Jersey		
	1999 Per Capita (\$)	1999 Median Household (\$)
Franklin Borough	19,386	44,985
Sussex County	26,992	65,266
New Jersey	27,006	55,146

Households Income In 1999 Franklin Borough and Sussex County				
	Franklin Borough		Sussex County	
	Number	Percent	Number	Percent
Total households	1,911	100	50,789	100
Less than \$10,000	114	6.0	1,967	3.8
\$10,000 to \$14,999	112	5.9	1,589	3.1
\$15,000 to \$24,999	174	9.1	3,450	6.7
\$25,000 to \$34,999	232	12.1	3,956	7.7
\$35,000 to \$49,999	425	22.2	7,088	13.9
\$50,000 to \$74,999	474	24.8	11,734	23.1
\$75,000 to \$99,999	186	9.7	9,053	17.8
\$100,000 to \$149,999	163	8.5	8,014	15.7
\$150,000 to \$199,999	12	0.6	2,375	4.6
\$200,000 or more	19	1.0	1,563	3.0
Median household income (\$)	44,985		65,266	

POVERTY STATUS

Of the 5,160 persons in Franklin in 1999, 360 or 7 percent lived in poverty. This 7 percent it was split evenly between those who were under 18 and those ages 18 to 65. Only 55 persons or 15.2 percent of those living in poverty are considered elderly (over 65).

Poverty Status 1999 Franklin Borough and Sussex County				
	Franklin Borough		Sussex County	
	Number	Percent	Number	Percent
Total persons	5160	100	144,166	100
Total persons below poverty level	360	6.9	5,639	4
Under 18	151	41.9	1,642	29.1
18 to 65	154	42.7	3,286	58.2
Over 65	55	15.2	654	11.5

HOUSEHOLD COSTS

The tables below show the expenditures for housing for those who own and rent in Franklin Borough. Approximately 35 percent of renters spend more than 30 percent of their household income and 32 percent of owners spend more than 30 percent of their household income on housing. The general affordability standard used is that no more than 30 percent of gross income should be allocated for housing costs.

Selected Monthly Owner Costs As A Percentage Of Household Income in Franklin Borough, 1999		
	Number	Percent
Total owner-occupied housing units	1,068	100
less than 15 percent	158	14.8
15 to 19 percent	195	18.3
20 to 24 percent	158	14.8
25 to 29 percent	135	12.6
30 to 34 percent	121	11.3
35 percent or more	296	27.7
Not computed	5	0.5

Gross Rent As A Percentage Of Household Income Franklin Borough 1999		
	Number	Percent
Total renter-occupied housing units	533	100
Less than 15 percent	68	12.8
15 to 19 percent	80	15
20 to 24 percent	84	15.8
25 to 29 percent	94	17.6
30 to 34 percent	32	6
35 percent or more	156	29.3
Not computed	19	3.6

II. EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

According to the 2000 Census, Franklin Borough had a total of 2,002 housing units. This is an increase from 1,970 in 1990. Of those units, 1,373 or 68.5 percent were owner occupied while 533 or 26.6 percent were renters. The highest percentage of structures (34.7%) were built by 1940 with building continuing at a steady pace until 1990 where it sharply declines down to 4.1 percent. The median year of structures built in Franklin Borough is 1954.

Housing Data Franklin Borough		
	Total	Percent
HOUSING UNITS		
Total	2,002	100
TENURE		
Owner occupied	1,373	68.5
Renter occupied	533	26.6
YEAR STRUCTURE BUILT		
Built 1995 to March 2000	47	2.3
Built 1990 to 1994	84	4.1
Built 1980 to 1989	321	16
Built 1970 to 1979	216	10.8
Built 1960 to 1969	218	10.9
Built 1950 to 1959	184	9.2
Built 1940 to 1949	238	11.9
Built 1939 or earlier	694	34.7
Median year structure built	1954	

HOUSING TYPE AND SIZE

A majority of the housing stock in Franklin Borough is single-family detached housing. In 2000, there were 1,137 single-family detached homes representing 56.8 percent of the housing stock. The second highest percentage, with only 9.5 percent, was 3 to 4 unit structures. All levels of multi-family housing overall represented approximately 25 percent of the housing stock within the Borough. The median number of rooms within housing structures in the Borough was 5.4 with a majority of structures (63.5%) split almost evenly between 4, 5, and 6 rooms (20.8%, 20.3%, and 22.4% respectively). Twenty-five percent of the structures had more than six rooms while only 11 percent had less than four rooms.

Housing Type and Size Franklin Borough		
UNITS IN STRUCTURE		
Total	2,002	100
1, detached	1,137	56.8
1, attached	169	8.4
2	117	5.8
3 or 4	191	9.5
5 to 9	108	5.4
10 to 19	52	2.6
20 to 49	30	1.5
50 or more	12	0.6
Mobile home	186	9.3
Boat, RV, van, etc.	0	
ROOMS		
1 room	26	1.3
2 rooms	71	3.5
3 rooms	125	6.2
4 rooms	417	20.8
5 rooms	407	20.3
6 rooms	448	22.4
7 rooms	282	14.1
8 rooms	123	6.1
9 or more rooms	103	5.1
Median number of rooms	5.4	

OCCUPANCY

According to the 2000 Census, out of the 2002 units in Franklin Borough, 1,906 or 95.2 percent were occupied while 96 or 4.8 percent were vacant. Of those units that were vacant, 37.5 percent were for sale units and 30.2 percent were for rent units. The only other type vacant unit with significance was those units that were either rented or sold but not occupied. That type comprised of 19.7 percent of the vacant units.

OCCUPANCY STATUS Franklin Borough		
	Total	Percent
Total	2002	100
Occupied	1,906	95.2
Vacant	96	4.8
VACANCY STATUS		
Total	96	100
For rent	29	30.2
For sale only	36	37.5

Rented or sold, not occupied	19	19.7
For seasonal, recreational, or occasional use	6	6.2
For migrant workers	0	
Other vacant	6	6.2

HOUSING VALUES AND CONTRACT RENTS

Housing values for owner-occupied housing units in 2000 are listed in the table below along with the contract rents. Almost 50 percent have a value that falls within \$100,000 to \$150,000. The second highest value range was \$50,000 to \$99,000 followed by housing values in the \$200,000 to \$299,000 range. The median value in Franklin Borough was \$117,700 and, of the owner-occupied units, only 258 or 5.3 percent have no mortgage

VALUE FOR ALL OWNER-OCCUPIED HOUSING UNITS Franklin Borough		
	Total	Percent
Total	1,373	100
Less than \$50,000	123	8.9
\$50,000- \$99,999	283	20.6
\$100,000- \$149,999	647	47.1
\$150,000- \$199,999	222	16.1
\$200,000 to \$299,999	81	5.8
\$300,000 to \$499,999	17	1.2
\$500,000 +	0	
Median value	117,700	
MORTGAGE STATUS		
Housing units with a mortgage, contract to purchase, or similar debt:	810	
With either a second mortgage or home equity loan, but not both:	152	
Second mortgage only	86	
Home equity loan only	66	
Both second mortgage and home equity loan	0	
No second mortgage and no home equity loan	658	
Housing units without a mortgage	258	

The median contract rent in Franklin Borough in 2000 was \$771. The largest number of renters (47.8%) paid rents between \$500 and \$699. Those who paid \$700 or more comprised 33.6 percent.

CONTRACT RENT Franklin Borough		
	Total	Percent
Total renter occupied units	533	100
Less than \$200	49	9.1
\$200- \$499	49	9.1
\$500-\$699	255	47.8
\$700-\$899	105	19.6
\$900 to \$999	56	10.5
\$1,000 to \$1,999	0	
\$2,000 or more	19	3.5
Median Contract Rent	\$771	

HOUSING CONDITIONS

The table below details the condition of housing within Franklin Borough based on heating fuel, plumbing facilities, kitchen facilities, telephone service and overcrowding. These factors are utilized in determining housing deficiency. According to the 2000 Census, Franklin Borough only had three units lacking in kitchen and plumbing facilities and only 42 or 2.2 percent of the units had no telephone service. Both owner-occupied and renter-occupied units had an overcrowding rate of 1.5 percent.

Housing Conditions Franklin Borough		
	Total	Percent
House Heating Fuel- Occupied housing units		
Total	1,906	100
Utility gas	202	10.5
Bottled, tank, or LP gas	223	11.6
Electricity	223	11.6
Fuel oil, kerosene, etc.	1,221	64
Coal or coke	0	
Wood	30	1.5
Solar energy	0	
Other fuel	0	
No fuel used	7	0.03
Occupants per Room-Occupied housing units		
Total	1,906	100
Owner Occupants per Room (Over 1.0)	30	1.5
Renter Occupants per Room (Over 1.0)	29	1.5

Facilities- Total units		
Total	2,002	100
Lacking complete plumbing facilities	3	0.1
Lacking complete kitchen facilities	3	0.1
Telephone Service- Occupied housing units		
Total	1,906	100
No service	42	2.2

III. EMPLOYMENT DATA

EMPLOYMENT TRENDS

The following tables detail changes in employment from 1994 to 2003 for Franklin Borough, Sussex County and New Jersey. The number of those who are employed has increased over the last decade as the labor force has increased overall. Franklin Borough has seen its unemployment rate drop and increase to almost equal amounts from 1994 when the unemployment rate was 6 percent to 2003 when it was 5.2 percent. The rate was lowest in 2000. The same trend was seen in both the County and the State.

Employment and Labor Force, 1994 - 2003, Franklin Borough				
	Labor Force	Resident Employment	Unemployment	Unemployment Rate
1994	2,619	2,462	157	6
1995	2,668	2,523	145	5.4
1996	2,706	2,570	136	5
1997	2,743	2,631	112	4.1
1998	2,726	2,633	93	3.4
1999	2,790	2,699	91	3.3
2000	2,786	2,711	75	2.7
2001	2,769	2,675	94	3.4
2002	2,086	3,129	135	4.8
2003	2,844	2,697	147	5.2

Employment and Labor Force, 1994 - 2003, Sussex County				
	Labor Force	Resident Employment	Unemployment	Unemployment Rate
1994	72,851	68,228	4,623	6.3
1995	74,446	70,168	4,278	5.7
1996	75,622	71,601	4,021	5.3
1997	76,809	73,487	3,322	4.3
1998	76,361	73,610	2,751	3.6
1999	78,309	75,614	2,695	3.4
2000	75,691	73,466	2,225	2.9
2001	75,911	73,128	2,783	3.7
2002	77,181	73,243	3,938	5.1
2003	78,238	73,966	4,272	5.5

Employment and Labor Force, 1994 - 2003, New Jersey				
	Labor Force	Resident Employment	Unemployment	Unemployment Rate
1994	4,016,000	3,742,500	273,500	6.8
1995	4,064,200	3,803,700	260,500	6.4
1996	4,143,500	3,878,400	256,100	6.1
1997	4,192,300	3,976,900	215,400	5.1
1998	4,144,300	3,953,000	191,300	4.6
1999	4,205,500	4,012,200	193,200	4.6
2000	4,187,900	4,030,500	157,400	3.8
2001	4,179,500	4,003,800	175,700	4.2
2002	4,367,800	4,112,800	255,000	5.8
2003	4,375,000	4,118,000	256,983	5.9

CLASS OF WORKER AND OCCUPATION

The majority of workers in 2000 living in Franklin Borough were a part of the private wage and salary worker group (82.2%). The second largest category was government workers (11%) followed by those who were self-employed (6.3%). Those that worked within the private wage field were concentrated heavily in management/professional positions and sales and office occupations. These two categories of worker equaled 54.1 percent of employed residents within Franklin Borough (25.5% and 28.6% respectively). There were no persons employed in the farming, fishing or forestry occupations in 2000.

Class of Worker, 2000 Franklin Borough		
	Number	Percent
Total	2,456	100
Private wage and salary worker	2,021	82.2
Government worker	271	11
Self-employed worker	156	6.3
Unpaid family worker	8	0.3

Occupation, 2000 Franklin Borough		
	Number	Percent
Employed civilian population 16 years and over	2,456	100
Management, professional, and related occupations	626	25.5
Service occupations	369	15.0
Sales and office occupations	703	28.6
Farming, fishing, and forestry occupations	0	0
Construction, extraction, and maintenance occupations	302	12.3
Production, transportation, and material moving occupations	456	18.6

COMMUTING TO WORK

According to the 2000 Census, the mean travel time to work for those who lived in Franklin Borough was approximately thirty-five minutes. Twenty-one percent traveled more than an hour to get to work while 25.2 percent only had to travel less than fifteen minutes. The largest proportion of workers commuted by automobile (95%) and of that 95 percent, an overwhelming 85.2 percent of them drove alone while only 10 percent carpooled. Moreover, more persons walked to work than any the remaining modes of transportation combined.

Travel Time To Work, 2000 Franklin Borough		
	Number	Percent
Workers who did not work at home	2,349	100.0%
Less than 10 minutes	331	14.1%
10 to 14 minutes	261	11.1%
15 to 19 minutes	179	7.6%
20 to 24 minutes	195	8.3%
25 to 29 minutes	73	3.1%
30 to 34 minutes	205	8.7%
35 to 44 minutes	194	8.3%
45 to 59 minutes	417	17.8%
60 to 89 minutes	407	17.3%
90 or more minutes	87	3.7%
Mean travel time to work (minutes)	35.6	

Means Of Commute, 2000 Franklin Borough		
	Number	Percent
Workers 16 years and over	2,402	100
Car, truck, or van		
Drove alone	2,046	85.2
Carpooled	242	10.1
Public transportation	12	0.5
Motorcycle	8	0.3
Bicycle	3	0.1
Walked	33	1.4
Other means	16	0.7
Worked at home	53	2.2

IV. PROJECTED FUTURE GROWTH

As previously noted, the Third Round methodology includes a municipality's "growth share", which is based on a municipality's actual market-rate residential and non-residential growth. Projection of a municipality's probable future construction of housing and future jobs and employment characteristics must cover the ten-year period of January 1, 2004 through January 1, 2014 and must rely on the following information:

- Certificates of occupancy issued since January 1, 2004
- Construction and demolition permits issued and projected
- Approvals of applications for development
- Historic trends of, at least, the past 10 years, which include demolitions and certificates of occupancy issued

Beyond the documented municipal growth patterns, a municipality must also take into consideration plan projections for 2015 or growth projections for 2015 in an endorsed plan approved by the State Planning Commission or, if that information is not available, municipal population and employment growth projections published by the municipality's metropolitan planning organization (MPO). In the case of Franklin Borough, the MPO is the North Jersey Transportation Planning Authority (NJTPA) which serves Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union and Warren Counties and two cities: Newark and Jersey City.

RESIDENTIAL AND NON-RESIDENTIAL GROWTH

MPO 2015 Projections

Franklin Borough is relying on the population and employment forecasts produced by the North Jersey Transportation Planning Authority (NJTPA). According to their estimates, the population in Franklin Borough will increase to 6,018 by the year 2015. This is an overall increase of 16.6 percent. Employment is forecasted to grow at a slightly higher rate of 18.5 percent. Sussex County is forecasted to have a slightly different growth pattern than Franklin Borough overall. NJTPA projects that the County will increase 10.5 percent in population and 22.3 percent in employment.

North Jersey Transportation Planning Authority Population, Employment & Household Projections						
	2000	2005	2010	2015	# Change 2000-2015	% Change 2000-2015
Franklin Borough						
Population	5,160	5,182	5,289	6,018	858	16.6
Employment	2,257	2,366	2,529	2,676	419	18.5
Household	1,898	1,914	1,992	2,505	607	24.2

Sussex County	2000	2005	2010	2015	# Change 2000-2015	% Change 2000-2015
Population	144,166	148,773	163,702	159,427	15,261	10.5
Employment	40,200	42,741	46,698	49,190	8,990	22.3
Household	50,831	53,257	56,443	60,311	9,480	15.7

Breaking down the overall numbers to determine actual household and employment growth reflective of the plan timeline (2005-2015) is shown below. These numbers are a guide to compare the net residential and employment growth projected. Using the NJTPA information, the Borough is expected to see a household growth of 591 and an employee growth of 310.

Franklin Borough- Household Projections			
	NJTPA 2015	NJTPA 2005	# Change 2015-2005
Households	2,505	1,914	591

Franklin Borough- Employment Projections			
	NJTPA 2015	NJTPA 2005	# Change 2015-2005
Employment	2,676	2,366	310

Historic Trends

In looking at historic trends for Franklin Borough, the granting of CO's for both residential and non-residential developments has been low over the past ten years. There have been only three years where more than five residential CO's have been granted. Factoring the number of demolitions that have happened over the past ten years, there has only been a growth of 36 new residential units and 174,000 square feet of non-residential development within the Borough. These numbers are consistent with the rate of population, household and employment growth that has happened over the past ten year as previously shown.

Historic Trends - Residential										Actual
	95	96	97	98	99	00	01	02	03	04
CO	2	7	2	4	3	8	4	4	7	6
DEMO	2	1	0	0	0	1	0	1	0	0
NET	0	6	2	4	3	7	4	3	7	6

Historic Trends- Non-Residential By Square Feet									
	95	96	97	98	99	00	01	02	03
CO's Issued									
B- Office		5,200	1,460						
M- Mercantile uses	6,552			55,443	99,951			2,900	
F- Factories									
S- Storage Uses					5,160				
A3- Library/Gym/Galleries				2,305					

	95	96	97	98	99	00	01	02	03
Demolitions									
B- Office									
M- Mercantile uses									
F- Factories		3,000					2,000		
S- Storage Uses									
A3- Library/Gym/Galleries									

Absorption Rates

The Third Round regulations also require examining historical absorption rates for residential and non-residential development within the municipality. Absorption rates are the rate in which newly constructed non-residential development leased or occupied (absorbed) in the marketplace. As shown above, Franklin Borough has not had a significant amount of non-residential development over the past ten years due to infrastructure and environmental constraints. Overall, with the development that has occurred, the Borough has had low absorption rates except for in the areas of office and retail development.

Absorption Rates- Non Residential Franklin Borough 1996-2003						
	Office	Retail	A3	Education	Industrial	Storage
Square Feet/Permits	5,020	165,632	11,521	3,800	8,760	12,967
Square Feet/CO	6,660	114,946	2,305	0	0	5,160
Percentage	132.0	69.4	20.0	0	0	39.8

PROJECTED CERTIFICATES OF OCCUPANCY

The residential and non-residential projects listed below measure the number of approvals and projected approvals for development that would result in permanent certificates of occupancy (CO's) by the year 2014.

Residential

The table below reflects future residential construction based on site-specific analysis of development applications, both approved and anticipated. The table includes all market-rate, affordable and Second Round certified affordable residential development that will have certificates of occupancy, issued per year, by the year 2014. The "Other" category reflects projections of single-family permits, which contribute to the growth share overall but are not captured in other development components. As the table shows, Franklin Borough is projected to have a total residential growth of 1,130 units by 2014.

Franklin Borough- Anticipated Development Residential 2005-2013										
	05	06	07	08	09	10	11	12	13	Total
Zinctown Properties			200	150	150	135	100			735
Retreat		54	54							108
BEBP Development		47	47							94
Franklin Commons				45						45
Four Seasons					39					39
Miner's Cove			19							19
Franklin Quarry					53					53
Aerosystems	2									2
Estell Manor		5								5
Auche Dr.	2									2
Ballyowen	2									2
37 Fowler		1								1
415 Rutherford	1									1
150 Corkhill	1									1
247 Munsonhurst	1									1
249 Munsonhurst	1									1
OTHER	0	0	2	4	3	2	3	5	2	21
TOTAL	10	107	322	199	245	137	103	5	2	1,130

Non-Residential

The table below reflects future non-residential construction based on site-specific analysis of development applications, both approved and anticipated that are expected to have certificates of occupancy, issued per year, by the year 2014. The developments are broken down by use group and the "Other" category in each

table reflects projections of developments on parcels of land that are zoned for non-residential development, which contribute to the growth share overall but are not captured in other development components. Total projected demolitions are also captured within this table to reflect those that are permitted and those that are projected as possible loss of development by use group.

As the tables show, Franklin Borough is projected to have a non-residential growth in office, retail, manufacturing and assembly uses with the total per use being 9,000, 224,707, 6,000, 5,343 square feet respectively. The overall non-residential development totals 245,050 square feet. Demolition of non-residential development is projected occur in the assembly and institutional use groups and total 4,163 and 24,000 square feet respectively. Taken together, there is an overall decrease of 28,163 square feet of non-residential development. This gives the Borough an overall projected non-residential growth of 216,887 square feet.

Franklin Borough- Anticipated Development Non-Residential 2005-2013										
	05	06	07	08	09	10	11	12	13	Total
B- Office										
Boiling Springs Bank		9,000								9,000
Other										
New Development		9,000								9,000
Demolitions	0	0	0	0	0	0	0	0	0	0

Franklin Borough- Anticipated Development 2005-2013										
	05	06	07	08	09	10	11	12	13	Total
M- Mercantile Uses										
Rt 23 Fasolo Group			202,885							202,885
D.T. Tarrats			12,000							12,000
Franklin Star LLC		6,100								6,100
KAJ LLC		3,722								3,722
Other										
New Development		9,822	214,885							224,707
Demolitions	0	0	0	0	0	0	0	0	0	0

Franklin Borough- Anticipated Development Non-Residential 2005-2013										
	05	06	07	08	09	10	11	12	13	Total
F- Manufacturing										
Franklin Precast	6,000									6,000
Other										
New Development	6,000									6,000
Demolitions	0	0	0	0	0	0	0	0	0	0

Franklin Borough- Anticipated Development Non-Residential 2005-2013										
	05	06	07	08	09	10	11	12	13	Total
A2- Assembly										
McDonalds	5,343									5,343
Other										
New Development	5,343									5,343
Demolitions	4,163	0	0	0	0	0	0	0	0	4,163

Franklin Borough- Anticipated Development and Demolitions- Non-Residential 2005-2013										
	05	06	07	08	09	10	11	12	13	Total Sq Ft
Total CO's										
B- Office		9,000								9,000
M- Mercantile Uses		9,822	214,885							224,707
F- Manufacturing	6,000									6,000
A2- Assembly	5,343									5,343
Other										
Subtotal	11,343	18,822	214,885							245,050
Demolitions										
B- Office										0
M- Mercantile Uses										0
F- Manufacturing										0
A2- Assembly	4,163									4,163
I- Institutional	24,000									24,000
Net Square Feet	-16,820	18,822	214,885							216,887

V. FAIR SHARE DETERMINATION

PROJECTING GROWTH SHARE OBLIGATION

The new Third Round rules and regulations outline how municipalities must project growth share obligations. Based on growth data and analysis, a municipality must plan for every eight (8) market-rate residential certificates of occupancy one (1) affordable housing unit obligation. For non-residential development, a municipality must plan for one affordable housing unit with every 25 newly created jobs measured by new or expanded construction outlined by use group. The non-residential breakdown by use group is provided by the Council and is reflected by the following:

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	8,333	3
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	25,000	1
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	12,500	2
S	Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers. S group includes S1 and S2.	125,000	0.2
H	High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	25,000	1
A1	Assembly uses including concert halls and TV studios.	12,500	2
A2	Assembly uses including casinos, night clubs, restaurants and taverns.	8,333	3
A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	8,333	3
A4	Assembly uses including arenas, skating rinks and pools.	8,333	3
A5	Assembly uses including bleachers, grandstands, amusement park structures and stadiums	Exclude	Exclude
E	Schools K - 12	25,000	1
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	12,500	2
R1	Hotels and motels	31,250	0.8
U	Miscellaneous uses. Fences tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

The residential growth share and the non-residential growth share obligation projection then can be adjusted based on projected or actual demolitions. The final net residential component of the growth share obligation added to the non-residential yields the municipality's total growth share obligation.

Residential

The total projected residential growth, as previously determined, must take into consideration possible demolitions within the plan timeframe. The table below reflects the total projected demolitions that are permitted and those

that are projected as possible loss of residential units per year. The table also includes the actual certificates of occupancy and demolitions accrued in 2004. Demolitions reflect an overall decrease in 5 residential units, which gives the Borough an overall projected net residential growth of 1,125 units.

Franklin Borough- Actual and Anticipated Development and Demolitions Residential 2005-2013											
	Act. 04	05	06	07	08	09	10	11	12	13	Total
Total CO's	6	10	107	322	199	245	137	103	5	2	1,130
Demolitions	0	0	1	0	0	1	2	0	0	1	5
Net	6	10	106	322	199	244	135	103	5	1	1,125

Franklin Borough, in their growth projections, included affordable housing units that were part of their Second Round certified plan. For the purposes of projecting market-rate growth, these units are subtracted from the net residential growth as shown below. With the elimination of these units, Franklin Borough's final projected net growth is 1,031 units.

Franklin Borough- Second Round Affordable Units											
	Act. 04	05	06	07	08	09	10	11	12	13	Total
BEBP Development			47	47							94
Final Net	6	10	59	275	199	244	135	103	5	1	1,031

Using the final net growth number, outlined per year, the growth share obligation can be determined. As this is reflective of projected market-rate development, the net growth is divided by eight (8). This, in turn, gives Franklin Borough a total residential growth share obligation of 128.87 units.

Franklin Borough- Affordable Housing Unit Growth Projections Residential 2005-2013											
	Act. 04	05	06	07	08	09	10	11	12	13	Total
Total Net	6	10	59	275	199	244	135	103	5	1	1,031
Divided by Eight	0.75	1.25	7.37	34.37	24.87	30.50	16.87	12.87	0.62	0.12	128.87

Non-Residential

The total projected non-residential growth, as previously determined, and the actual non-residential growth from 2004 must also take into consideration possible demolitions within the plan timeframe including the total number of jobs gained and lost by the activity. The first of the two tables below reflects the actual growth and demolitions that occurred in 2004 by use group with the corresponding number of jobs that were created and

lost. The second table outlines the projected growth and demolition of non-residential space with the corresponding number of jobs created and lost.

2004- Actual Non-Residential Growth			
	04	Total SF	Jobs
New Development			
M-Quick Check	4,224	4,224	4.22
A2-Wendy's	3,148	3,148	9.44
Total			13.66
Demolitions			
M-Barney's	7,573	7,537	7.57

As the table reflects, in 2004, Franklin Borough gained jobs with both retail and restaurant development but also lost some through the demolition of retail space. The overall net growth of employment was six 6.09 jobs. In looking at growth in jobs, projected non-residential development will produce a total of 279.73 new jobs by the year 2014. Subtracting out projected job loss of a total of 60.49 jobs through demolition, Franklin Borough will have a total of 219.24 new employment opportunities within this Plan timeframe.

Franklin Borough- Anticipated Development and Demolitions- Non-Residential 2005- 2013											
	05	06	07	08	09	10	11	12	13	Total Sq Ft	Total Jobs
Total CO's											
B- Office		9,000								9,000	27.00
M- Mercantile Uses		9,822	214,885							224,707	224.70
F- Manufacturing	6,000									6,000	12.00
A2- Assembly	5,343									5,343	16.03
Other											
Subtotal	11,343	18,822	214,885							245,050	279.73
Demolitions											
B- Office										0	0
M- Mercantile Uses										0	0
F- Manufacturing										0	0
A2- Assembly	4,163									4,163	12.49
I- Institutional	24,000									24,000	48.00
Subtotal	28,163									28,164	60.49
Net Jobs	-32.46	36.82	214.86							216,887	219.24

Using the final net growth number, outlined per year, the growth share obligation can be determined. The actual number of jobs gained in 2004 is included here. As this is reflective of only projected market-rate non-residential development, the net growth is divided by twenty-five. This, in turn, gives Franklin Borough a total non-residential growth share obligation of 9.01 units.

Franklin Borough- Affordable Housing Unit Growth Projections											
Non-Residential 2005-2013											
	Act. 04	05	06	07	08	09	10	11	12	13	Total
Total Net	6.09	-32.46	36.82	214.86							225.33
Divided by Twenty-Five	0.24	1.30	1.47	8.59							9.01

Adding the residential growth share of 128.87 units to the non-residential growth share of 9.01 units, the Borough's total growth share obligation will be 137.88 or 138 units. The Borough understands that these numbers are a projection and the actual growth share obligation will be calculated based upon residential and non-residential certificates of occupancy issued between January 1, 2004 and January 1, 2014. On an annual basis the Borough will compare its pro-rated growth share projection with its pro-rated growth share obligation and the actual number of affordable units that have been constructed to meet the obligation.

Franklin Borough- Actual and Anticipated Development and Demolitions											
Total Growth Share Obligation											
	Act. 04	05	06	07	08	09	10	11	12	13	Total
Residential	0.75	1.25	7.37	34.37	24.87	30.50	16.87	12.87	0.62	0.12	128.87
Non-Residential	0.24	1.30	1.47	8.59							9.01
Total	0.99	2.55	8.84	25.78	24.87	30.50	16.87	12.87	0.62	0.12	137.88=138

DETERMINATION OF TOTAL OBLIGATION

The Third Round methodology for determining a municipality's obligation is now composed of three parts:

- Deficient housing units occupied by low and moderate income households which is referred to as rehabilitation share;
- Remaining Prior Round (1987 – 1999) Obligation assigned to a municipality by the Council or the court for the period 1987 through 1999; and

- The share of the affordable housing need generated by a municipality's actual growth (2004 – 2014) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development.

Franklin Borough's total obligation is represented in the table below. As determined by the Council, the Borough has a rehabilitation obligation for the years 1999-2014 of thirteen (13) units and a 1987-1999 Prior Round Obligation of six (6) units. Adding in the previously determined Growth Share Obligation of 138 units, the Borough's total obligation is 157 units.

Franklin Borough Obligation	
Rehabilitation Share 1999-2014	13
1987-1999 Prior Round Obligation	6
Growth Share	138
Total Obligation	157

ZONING ANALYSIS-MEETING THE NEED

A zoning analysis, as required in the new Third Round regulations, is utilized to help determine how the Borough will meet its expected growth and affordable housing need. This analysis covers how existing zoning and planned zoning changes provide adequate capacity to accommodate residential and non-residential growth projections and includes the following:

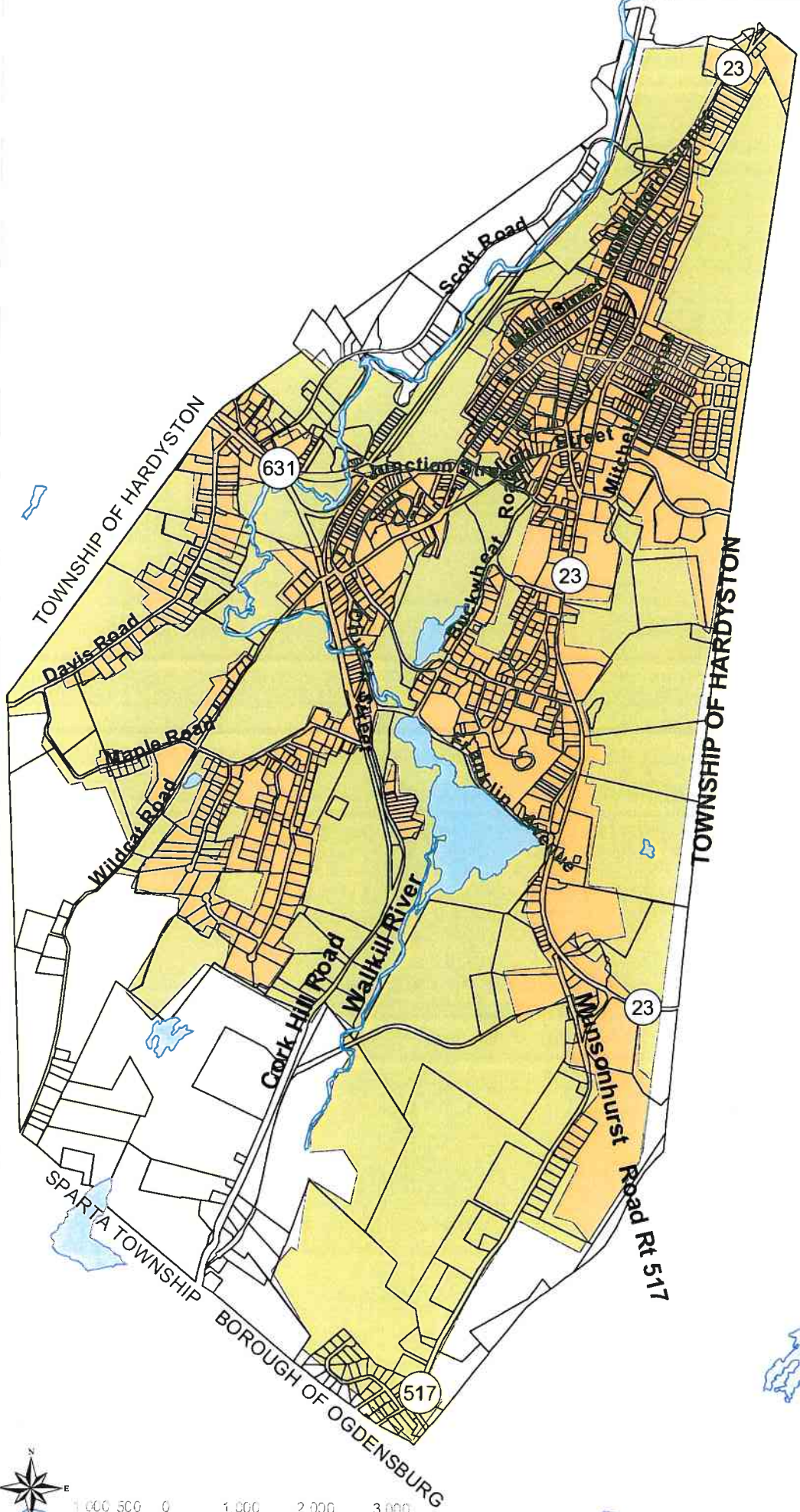
- An analysis of the available existing and planned infrastructure
- The anticipated demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Borough and anticipated land use patterns
- The Borough's economic development policies and constraints on development with existing or planned measures to address constraints

Infrastructure

The majority of the Borough is included within both the District of the Sussex County Municipal Utilities Authority (SCMUA) and the approved Sewer Service Area for the SCMUA Upper Walkkill Valley Regional Water Pollution Control Facility. Sewer Service Area designation for Franklin Borough is authorized by way of the approved

The Borough of
FRANKLIN

Existing Sewer
Service Area



1 000 500 0 1,000 2,000 3,000 Feet

- Areas Served by Sewer
- Sewer Service Area

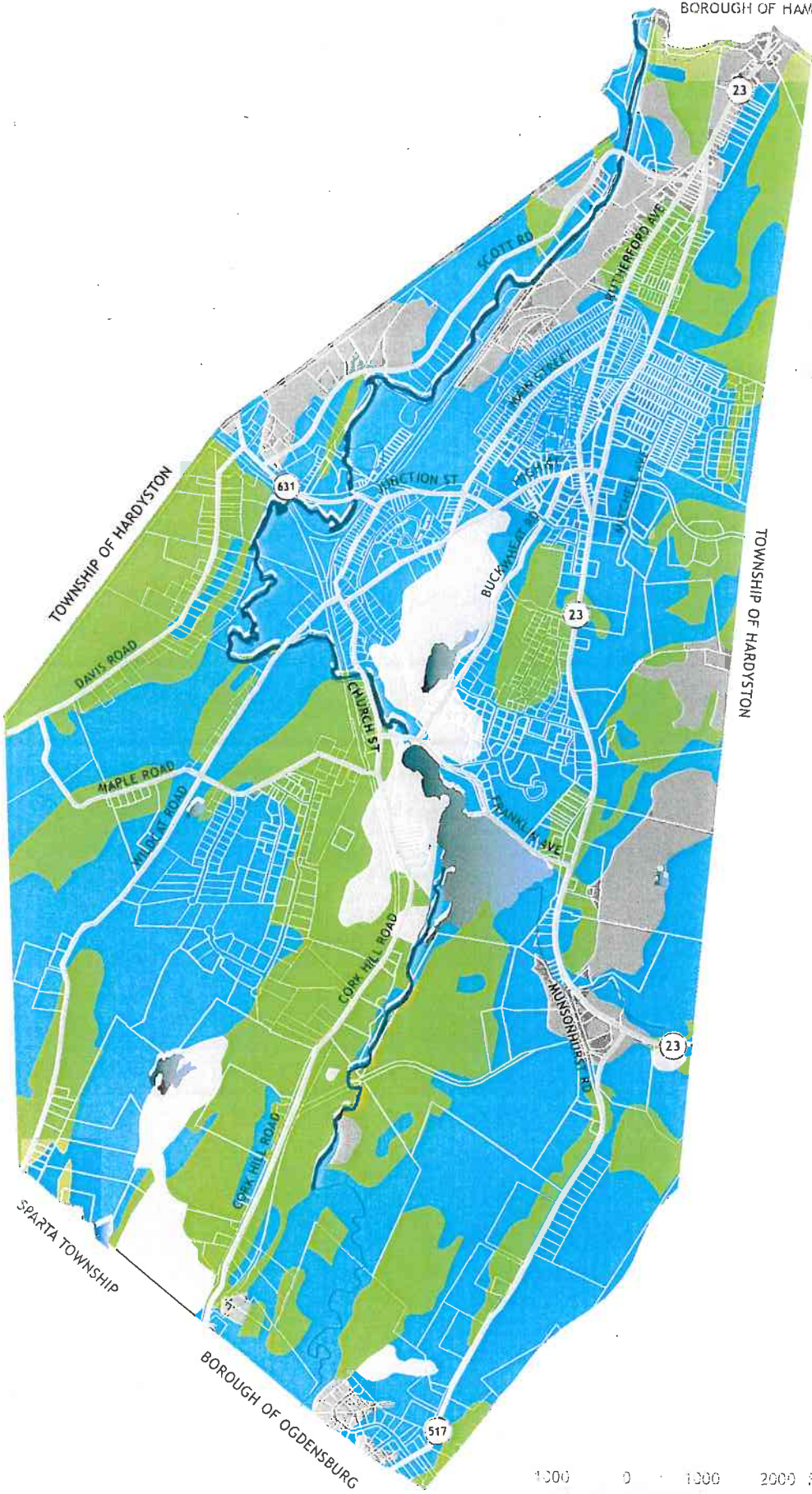
HEYER, GRUEL & ASSOCIATES
COMMUNITY PLANNING CONSULTANTS
1:24,000 April 2005

Source: NJDEP

ENVIRONMENTAL CONSTRAINTS

SOILS LIMITATION FOR
SEPTIC TANK ABSORPTION
FIELDS

- Severe
- Moderate
- Slight
- Unknown



"SCMUA Amended Upper Wallkill Valley 201 Wastewater Management Facilities Plan", dated November 1984, corrected January 1985, which updated the Authority's previously approved 1976 "201" Facilities Plan.

This existing wastewater treatment facility (NJPDES Permit No.NJ0053350), located on Route 94 North in Hardyston Township, serves Hamburg Borough, Franklin Borough, Hardyston Township, Vernon Township (Vernon Sewage Transmission Company), the Wallkill Sewer Company, Wallkill Valley Regional High School, the Borough of Sussex, and leachate from the SCMUA Landfill. The service area has been expanded to accommodate wastewater generated by the Sparta Town Center development and a small section of Wantage Township. The Borough's limited infrastructure capacity for sewer connections will ultimately dictate the amount of development possible in the Borough. As a result of the limited sewer capacity, the entire Borough cannot be sewerred.

The Borough relies on two community wells that are located off of Munsonhurst Road to provide water for the more developed sections of the Borough. The remaining outlining areas of the Borough are serviced by industrial wells. Both community wells have a joint capacity to generate approximately 600 gpm and the two industrial wells are connected to the Borough water system. Although Franklin Lake serves as a backup to future water, supply has been identified as a significant issue within the Borough. Growth and the extent of development within the Borough and in the region must be monitored for it may impact the adequacy of the existing wells.

Anticipated Demand and Land Use Patterns

Franklin Borough is a "rural center" community 4.49 square miles in area, consisting of a central developed area with less developed environmentally constrained outlying areas. Franklin Borough's 2003 Master Plan addressed its land use needs based on demographics, planning assumptions, stated vision and community goals and objectives. The Land Use Plan recommended the Borough's current zoning regulations that establish 15 different zoning districts, in which all but three allow for varying types of residential and non-residential development.

According to the MPO projections, Franklin Borough will have an additional 591 households and 310 jobs by 2015. The growth share analysis that was completed showed a number that was far greater for residential growth (1,031) and slightly less in employment growth (219). Employment growth is limited in the Borough through its zoning due to infrastructure and environmental constraints. Since the MPO uses a standard formula, that may not take into account these constraints, the Borough asks that COAH recognize the employment growth number derived through the non-residential projections outlined within this Plan.

The current and anticipated demand for residential and employment growth, based on the analyses completed, can be met through Franklin Borough's current zoning. The projected projects outlined in this Plan fall under the existing zoning.

Land Use

Residential

Residential uses in Franklin are mostly located in the northern, western and central portions of the Borough. A majority of existing residential development and what is zoned for residential use is for single-family detached dwellings. The Borough currently has four single-family residential zones ranging from density of 1 unit per 3 acres to lots of 6,250 square feet in size. The current Quarry zone also allows for single-family detached homes at a density of 1 unit per 3 acres. A majority of the sites that are zoned 3 acres and are currently vacant are areas where most of the Borough's environmental constraints are located.

The Borough has two multi-family zones one of which is already developed and one that is zoned for potential future multi-family development. This area is the former St. Clares Hospital site and is currently zoned for 6 units per acre. Franklin Borough also has an established mobile home park, which has zoning that recognizes the use.

The former zinc mine within the Borough has been zoned Zinc Mine Mixed Use. The purpose of the zone is to create a village center with a mix of destination and niche commercial uses, residential and new community space. This area will be absorbing a large portion of the projected residential development as it has a current maximum density of 35 units per gross acre.

Commercial

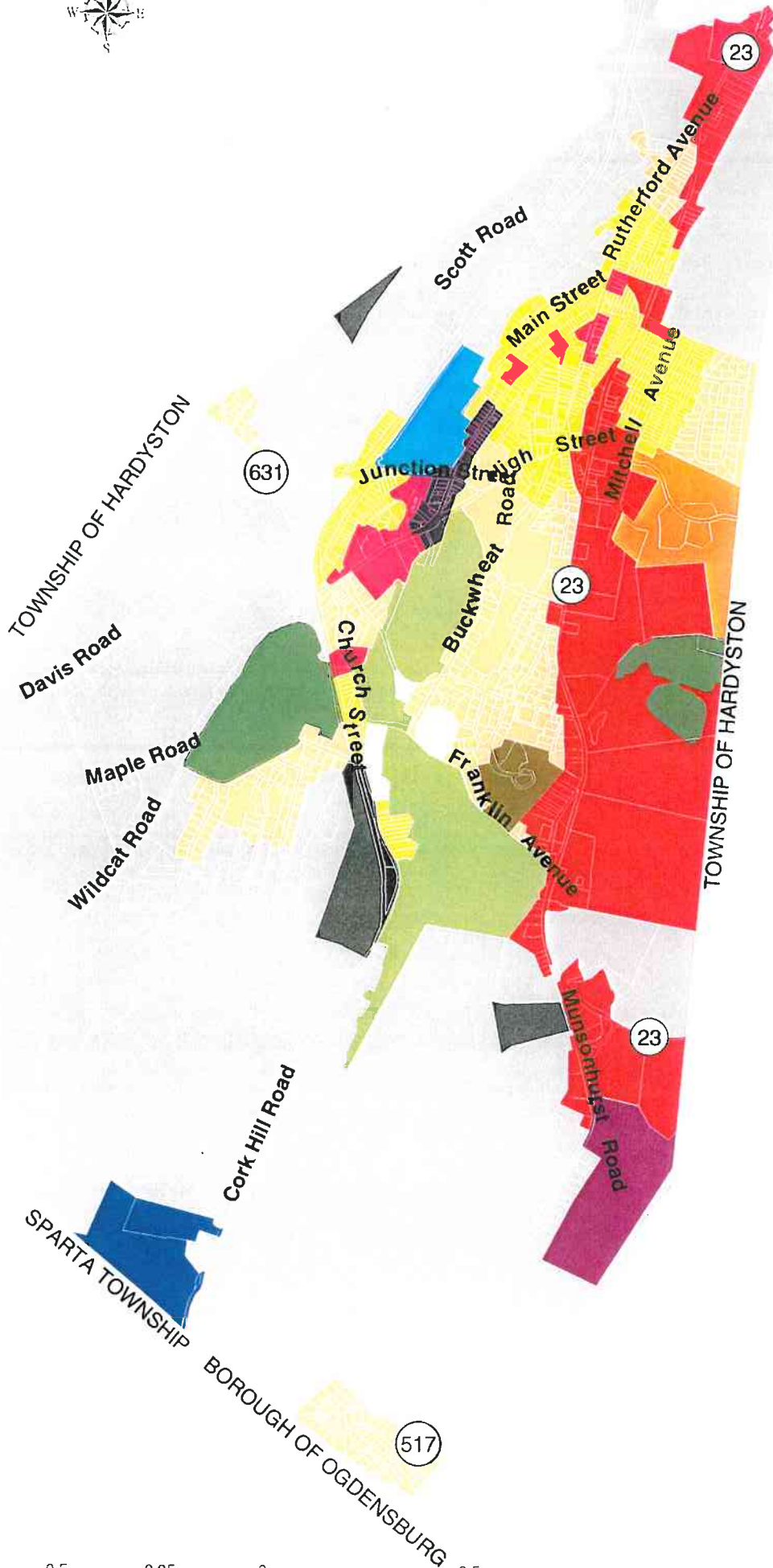
The Borough of Franklin contains one main commercial corridor along Route 23, which traverses the Borough from north to south. The uses along the corridor range from big-box retailers such as Wal-Mart to smaller strip-commercial establishments such as McDonald's and independent local businesses. The area along Route 23 has appropriately been zoned Highway Commercial to maintain the existing land use pattern. Not all of the lots are utilized and some are currently under-utilized. Some of the projected non-residential development projects will be located along the Route 23 corridor.

There are also scattered commercial uses along Main Street, which historically served as the "downtown" of Franklin. Main Street has been divided into two zones: Main Street Retail zone and Main Street Mixed Use. In the Main Street Retail zone single-family attached housing and apartments on upper floors are allowed along

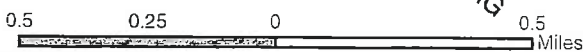


The Borough of
FRANKLIN

**ZONING
MAP**



- R-1 Single Family Residential 3 Acre
- R-2 Single Family Residential 1 Acre
- R-3 Single Family Residential 15,000 s.f.
- R-4 Single Family Residential 6,250 s.f.
- MF Multi-Family
- ZM Zinc Mine Mixed Use
- B-1 Main Street Retail
- B-2 Main Street Mixed Use
- HC Highway Commercial
- I Industrial
- MHP Mobile Home Park
- OS/GU Open Space/ Government Use
- GC Golf Course
- Q Quarry
- HMF Hospital Multi-Family



with a myriad of non-residential uses. The Main Street Mixed Use zone is strictly zoned for non-residential development. These two areas are also absorbing some of the projected non-residential development.

Industrial

There are three industrial areas in the Borough. The industrial uses of the Borough are not as intense or frequent as many other New Jersey towns. The existing industrial uses are restricted to industrial parks and older industrial areas, and therefore do not unduly encroach on other surrounding uses. These uses will continue to be a part of Franklin's mix of land uses, but will most likely not significantly expand.

Other

The Borough also has two zoned golf courses within the municipality and two large tracks of land zoned for open space and government use. These areas will not be under consideration for potential future growth within the Borough.

Economic Policies and Constraints on Development

Economic

Franklin Borough does not have an Economic Plan Element as part of its 2003 Master Plan but it is very clearly outlined through their Land Use Plan, how the Borough wants economic development to occur within the municipality. The Borough is small and not an employment intensive town and the Land Use Plan and zoning maintain appropriate scaled non-residential development for the area. Franklin Borough has five zones in which non-residential development can occur. The most limited for new development is the industrial zone. This is the only zone that allows for manufacturing uses but these areas are restricted to existing industrial parks and older industrial areas and are not slated for any type of growth or expansion.

The target for economic development within the Borough revolves around the mix of auto oriented retail, office, medical and professional uses along Route 23 and a more pedestrian orientated retail and assembly (i.e. restaurants, taverns, galleries, indoor recreation) uses in the main street zones and as part of the zinc mine zone. More specifically, the Main Street Retail zone is designated as the core commercial area, emphasizing niche retailing with retail shops on the ground level and restricting residential units to the upper floors. The Main Street Mixed-Use zone provides additional opportunity to provide employment through retail, service and entertainment space. Most office, assembly, and retail uses are permitted in these non-residential zones.

The Highway commercial zone is targeted more for the larger single use, auto oriented retail, office, assembly and storage uses. This zone already includes a Wal-Mart and is where most of the projected non-residential

development will occur. The Borough has no active economic development programs that it utilizes however, they have provided for tax abatements as incentives for non-residential development within the Borough and was a mechanism provided to Wal-Mart.

Constraints

Environmental Constraints

Wetlands

The Borough of Franklin contains wetlands in the northwestern area of the Borough along the Wallkill River and the southeastern area of the Borough, from the surrounding area of Franklin Pond towards the southern boundary of the Borough of Ogdensburg. The total area of wetlands is 429 acres mainly located in the R-1 zone.

Wetlands are an important aspect of the hydrologic and hydraulic characteristics of the Borough and serve several purposes. They support wildlife and distinct species of plant life. They also act as a retention basin for floodwaters and control various types of water pollution. Wetlands and their required transition areas are the most significant regulatory constraints to development.

Water Supply Well Head Protection Areas

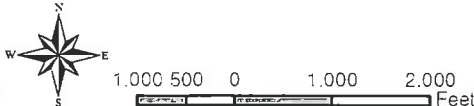
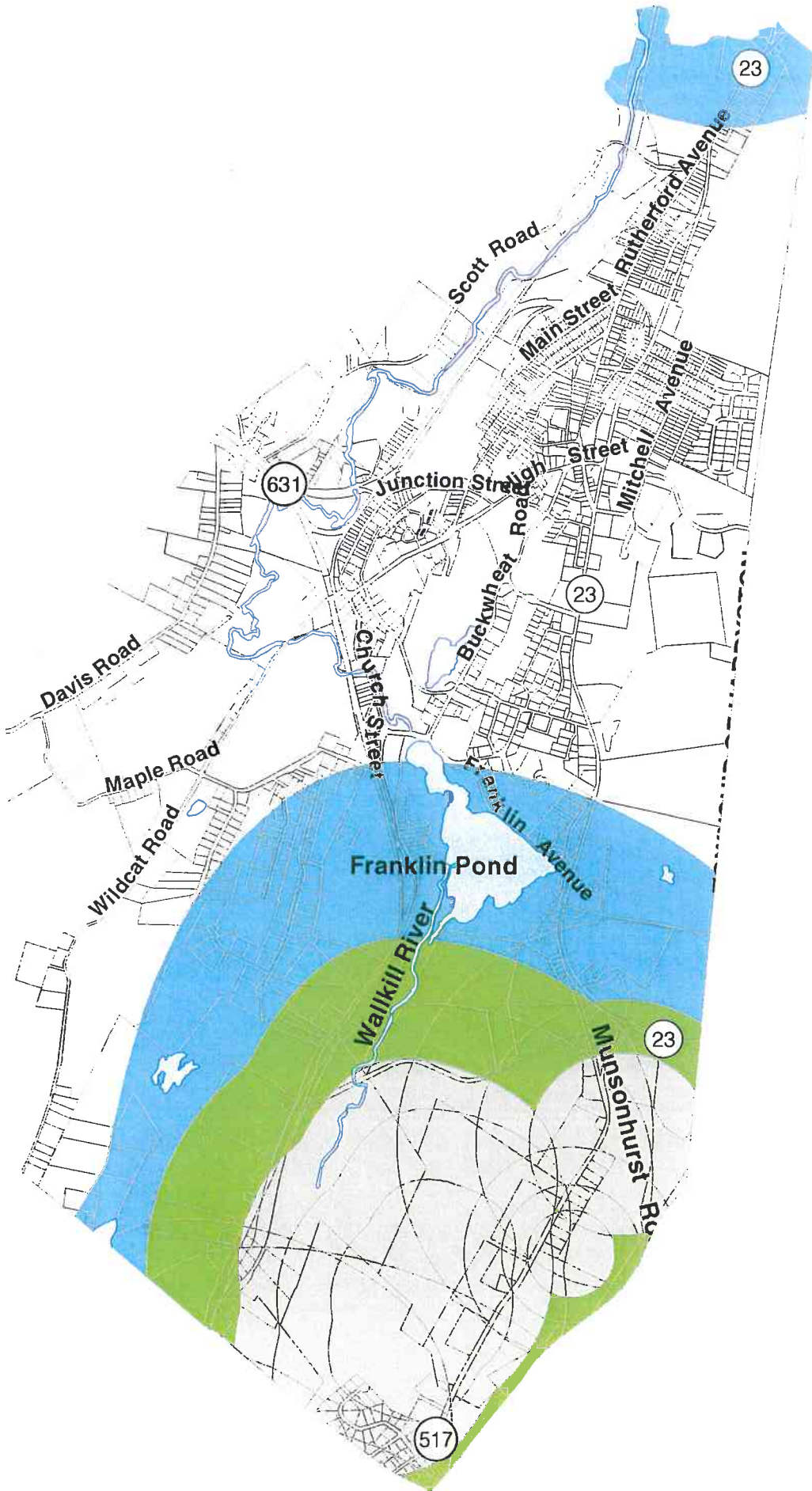
The Well Head Protection Area (WHPA) is located in the southern section of the Borough along the boundary with the Borough of Ogdensburg and Township of Hardyston. Franklin pond is also located within the twelve-year delineation tier of WHPA. The WHPA must be factored into any land use decisions and development in order to prevent groundwater contamination.

Floodplains

The floodplain areas within Franklin Borough generally coincide with the wetlands. The total flood plain area is 419 acres and again, mainly located within in the R-1 zone. Development in these areas is highly restricted in order to avoid destruction of flood areas and the destruction of property that has been improperly located and therefore subject to flooding.

Natural Heritage Priority Sites

The Borough has four Natural Heritage Priority sites. Natural Heritage Priority Sites (NHRS) indicate that rare species and/or natural communities may be present in a given area based on historical records of sightings or identification of an area as a probable habitat for rare or endangered species. The NHRS are located along the southern boundary of the Borough and between Main Street and Nestor Street in the central part of the Borough. The areas cover approximately 328 acres and are located within the exiting R-1, and OS/GU Open Space/Government Use zones.



Source: NJDEP Wellhead layer

<i>Natural Heritage Priority Sites Details</i>			
<i>Site Name</i>	<i>Description</i>	<i>Boundary Description</i>	<i>Biological significance</i>
Franklin Mine	The site is an abandoned limestone quarry with 3-5 acres of remnant limestone glade vegetation present in several locations along rims of two quarry pits and in some adjacent disturbed areas, and more than 20 acres of limestone hardwood forest.	The boundaries were drawn to include existing populations of rare plant species and the limestone glade natural community and to include some adjacent buffer of limestone forest.	The site contains the State's best occurrence of a globally rare natural community and a concentration of state significant plant species.
Ogdensburg Glades	Two grassy herb dominated openings on limestone hillsides surrounded by & partially invaded by red cedar. One under power line right of way, other on hillside.	Boundary drawn to enclose rare natural community and rare plant species populations.	A critically imperiled community supporting several elements including four states critically imperiled elements.
Ogdensburg Fen	A limestone fen adjacent to an intermittent stream, surrounded by young successional forest (dominated by red cedar). The largest fen patch is on the western side of the site, with smaller fen openings present on the eastern end of the drainage.	Primary bounds follow the boundary of the limestone fen habitat known currently. Secondary bounds incorporate topographic drainage basin east of Cork Hill Road and north of Kennedy Avenue.	Contains a good example of a globally rare wetland natural community, a State listed Threatened Animal Species, a globally rare State Endangered Plant Species, and several other state rare plant species.
Wildcat Ravine And Bog	The headwaters of a tributary to the Wildcat Branch of the Walkkill River. The site contains a rich wooded limestone ravine, a limestone fen/marsh, and forested and non-forested lands draining towards the wetlands.	Bounds include limestone ravine and limestone marsh/fen, which are habitat for rare plant species, and forested and non-forested lands draining towards the habitat.	The site contains good populations of two State-listed Endangered Plant Species, and several Plant Species of Concern.

Topography

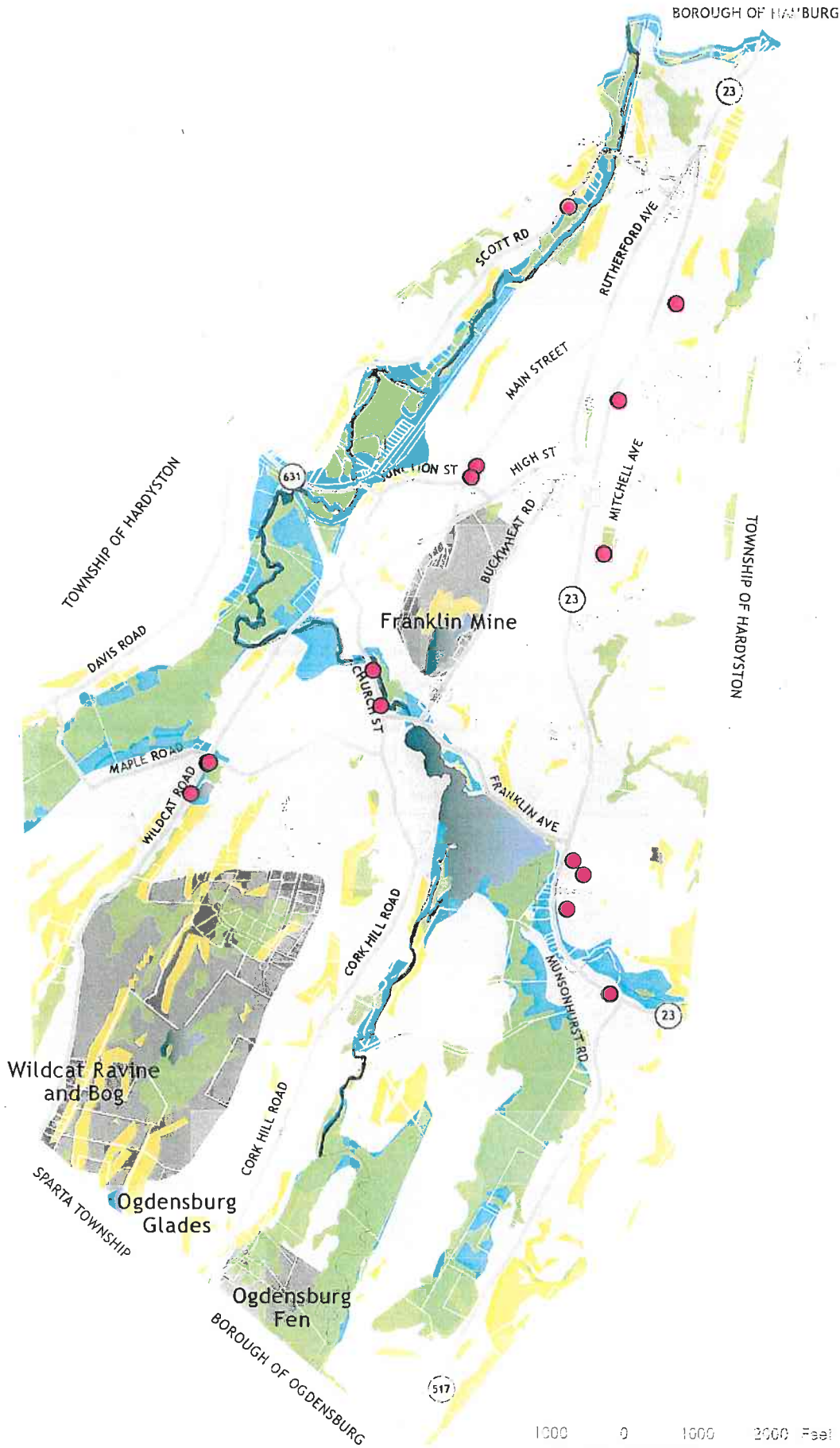
Although only regulated by municipal ordinance, Franklin Borough has approximately 182 acres of severe slopes of at least 25 percent. The areas are mainly located in the southern portion of the Borough. Severe slopes create clear limitations of growth and development in terms of run-off and soil erosion, suitability of terrain for land uses, and safe access and is a viable constraint on development. They also fall under site suitability criteria in COAH regulations.

Land Ownership

A majority of land within the Borough falls under private ownership. There is only approximately 227 acres that are publicly owned with the Borough itself owning only 61 acres. Most of the land that the Borough owns is currently developed. According to the most recent tax data, Franklin Borough only owns approximately two acres of vacant land. There are only eight vacant sites that are five acres or more and all of them are privately owned with some of them currently slated for future development.

ENVIRONMENTAL CONSTRAINTS

- Slope 25% or over
- Natural Heritage
- Priority Sites
- Wetlands
- Floodplains
- Known Contaminated Sites



Known Contaminated Sites

The Borough of Franklin has several contaminated sites. These sites are under the oversight of the NJDEP Site Remediation Program and have or had contamination present at levels greater than the applicable clean up criteria for soil, ground water standards and/or maximum contamination levels (MSL's) of the Safe Drinking Water Standards. As shown on the following table, the contaminated sites are mainly located along Route 23 and Main Street. The Borough currently does not have a plan to remediate these known sites.

Sites with On-site Source(s) of Contamination	
Site address	Status
187 Maple Road	Active
210 Scott Road	Pending
27 to 31 Church Street	Pending
30 Wildcat Road	Active
53 RTE 23	Active
45 Church Street	Pending
RTE 23	Active
46 Main Street	Active

Site address	Status
RTE 23 N	Active
425 RTE 23	Active
Wildcat Road	Active
RTE 23 & Franklin Avenue	Active
RTE 23 N	Pending
20 RTE 23 N	Pending
93 Main Street	Active
RTE 23 N	Active

Source: NJDEP 2001

Regional Planning Regulations

State Development and Redevelopment Plan

According to the New Jersey State Development and Redevelopment Plan (SDRP) adopted in 2001, the Borough of Franklin lies in three planning areas.

- The southwest corner of the Borough is located in Planning Area 4, Rural Planning Area.
- Small peripheral areas along the western boundary of the Borough extending into Hardyston Township are located in Planning Area 4B, Environmentally Sensitive Rural Planning area.
- Most of the rest of the Borough is located in Planning Area 5, Environmentally Sensitive Planning Area.

Although the State Plan is meant to be used as a guide, consideration of these designations is taken into account especially in terms of development when State agency approval is necessary. Franklin Borough has been a part of the current round of cross acceptance and will be considering any changes made to the municipality's designation in the future plan. According to the preliminary map included here, there are no significant changes in designation from the 2001 Plan.

Highlands

Franklin Borough is also a part of the Highlands Region. The Highlands Water Protection and Planning Act, signed into law in August 2004, serves to protect, preserve and enhance water resources, open space and natural resources within the Highlands Region, limit development that is incompatible with such preservation, and encourage appropriate development consistent with the State Plan. There are two distinct designations for areas within the Highlands, Planning Area or Preservation Area.

As currently mapped, the entire Borough is included in the Highlands Planning Area which means compliance with the forthcoming Highlands Master Plan is voluntary and municipal ordinance, zoning and existing regulations continue to apply as they currently do. However, if Franklin Borough wants to take advantage of incentives offered in the Highlands Region, they would then have to ensure that its zoning and Master Plan comply with the Highland Master Plan.

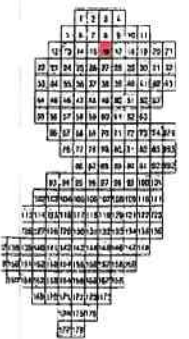
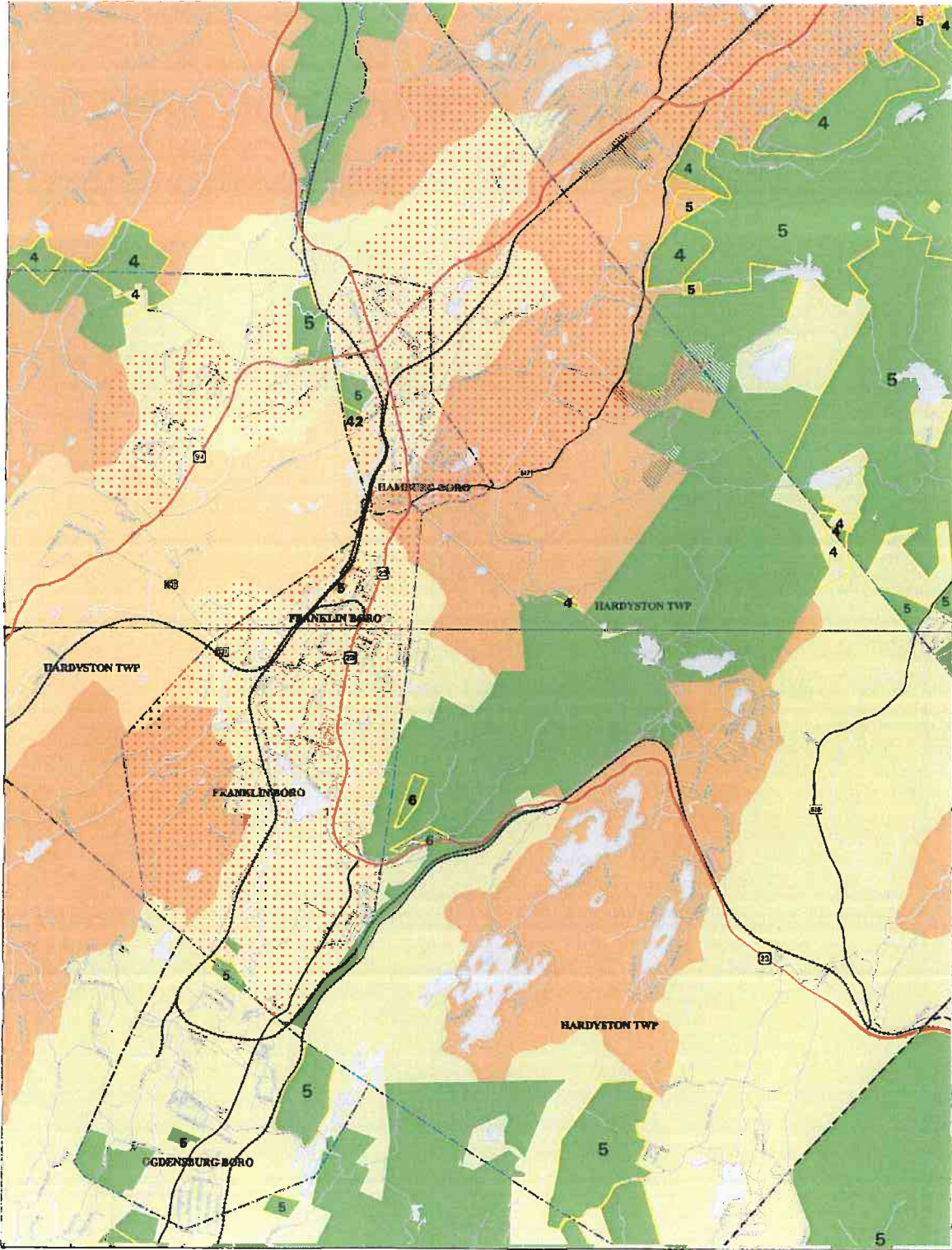
PRELIMINARY POLICY MAP

of the New Jersey State Development and Redevelopment Plan

The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.

**NEW JERSEY
STATE PLANNING COMMISSION
October 7, 2004**

Map prepared by the New Jersey Office of Smart Growth. Map was developed in part using digital data from the New Jersey Department of Environmental Protection, New Jersey Department of Transportation and the New Jersey Pinelands Commission. Roads SDT. New Jersey State Plane Coordinate System, North American Datum 1983 (NAD83). Denotes NAD27. ☐



- Preliminary Changes**
- Planning Area Change*
 - Potential CES
 - Deleted CES
 - Maintained CES
 - Previous PA#
 - NJDEP Category 1 Streams
- Water Service Areas****
- Non-SSA PA1
 - Non-SSA PA2
 - SSA PA3
 - SSA PA4
 - SSA PA4b
 - SSA PA5

- C - Urban Center
- ~ R - Designated Regional Center
- D T - Designated Town
- D V - Designated Village
- H - Designated Hamlet

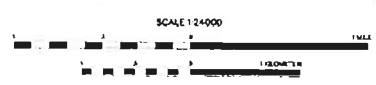
- Urban Complex
- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
- Rural/Env. Sensitive Planning Area
- Env. Sensitive Planning Area
- Env. Sens./Barrier Is. Planning Area

- Parks & Natural Areas
- Military Installations
- Hackensack Meadowlands
- Water
- Critical Environmental Site
- Historic & Cultural Site
- Node
- Core

- Endorsed Plan
- Center
- Municipal Boundary
- County Boundary
- CAFRA Boundary
- Primary
- Primary - Limited Access
- Rail Lines & Commuter Stations

- State Designated Pinelands Area - (12-00)
- Pinelands Regional Growth Area
- Pinelands Town
- Pinelands Village
- Pinelands Rural Development Area
- Pinelands Agricultural Production Area
- Pinelands Special Agricultural Area
- Pinelands Forest & Preservation Area
- Pinelands Military & Federal

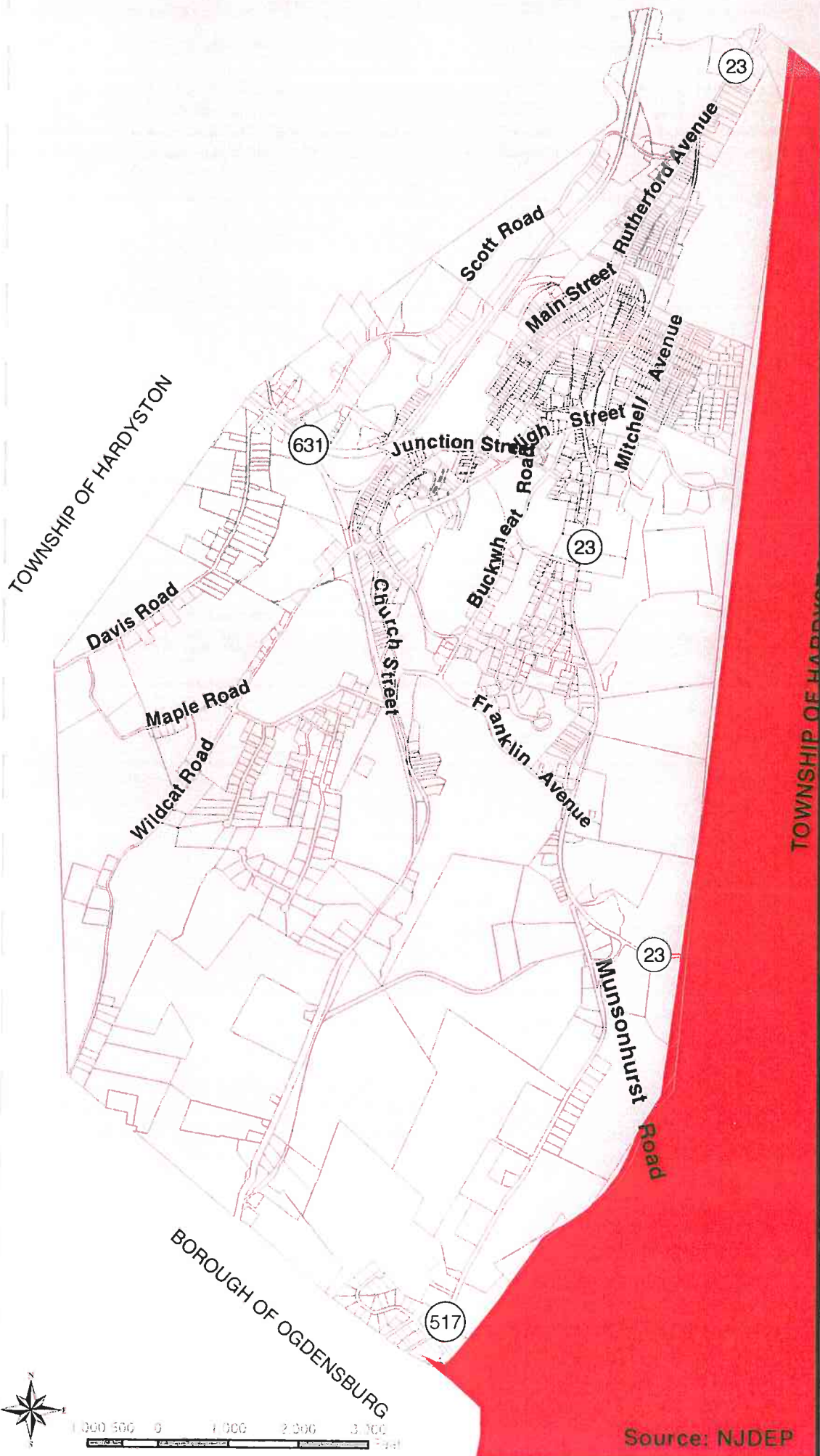
This is a preliminary map created to accompany the Preliminary State Development and Redevelopment Plan. Designations shown on this map, including proposed changes to the existing State Plan Policy Map published by the Department of Community Affairs, Office of Smart Growth, are subject to change based on negotiation with municipal, county and state officials and the public during the Cross Acceptance process. *Planning Area changes of less than 5 acres are not shown or labeled. ** Permitted SSA's, not nec. built.





The Borough of

FRANKLIN

Highlands Planning Areas



Source: NJDEP

-  Highlands Planning Area
-  Highlands Preservation Area

HEYER, GRUEL & ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

1:24,000

January 2005

VI. FAIR SHARE PLAN

As stated in the Third Round regulations, a Fair Share Plan shall include at least the following requirements:

- Descriptions of the operational and financial feasibility of any specific project(s) intended to provide for the total 1987-2014 municipal fair share of affordable housing, which shall include rehabilitation programs, municipally sponsored construction projects, regional contribution agreements, alternative living arrangements, buy-down programs, accessory apartments, municipally sponsored rental programs, ECHO programs, assisted living residences, affordable housing partnership programs and expanded crediting opportunities.
- Draft Fair Share Ordinances necessary for the implementation of the programs and projects designed to satisfy the fair share need.
- An accounting of any development fees collected and the amount and purpose for which any fees have been expended current to the date of petition.

As outlined previously, Franklin Borough has a total obligation of 157 units, 13 in rehabilitation units, 6 prior round units and 138 in growth share. Franklin Borough is part of Region 1 where the median income for a four-person household is \$74,464, the moderate-income level is \$59,571 and low income is \$37,232. The following outlines the measures that the Borough will enlist to meet its Fair Share and constitutes the Borough's Fair Share Plan.

CREDITS, REDUCTIONS AND MUNICIPAL ADJUSTMENTS

Second Round/Prior Round Obligation

New Construction

At the time of Franklin Borough's Second Round certification the Borough had a 12-year cumulative fair share obligation of 62 units (55 rehabilitation/7 new). Through prior cycle credits and rehabilitation credits, Franklin Borough's Fair Share obligation was reduced to 20 units (all rehabilitation) at the time the Borough received substantive certification. For the Third Round, the obligation has been recalculated and Franklin Borough shows a prior round obligation of six (6) new units and 13 rehabilitation units.

The original Miner's Overlook Villa, now BEBP Development, that was approved as part of the Second Round certification included 60 100% affordable age-restricted units in which 5 of the new units were to be counted towards the rehabilitation obligation leaving 55 "excess" units. That project went bankrupt and another developer has bought the property and has submitted a new development plan to the Borough. This plan is for 94 age-restricted 100% low and moderate-income rentals. The project is in the process of being approved and

will receive CO's within the Third Round time frame. Subtracting the five (5) units that were used for the rehabilitation share in the Second Round plan, the development now has an "excess" of 89 units.

The Borough will utilize the "excess" units to meet its prior round obligation. Since it is an age-restricted development, under the Second Round rules, only 25 percent of the need can be met through age-restricted housing. Through this development, the Borough is applying two (2) of these "excess" units towards the prior round obligation. After using two units towards the prior round, the development produces an "excess" of 87 units and reduces the Borough's Prior Round Obligation to four (4) units.

Rehabilitation

The Borough, as part of a larger geographic area, received a Small Cities grant from the Department of Community Affairs to fund the 15-unit rehabilitation program. The Borough originally proposed the following schedule of rehabilitation work for the six-year certification period:

YEAR	# UNITS
1999	3
2000	2
2001	3
2002	2
2003	3
2004	2

To date, the Borough has completed 9 units (5 in 2003 and 4 in 2004) and has another 3 units in process. This will mean that the Borough will complete a total of 12 units of rehabilitation. The Borough plans to continue with the program to complete to meet the Third Round Rehabilitation Obligation.

Third Round

Franklin Borough has several alternative living arrangements including group homes, supportive housing, transitional facilities and licensed residential health care facilities. Currently there are two group homes run by Sussex County Association for Retarded Citizens (SCARC). One is a group home that provides housing for three (3) individuals through three bedrooms. The other is a duplex house with two separate units that provides housing for two (2) individuals. These two homes together provide a total of five (5) new rental units.

Community Hope, a non-profit that works with the developmentally disabled, runs a supportive living residence for women with disabilities within the Borough. This home provides housing for four (4) individuals through four bedrooms this, in turn, provides for four (4) new rental units. Franklin Borough also has a transitional living facility run by Sunrise House that provides temporary housing for homeless on a revolving basis. The facility has twelve (12) beds, which equals twelve (12) new rental units for the Borough.

Finally, the Borough has a licensed residential health care facility called West Wind Hall. This facility includes 35 beds and seven apartments. The apartments include five (5) one-bedroom, one (1) two-bedroom and one (1) three-bedroom units. The two-bedroom apartment can provide residence for two individuals as the three-bedroom apartment can for three individuals. In total, the facility provides affordable housing to 45 individuals, which equals 45 new rental units for the Borough.

The sum of the alternative living arrangements equals 66 rental units. Four (4) of these units will be applied towards the Boroughs prior round obligation to meet that obligation. The remaining 62 are rental credits to be applied towards the Third Round growth share. Under the Third Round regulations, all rental units in excess of the 25 percent of growth share requirement can receive a bonus credit as long as they are offered to the general public and are not age restricted. As the Borough's growth share is 138 units, the 25 percent rental obligation equals 34 units. Subtracting the 34 units from the remaining 62 rental units gives the Borough 28 units to receive bonus credits on. Adding the 34 rental units to the remaining 28 units plus the 28 bonus units, gives Franklin Borough a total of 90 rental unit credits.

Concetta Towers is a HUD building located within the Borough that provides 40 units of affordable rental housing for seniors. The building was established in 1981 and was in full operation by 1985. This development yields the Borough another 40 rental units designated for seniors. These units plus the remaining units from the BEBP Developments gives Franklin Borough an "excess" of 127 senior rental unit credits.