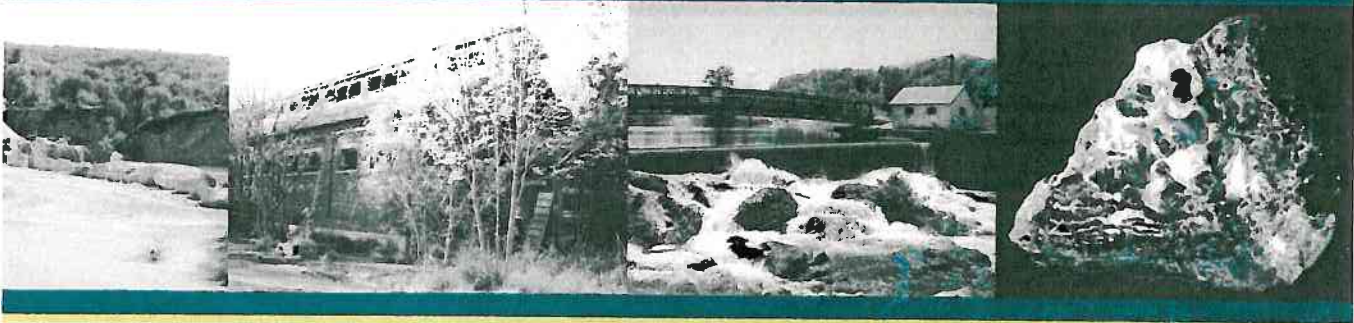


The Borough of **FRANKLIN**

THE FLORESCENT MINERAL CAPITAL OF THE WORLD



MASTER PLAN 2003
Prepared by Heyer, Gruel + Associates

The Borough of **FRANKLIN**

Sussex, County, NEW JERSEY

Adopted MARCH 17, 2003

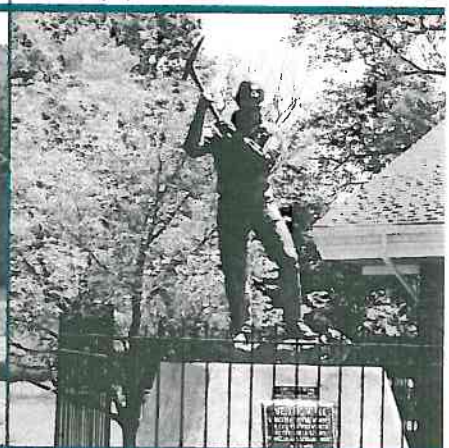
Prepared by
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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Susan S. Gruel, P.P. #1955

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

Fred Heyer, P.P. #3581





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THE ZINC MINER
A HISTORY OF THE MINE
IN THE COUNTY OF...
IN THE TOWN OF...
BY...
1892

INTRODUCTION AND VISION

OVERVIEW OF THE BOROUGH

Franklin Borough, the Fluorescent Mineral Capital of the World, is located over a rich ore body containing more than 150 minerals, many of them fluorescent and 25 of which are found nowhere else on earth. Settled in the 1600s, the village known as Franklin Furnace developed near iron mines and iron smelting operations located along the Wallkill River. In the early 1800's zinc deposits in the area began to be developed commercially. For most of the century many small companies mined zinc and iron in the Franklin area. In 1897, all zinc mining efforts merged into the New Jersey Zinc Company. The Zinc Company was a major controlling factor in the development of Franklin. Immigrants from Russia, England, Hungary and Poland joined the work force at the mine. The population, which was only 500 in 1897, swelled to 3000 by 1913 when the area was incorporated as the Borough of Franklin



ABOUT THE MASTER PLAN

The overall intent of this Master Plan is to preserve and enhance Franklin's character by protecting existing residential developments, by developing and revitalizing the commercial areas and by reestablishing Main Street as a vibrant focal point of the community.

This plan includes twelve elements: Goals and Objectives, Land Use, Demographics, Housing, Circulation, Utilities, Community Facilities, Parks and Recreation, Conservation, Historic Preservation, Recycling and Relationship to Other Plans. This Master Plan is the first new Master Plan prepared by the Borough of Franklin since the 1987 Master Plan. Since that time, the Borough has conducted a Master Plan Reexamination Report and a revised Master Plan in 1994. The goals in this Master Plan have been updated and revised to reflect the current issues facing the Borough.

VISION STATEMENT

It is the year 2020 and Franklin has once again become a vital center of activity for the County. Main Street has become "the place to be". Diverse shopping opportunities, galleries, restaurants and a series of events draw visitors from far and wide to the center of town.

Franklin's natural and historic resources have been preserved and enhance the community's character. The Borough's water quantity and quality have been protected through a combination of zoning and open space acquisition. Regional trail networks make Franklin a destination for the area's hikers and bikers.

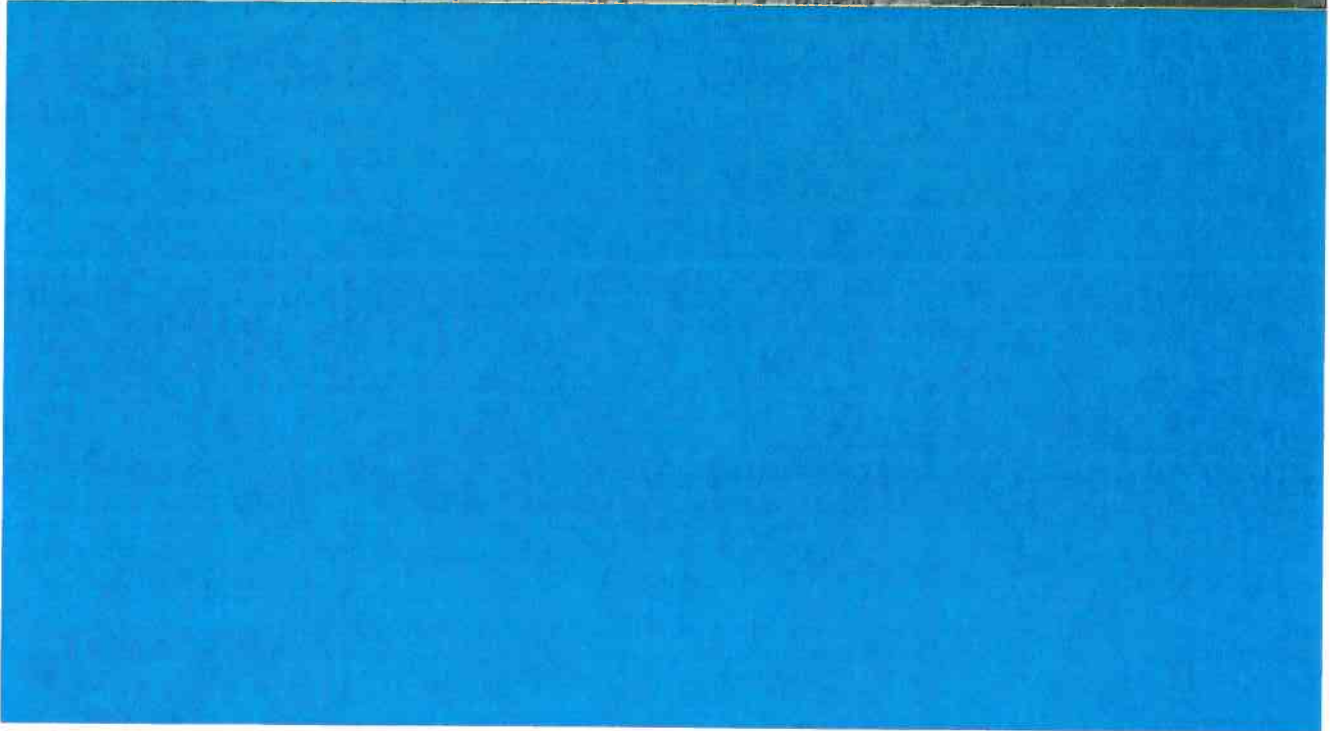
Year round residents enjoy a high quality of life with enhanced municipal services and a stable tax base.



The Borough of
FRANKLIN

REGIONAL SETTING





GOALS AND OBJECTIVES

The New Jersey Municipal Land Use Law (40:55D-28) requires that every municipal Master Plan contain a statement of Goals, Objectives, Principles, Assumptions, Policies and Standards upon which the community's comprehensive Master Plan for physical, economic and social development of the community is based. The Borough of Franklin's Master Plan is based upon a set of goals and objectives that have been developed over time by the Borough of Franklin and its citizens. The Master Plan goals represent an evaluation and refinement of previous Master Plans. New goals have been introduced in response to present conditions. These goals and objectives are categorized according to the corresponding Master Plan elements.



LAND USE

- Preserve and enhance the existing established residential character of Franklin.
- Encourage commercial and office uses along Route 23.
- Revitalize the Main Street area.
- Strengthen existing commercial districts and corridors by encouraging a mix of uses that provide employment, retail opportunities, services and entertainment.
- Encourage the redevelopment of the zinc mine site as a new downtown for the Borough.
- Establish an 'Open Market Area' on the zinc mine site to help build on the local character.
- Regulate building and site design to assure that the overall character of the Borough is maintained and enhanced.
- Assure that the character of individual structures, group of structures and developments are within the scale and style of existing neighborhoods.
- Promote "Smart Growth" principles.
- Rezone the Planned Development (PD) Zone to the R-1 Zone.
- Encourage the reuse of vacant non-residential buildings.

CIRCULATION

- Provide safe vehicular, pedestrian and bicycle circulation by improving traffic signals at key intersections, by utilizing traffic calming measures and by providing adequate on and off street parking and sidewalks in appropriate locations.
- Enhance potential gateway locations in order to improve the appearance of the Borough's transportation corridors.
- Improve way-finding signage on major roads and at gateway locations to facilitate circulation and to identify the route to key activity centers and destinations in the Borough.
- Improve public parking, particularly for the Main Street area, the Open-Air Market Area, and retail and restaurant facilities.
- Take necessary measures to mitigate the effects of increased regional traffic.
- Vacate the access to Rutherford Avenue from Route 23.
- Realign the intersection of High Street, Parker Street and Route 23 to create a more direct entrance gateway from Route 23 to Main Street.
- Evaluate the frequency and location of traffic signals along Route 23 in coordination with NJDOT.

COMMUNITY FACILITIES

- Maintain and enhance the existing high level of community facilities consistent with the character and development of the Borough.
- Work towards improving accessibility by having handicapped accessible meeting facilities.
- Evaluate the feasibility of providing additional shared services with adjacent communities.

PARKS AND RECREATION

- Preserve the Borough's parks and recreation system.
- Enhance the recreation opportunities of the Borough through better use of current facilities, through the addition of new parks and trails, and through promotion of these amenities to the residents of Franklin.
- Create stronger pedestrian connections between schools, Franklin Pond, Main Street and other local and regional parks and open space.

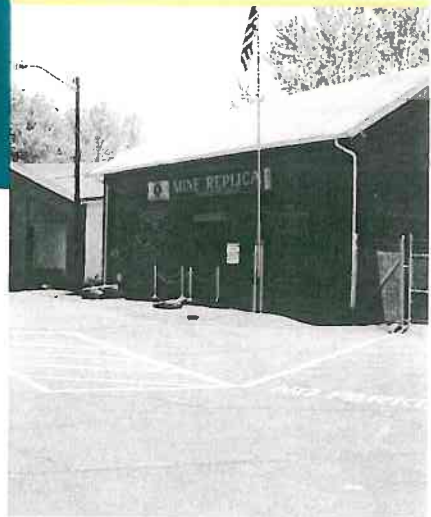
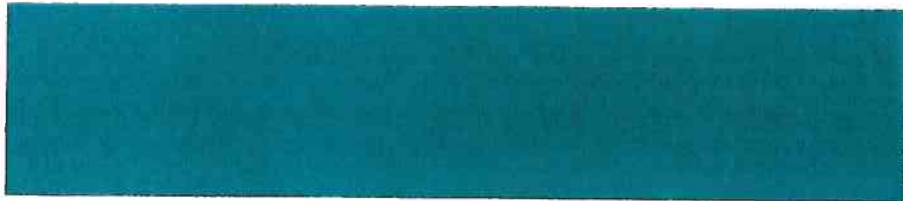
CONSERVATION

- Use all available tools to protect and preserve environmentally sensitive natural resources of the Borough.
- Examine the constraints surrounding the wellheads located in the southern portions of Franklin.

UTILITIES

- Utilize utility plans as a growth management tool by extending infrastructure only in areas intended for growth.





HISTORIC PRESERVATION

- Encourage awareness and protection of Franklin's cultural, social, and historic heritage in order to provide a link to the past, to enhance the visual appearance of neighborhoods and to promote economic development.
- Promote the history of Franklin, especially its mining history, as part of the Borough's revitalization efforts.
- Consider conducting a survey to identify additional properties for nomination to the State and National Registers of Historic Places.
- Review the potential of integrating historic sites into parks and open space.
- Respect the Zinc Mine Historic District "SHPO opinion of eligibility" when making land use policies and decisions.
- Continue to support the activities of the Franklin Historical Society including its museum.
- Review the potential of a more comprehensive museum dedicated to the history of Franklin, its people, and their cultures.
- Create a Historic Preservation Commission with powers to advise and educate Borough officials and the general public on historic preservation issues in Franklin.

RELATIONSHIP TO OTHER PLANS

- Consider land use policies in light of their impact on the region.
- Promote the designation of Franklin and Hardyston as a "Center".

LAND USE

INTRODUCTION

The Borough of Franklin is a “rural center” community, 2,857 acres in area, consisting of a central developed area with less developed environmentally constrained outlying areas. The Land Use Element is intended to integrate the stated vision, planning assumptions, community goals and other master plan elements together into a comprehensive framework to guide the physical, economic, environmental and social development of the Borough of Franklin. This element describes the existing and proposed location, extent and intensity of development within the Borough.



EXISTING LAND USE

Residential Uses



Residential uses in Franklin are mostly located in the northern, western and central portions of the Borough. The Borough is predominantly a developed, rural center community with residential lots ranging from approximately 6,000 to 45,000 square feet in size. Most residential areas consist

exclusively of single-family homes. Some multi-family developments and mobile homes have also been developed.

Commercial Uses

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. There are independent local businesses scattered along the corridor.

There are scattered commercial uses along Main Street which historically served as the "downtown" of Franklin. The commercial area along Main Street requires the most attention of any commercial area in Franklin. This Plan recommends a new vision for this area along with design and planning initiatives, discussed later in this Land Use Plan.

Industrial Uses

There are three industrial areas in the Borough; the area west of Cork Hill Road and south of Maple Road, an area in the vicinity of Route 23 and Mitchell Road and an area on the west side of Route 517 north. The area north of Scott Road and west of Route 23 bordering Hamburg and Hardyston, which is zoned for industrial use is currently woodland.

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.

Public and Quasi-Public Uses

Public and quasi-public uses are mostly located in the central portions of the Borough and serve the residents in a collective manner, often as institutional or non-profit entities. Churches, cemeteries, VFW's (Veterans of Foreign Wars) and municipal offices make up this use category. The adequate provision of public services often depends on the appropriate arrangement of these facilities within reach of all residents. Quasi-public institutions help foster the life of a town and are essential to the human networks that make up Franklin.

Parks, Recreation and Open Space

Parks, recreation and open space are very important to the residents of Franklin. These open areas represent both a connection with nature and the willingness to set aside development potential for the future use of these recreational lands by the generations to come. The Franklin Pond Recreational Area, which is located in the central part of the Borough, is the main recreational center and open space for Franklin.

Vacant Land

The vacant land in Franklin makes up a fair portion of the land of the Borough. Vacant lands are mostly located in the south part of the Borough and contain environmentally constrained lands.

Quarry

The Borough's only quarry use is located on the west side of Cork Hill Road at the south end of the Borough bordering the Borough of Ogdensburg and Sparta Township.

Golf Courses

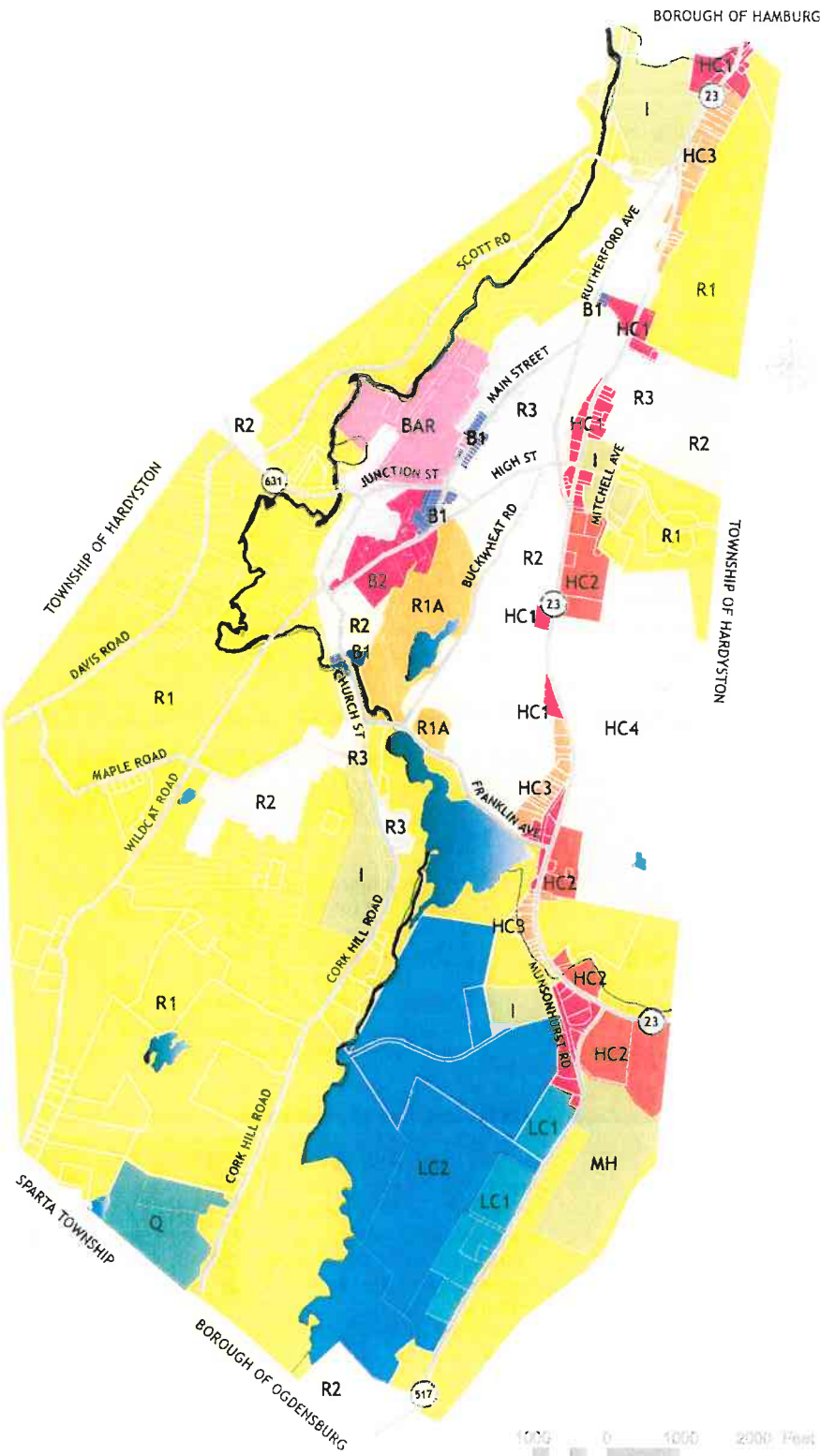
There are two golf courses located in the Borough including a portion of Black Bear Country Club on the eastern border with Hardyston Township and Walkkill Country Club on Wildcat Road.



The Borough of
FRANKLIN

EXISTING ZONING

- B1 Business District
- B2 Business District
- BAR Blighted Area Rehabilitation District
- HC1 Highway Commercial
- HC2 Highway Commercial
- HC3 Highway Commercial
- HC4 Highway Commercial
- I Industrial District
- LC1 Limited Commercial
- LC2 Limited Commercial
- MH Modular Home Park
- Q Quarry
- R1 Residence District
- R1A Residence District
- R2 Residence District
- R3 Residence District



EXISTING ZONING

Current zoning regulations establish 16 different zoning districts and three planned development overlay districts. The zoning is shown on the existing zoning map and regulations are as follows:

R-1 Residential District



This is a single family district which occupies most of the southwest quadrant of the Borough, west of the Wallkill River, lands along Scott Road adjoining Hardyston and other tracts along the Borough's eastern boundary. Overall density is subject

to further limitation depending upon the extent of area impacted by environmental constraints.

Zoning standards are as follows:

- Minimum lot size: 43,750 square feet
- Minimum width: 105 feet
- Minimum depth: 250 feet
- Minimum front yard setback: 120 feet
- Minimum rear yard setback: 150 feet
- Minimum side yard setback: 60 feet
- Maximum height: 30 feet

R-1A Residential District

This district applies only to the Franklin Museum and Trotter Dump areas. This district is almost identical in permitted uses and standards to the R-1 zone. Mineralogical Landmark uses however are conditional uses in the R-1A district. Mineralogical Landmark uses include museums, scientific exploration and related educational functions.

Zoning standards are as follows:

- Minimum lot size: 43,750 square feet
- Minimum width: 105 feet
- Minimum depth: 250 feet
- Minimum front yard setback: 60 feet
- Minimum rear yard setback: 75 feet
- Minimum side yard setback: 30 feet
- Maximum height: 30 feet

R-2 Residential District

This zone includes several established residential neighborhoods scattered throughout the Borough. These neighborhoods are mostly located in the western and the central part of the Borough except for one neighborhood that is located west of Route 517 bordering the Borough of Ogdensburg.

Zoning standards are as follows:

- Minimum lot size: 15,000 square feet
- Minimum width: 60 feet
- Minimum depth: 150 feet
- Minimum front yard setback: 40 feet
- Minimum rear yard setback: 50 feet
- Minimum side yard setback: 15 feet
- Maximum height: 30 feet

R-3 Residential District

Most of the Borough's oldest residential development is concentrated in this zone. With few exceptions, R-3 zones are located in the northern half of the Borough.

Zoning standards are as follows:

- Minimum lot size: 6,250 square feet
- Minimum width: 50 feet
- Minimum depth: 125 feet
- Minimum front yard setback: 30 feet
- Minimum rear yard setback: 40 feet
- Minimum side yard setback: 6 feet
- Maximum height: 30 feet

MH Mobile Home Park District

This zone recognizes the established Beverly Hills mobile home park located east of Route 517 and south of Route 23. The park contains approximately 190 units. The maximum allowable density is 6 units per acre.



B-1 Business District

The B-1 zone is essentially a retail business zone that affects parts of Main Street, a small portion of North Rutherford and a small section of Franklin Avenue. Apartment buildings, apartments above stores and one-family dwellings as regulated in the R-3 Residential District are also permitted in this zone.

Zoning standards are as follows:

- Minimum lot size: 6,250 square feet
- Minimum width: 50 feet
- Minimum depth: 125 feet
- Minimum front yard setback: 30 feet
- Minimum rear yard setback: 40 feet
- Minimum side yard setback: 6 feet
- Maximum height: 30 feet

B-2 Business District

The B-2 Zone extends along Main Street roughly from Church Street to High Street. The zone provides for offices and residential uses including apartments, townhouses and senior citizen congregate housing. Funeral homes, business and professional schools, studios and galleries, childcare centers, nursing homes and sheltered care facilities are also permitted in the zone.

Zoning standards are as follows:

- Minimum lot size: 15,000 square feet
- Minimum width: 60 feet
- Minimum depth: 150 feet
- Minimum front yard setback: 40 feet
- Minimum rear yard setback: 50 feet
- Minimum side yard setback: 50 feet
- Maximum height: 35 feet

HC-1 Highway Commercial District

Scattered areas along Route 23, consisting of relatively small and, for the most part, developed properties, are included in the HC-1 zone. Permitted uses include B-1 and B-2 zone uses other than apartments and multi-family dwellings, and various types of highway commercial uses.

Zoning standards are as follows:

- Minimum lot size: 20,000 square feet
- Minimum width: 100 feet
- Minimum depth: 200 feet
- Minimum front yard setback: 50 feet
- Minimum rear yard setback: 50 feet
- Minimum side yard setback: 25 feet
- Maximum height: 35 feet

HC-2 Highway Commercial District

The HC-2 District includes properties on both sides of Route 23 lying south of the Hardyston School, the shopping area immediately north of the school and the shopping area immediately south of Mitchell Avenue. Permitted uses in the zone include B-1 and B-2 uses except residential uses, sport and athletic facilities, motels, greenhouses and nurseries and industrial uses.

Zoning standards are as follows:

- Minimum lot size: 125,000 square feet
- Minimum width: 250 feet
- Minimum depth: 500 feet
- Minimum front yard setback: 100 feet
- Minimum rear yard setback: 100 feet
- Minimum side yard setback: 50 feet
- Maximum height: 35 feet

Under the zoning regulations adopted in 1988, the east side of Route 23 for a depth of 400 feet and extending from the Hardyston School to Mitchell Avenue was included in the HC-2 zone. The Ordinance was subsequently amended in 1990 to create an HC-4 zone and place a large portion of the 400 feet deep area on the east side of Route 23 into the new zone.

HC-3 Highway Commercial District

This zone was established to implement a Master Plan proposal to create a highway office district. It is applicable, for the most part, to residentially- developed area along Route 23. Although the predominant character and use of the



properties located in this zone are residential, it is recognized that these properties are adversely impacted by traffic conditions along Route 23 and neighboring highway commercial activities.

The Highway Office District includes the following areas:

- West side of Route 23, opposite of the Hardyston School.
- West side of Rutherford Avenue and Route 23 extending from Franklin Avenue to Taylor Road.
- East side of Route 23 lying north of Green Street and west side of the highway lying north of Warren Street.

Zoning standards are as follows:

- Minimum lot size: 20,000 square feet
- Minimum width: 100 feet
- Minimum depth: 200 feet
- Minimum front yard setback: 50 feet
- Minimum rear yard setback: 50 feet
- Minimum side yard setback: 25 feet
- Maximum height: 35 feet

HC-4 Highway Commercial District

In 1990, the zoning regulations were amended to create a new HC-4 Highway Commercial Zone applicable to the then existing HC-2 and R-1 zones lying on the east side of Route 23 and extending from Hardyston School north to the existing shopping center and the Franklin Meadows development. A planned development overlay zone also applied to the two pre-existing zones. Most of the business uses permitted in HC-2 Zone are allowed in HC-4 zone in addition to research and development laboratories. Commercial recreation facilities and tennis courts are permitted as conditional uses.

Zoning standards are as follows:

- Minimum lot size: 1,000,000 square feet
- Minimum width: 500 feet
- Minimum depth: 5200 feet
- Minimum front yard setback: 100 feet
- Minimum rear yard setback: 100 feet
- Minimum side yard setback: 50 feet
- Maximum height: 35 feet

LC-1 Limited Commercial District

The LC-1 District was established to allow limited commercial use of properties fronting on the west side of Route 517. These uses include agricultural

uses, commercial greenhouses, commercial stables, sports and athletic facilities, health care facilities, motels, restaurants, offices, banks and research uses.

Zoning standards are as follows:

- Minimum lot size: 175,000 square feet
- Minimum width: 350 feet
- Minimum depth: 500 feet
- Minimum front yard setback: 100 feet
- Minimum rear yard setback: 100 feet
- Minimum side yard setback: 50 feet
- Maximum height: 35 feet

LC-2 Limited Commercial District

The LC-2 zone extends around the LC-1 Zone west of Route 517, west to the Walkkill River and north to Franklin Pond. It is an environmentally sensitive area impacted by wetlands and flood plains. It is intended primarily for office and research uses.

Zoning standards are as follows:

- Minimum lot size: 1,000,000 square feet
- Minimum width: 500 feet
- Minimum depth: 2000 feet
- Minimum front yard setback: 100 feet
- Minimum rear yard setback: 100 feet
- Minimum side yard setback: 50 feet
- Maximum height: 35 feet

I Industrial District

Four areas are included in the industrial zone. These are areas north of Scott Road and west of Route 23 bordering Hamburg and Hardyston, an area west of Cork Hill Road and south of Maple Road, an area in the vicinity of Route 23 and Mitchell Road, an area on the west side of the Munsonhurst Road near the intersection with Route 23. This zone is a conventional, light industrial zone.

Zoning standards are as follows:

- Minimum lot size: 210,000 square feet
- Minimum width: 350 feet
- Minimum depth: 600 feet
- Minimum front yard setback: 100 feet
- Minimum rear yard setback: 100 feet
- Minimum side yard setback: 50 feet
- Maximum height: 35 feet

Q Quarry Zone

This zone was created to recognize and establish limitations for the existing Limestone Products quarry located on the west side of Cork Hill Road at the south end of the Borough. R-1 residential uses are permitted in addition to quarries.

Zoning standards are as follows:

- Minimum lot size: 120,000 square feet
- Minimum width: 140 feet
- Minimum depth: 500 feet
- Minimum front yard setback: 75 feet
- Minimum rear yard setback: 100 feet
- Minimum side yard setback: 100 feet
- Maximum height: 30 feet

BAR Blighted Area Rehabilitation District

The BAR zone was established by ordinance amendment in 1982. It applies to the former New Jersey Zinc Company property west of Main Street and north of Junction Street. It also extends across the Railroad to include land in the vicinity of Susquehanna Street bordering on the Wallkill River. Establishment of this zone is consistent with the 1994 Land Use Plan, which designated the area as a "Redevelopment Area". The more significant features of the zone are as follows:

- Permitted uses include one-family dwellings, townhouses, apartments, senior citizen housing, B-1 and B-2 zone uses, parks and playgrounds, clubhouses and community centers.
- The minimum lot size is 20 acres.
- The maximum density of the Zinc Company property proper is 5 units per acre plus any units that are permitted to be transferred from other sections of the zone.

- Under no circumstances may the total number of units on this part of the zone exceed 238.
- Not more than 20% of the Zinc Company property proper may be devoted to commercial uses.
- Portions of the zone lying west of the Railroad are governed by the R-1 zone regulations.

Planned Development

Franklin's zoning regulations establish three Planned Development Overlay Districts applicable to parts of other conventional zoning districts. The three overlay districts are designated PD-1, PD-2 and PD-3. The purpose of these PD overlay zones is to establish a flexible framework for development, offering alternatives to conventional zoning of the underlying areas. The three PD zones allow different types of residential use, recreation facilities and one or more forms of commercial development in varying proportions as follows:

- In a PD-1 Zone, at least 15% of the gross area of the tract shall be devoted to uses permitted in the HC-2 and I zones.
- In a PD-2 Zone, the entire tract may be devoted to any combination of permitted residential and non-residential uses, provided that LC-1 uses shall be limited to the LC-1 Zone portion of the tract.
- In a PD-3 Zone, no more than 50% of the gross area of the tract shall be devoted to residential purposes. The balance of the tract shall be devoted to uses permitted in the LC-1 and LC-2 zones, provided that LC-1 uses shall be limited to the LC-1 zone portion of the tract.

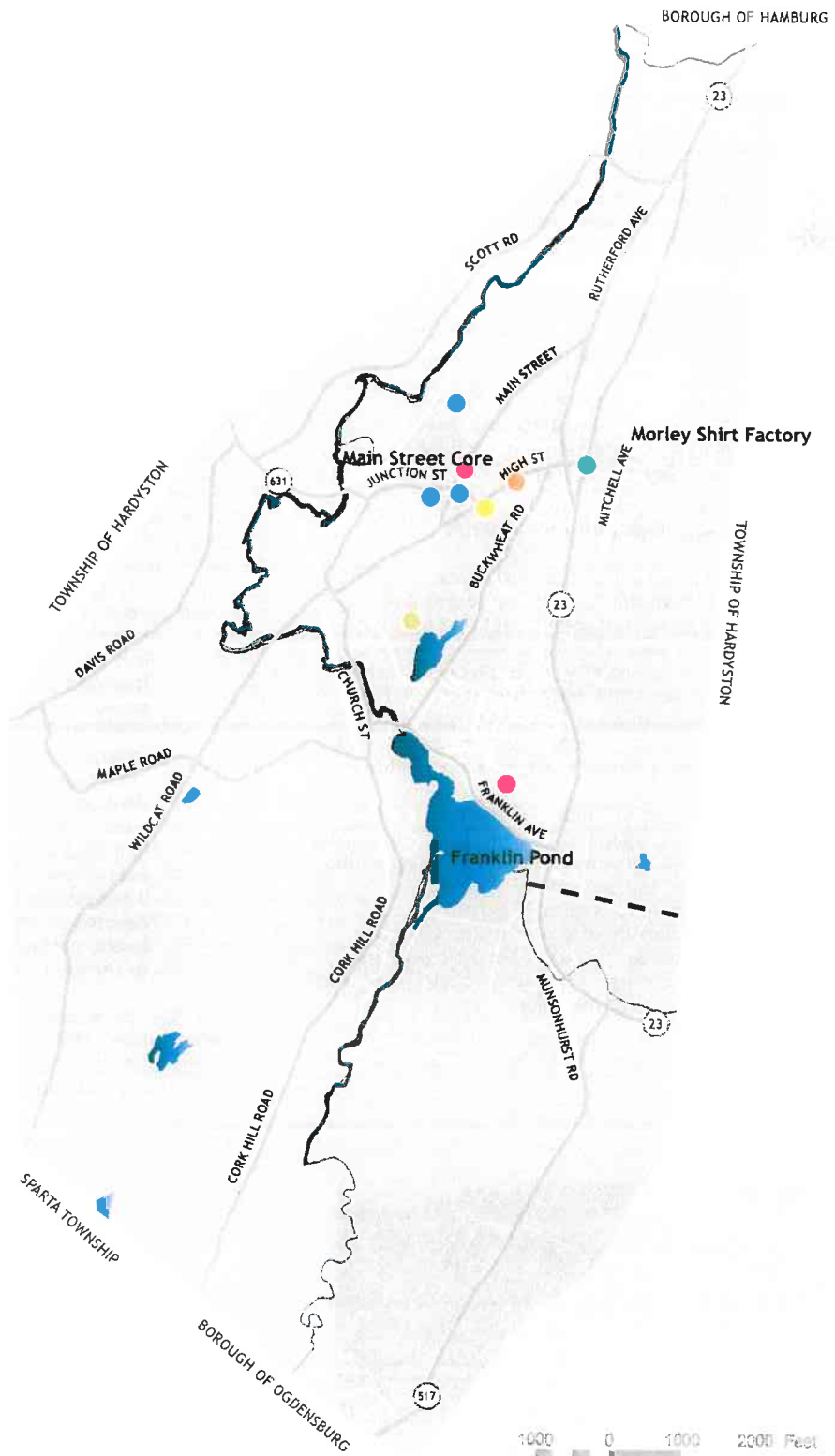
The PD-1 Zone applies to the Franklin Meadows development, the PD-2 Zone to the southern two-thirds of the LC-1 and LC-2 Zones west of Route 517 and the PD-3 Zone to the northern one-third of those zones.



The Borough of
FRANKLIN

DETAILED RECOMMENDATIONS

- Zinc Mine Site
- Former Theater Building
- Former Hospital Site
- Open Cut Mine Site
- Intersection of High St. and Parker St.
- Intersection of High St. and Route 23
- Corridor Along Parker St. from High Street to Main St.
- Corridor along High St. from Route 23 to Parker St.
- Moldonado Site
- Connection to Hamburg Mountain



RECOMMENDATIONS

The overall intent of this Master Plan is to preserve and enhance Franklin's character by protecting existing residential developments, by strengthening commercial areas and by revitalizing the Main Street area. Bringing people back to the "downtown" by revitalizing the Main Street area through upgrading recreational areas, by encouraging commercial uses along Route 23 and by creating a strong connection between these uses is the key to this approach. The intent is to connect Route 23 to the Main Street area where the municipal core, the former theater site and the proposed open-air market area are to be located. The Main Street area would link to the Open Cut Mine Site and to Franklin Pond. These recommendations are discussed in detail as follows:



HIGH STREET GATEWAY

Morley Shirt Factory



The former Morley Shirt Factory site is a potential redevelopment area for entertainment and retail facilities such as theaters and shops. It is recommended that a road be constructed through the property that connects High Street and Independence Lane.

- High Street from Route 23 to Parker Street
- The Intersection of High Street and Parker Street
- Parker Street from High Street to Main Street
- The Intersection of Main Street and Parker Street

Streetscape treatment should be addressed along the corridor. In terms of street treatment; street trees, lights and furniture including benches, bike racks, trash cans, curbs, sidewalk pavement, and landscaping are recommended. Attractive walkways, continuous street-fronts, and bikeways should be built in order to create a pedestrian friendly environment. Views toward Main Street along the corridor will be enhanced. In an effort to enhance the connection to Main Street and the "new downtown", it is recommended that the intersection of High Street and Parker Street be realigned. The intersection of Main Street and Parker Street is a key intersection because it is the gateway to the "New Downtown". A traffic engineering study should be undertaken to evaluate the feasibility of this recommendation and to determine the most appropriate alignment.

Intersection of High Street and Route 23

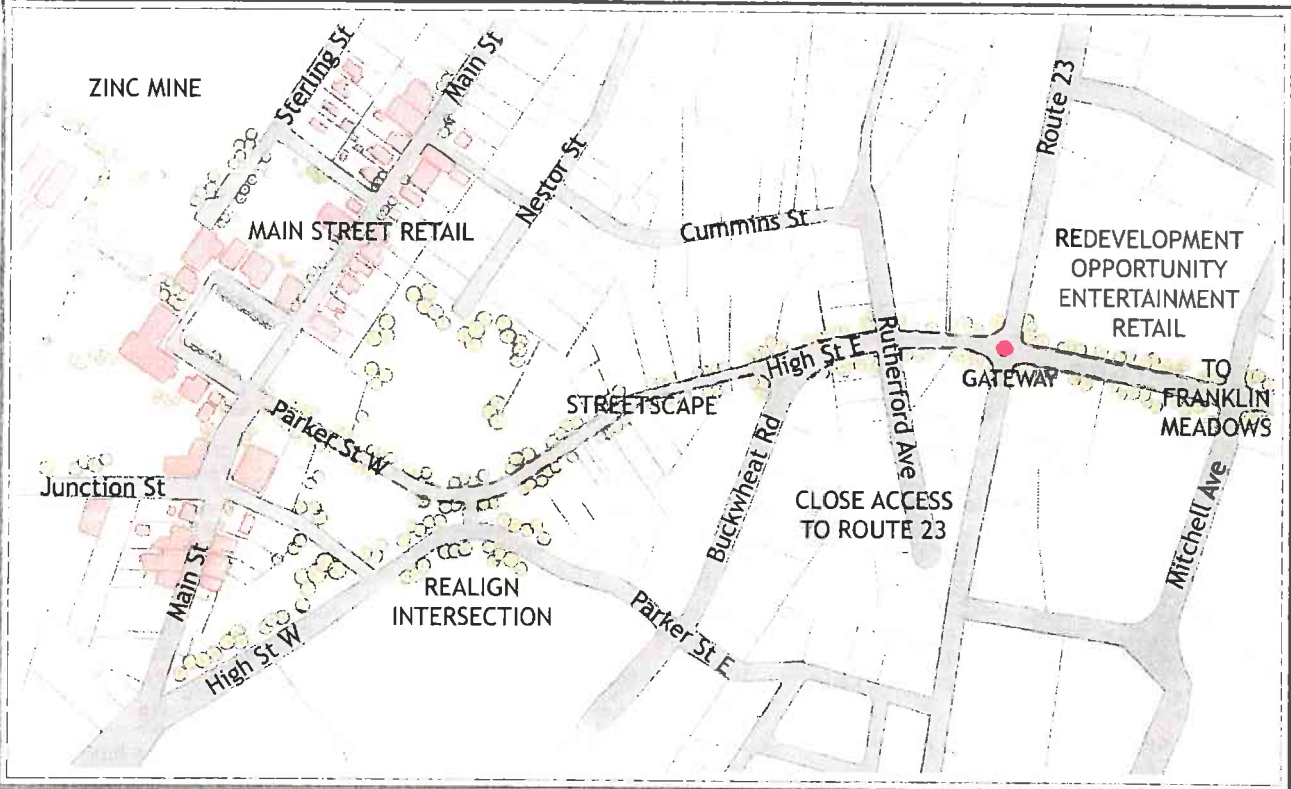
The intersection of High Street and Route 23 is a potential Gateway. It is recommended that a signal be installed at the intersection and that commercial uses between Rutherford Avenue, Route 23 and High Street be reinforced. In order to address the traffic congestion around the intersection, it is suggested that the road access to Rutherford Avenue from Route 23 be vacated.

It is recommended that design standards for this intersection be established and public-art be displayed at this location. Design standards for the Main Street area are discussed in detail at the end of this Element.

Access to Main Street

Currently, there is no clearly defined and inviting access from Route 23 to the Main Street area. In order to create an enhanced connection, it is recommended that High Street and Parker Street be improved to create a gateway corridor from Route 23. The proposed Corridor from Route 23 to Main Street includes:

CONCEPT PLAN - HIGH STREET GATEWAY/MAIN STREET AREA



Prepared By: Hoyer, Gruel + Associates

MAIN STREET AREA

It is recommended that the Main Street area be the subject of a rehabilitation/redevelopment initiative consistent with the historic character of the Zinc Mine. Four different districts are proposed in the Main Street area.

Main Street Retail

The Main Street Retail area is designated as the core commercial area. A streetscape program that is consistent with the High Street and Parker Street corridor should be established. Encouraging niche retailing such as consignment, antiques,

art galleries, restaurants, and coffee shops and emphasizing craft making, such as rugs and furniture is recommended. Retail shops should be established on the ground level, restricting residential units to the upper floors. Developing work/live lofts for artisans is also recommended. Using Historic Preservation to protect certain buildings and restoring historic structures to their former glory to enhance the Main Street character should be encouraged. The Former Theater Building is a potential adaptive reuse site. It should be restored either as a working theater or as new exhibition space.

Zinc Mine

The Zinc Mine site which provides a connection from Main Street to the Rails to Trails corridor, is a centerpiece for the redevelopment of the Main Street area. The most significant recommendations of this Plan are to create a new village center on this site and to establish a flea market, auction house, and farmers market on the lower area. The Zinc Mine site could be redeveloped as the cultural place where residents and day-trippers enjoy a flea market, an art auction, and samples of artisan's work. It would also give the local community opportunities to enjoy cultural life, in addition to attracting visitors from outside the Borough. By regularly providing art events and publishing newsletters promoting these events, repeat visitors would be attracted to the Borough. Attracting visitors, redevelopment would stimulate other businesses such as restaurants, theaters, and the tourism industry.

Other elements of this Plan are to create a village green with parking at the intersection of Parker and Main Streets, and to provide open space and parking in the remainder of the lower area. Constructing stairs to connect the lower and upper areas and reusing the 'Change House' for offices and retail related to the flea market are also recommended.

As shown on the Zinc Mine Concept Plan, new infill buildings are proposed to be developed around the village green. The new buildings would be mixed use with retail on the first floor and residential/office on the upper floors. A minimum of two story buildings are proposed with a maximum height of 3 stories. The existing Change House should be the key building. No new buildings should be larger in size and scale than the Change House.

Zinc Mine Site - Lower Area

The flea market/farmers market/auction house are located on the lower area of the Zinc Mine site near parking and adjacent to the rails-to-trails and rail line. This area could accommodate one or more of the following: flea market, farmers market, and auction. With appropriate design and management, all three of these uses could co-exist on a determined time schedule.

Flea Market

In an effort to serve the daily and weekly shopping needs and browsing of knickknacks by local and regional residents, it is recommended that a flea market be established. The market would offer traditional sundry retail products ranging in types and character. Vendors may include local craftsmen and seamstresses, as well as small business owners who would set up market at specified times, such as all-day Saturday, all-day Sunday or certain days/hours of the week. Products may include food, hand-made goods, second hand goods, beads, candles and incense, baskets and straw items, clothing, books, woodwork, jewelry, printmaking, photographs and fine arts.

Farmers Market

A farmers market is another possible use in this area. The main approach of establishing a farmer's market is to serve the weekly grocery needs of the local and regional public with fruits and vegetables fresh off the farm, as an alternative to the supermarket. Farmers from neighboring counties in New York and Pennsylvania as well as local farmers can come together to establish this regionally - oriented farmer's market.



The products may include fresh vegetable and fruits, cheese, yogurt, milk and eggs, fish and seafood, juice and cider, vinegars, jams and sauces, honey and syrup, fresh and dried herbs as well as baked foods. The market may be open 2 to 3 days a week, usually early in the morning depending on demand. Operation of a farmers' market may bring back a more traditional feel to the Borough, and help facilitate other means of remembering the history of the area and celebrating its historic resources.

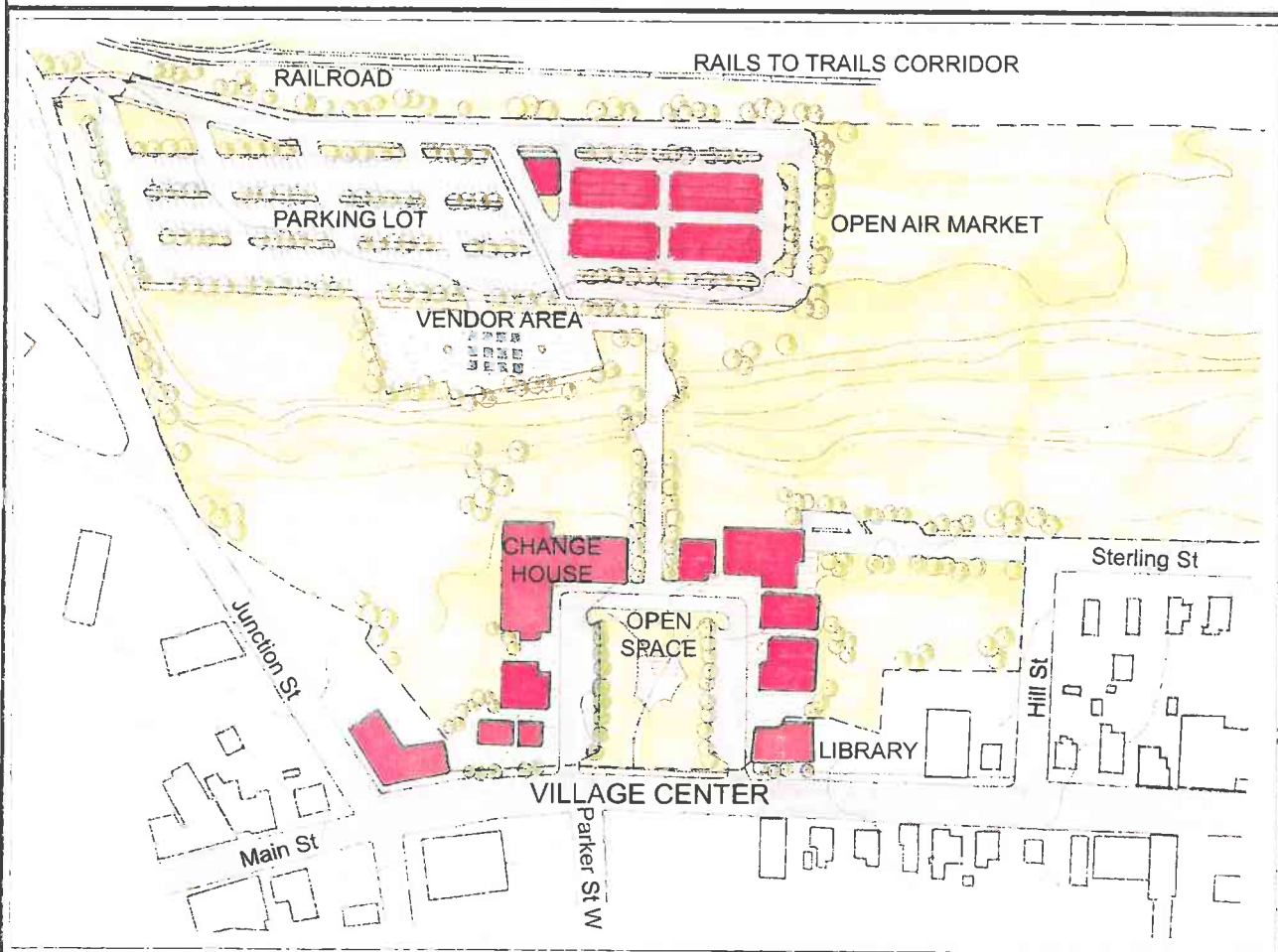
Auction House

An Auction House can also be set up in this area to serve as a regional center for arts and crafts. It can help distribute the local handmade goods throughout the region. An Auction house should be created on a smaller, rural scale and should not be in competition with large auction houses in big cities. Items sold through the Auction House may include pieces of art and craft items such as: handmade rugs, furniture,

The Borough of FRANKLIN

■ Proposed Buildings ■ Existing Buildings

ZINC MINE CONCEPT MAP





jewelry, antiques and collectibles, sports collectibles, printmaking, photographs as well as fine art such as paintings, sculpture and drawings by local artists who are based in the downtown area in the artists' lofts properties.

Auctions should be run by an organization devoted to that activity or by an organization directly experienced in auctions, from several times a year to weekly if desired. Local artists' work might be a primary sales item of these auctions.

Main Street Mixed Use

Additional mixed-use development should be created along Main Street to provide employment, retail opportunities, services and entertainment and housing. Retail, office and residential uses would be permitted on the first floor.

The Moldonado Property is a sensitive property in this new zone. Any redevelopment of the site should consider the historic character and the environmental condition of the site. Only the environmentally unconstrained portions of the site should be developed. The McCann House should be preserved. Any new housing on the site shall be designed in a style respecting the McCann House. Medium density, multi-family housing may be permitted on the site, which will provide diverse housing opportunities close to downtown.

Main Street Residential

The remaining area along Main Street should remain in the R-3 Residence District.

CONNECTIONS

Franklin Pond

Franklin Pond is the main and the largest recreational space in the Borough. It includes most of the Borough's recreational facilities. Upgrading active and passive recreational facilities in and around the pond is recommended. A walkway trail around the pond should be considered in order to meet the growing popularity of outdoor recreation activities. Encircling the entire pond with trails to create a link between the park and recreation facilities is proposed. Improving signage and way-finding within the Borough to make the public more aware of these natural amenities is also recommended.

Open Cut Mine Site

The Open Cut Mine Site is another potential open space trail site. Here, the Borough can build on the existing scenery and historic resources. Another recommendation is to relate the history of Franklin to the modern life of Franklin. There should be a strong connection between Franklin Pond, the Open Cut Mine Site and the Main Street area.

Route 23 South of Franklin Avenue

This potential gateway will connect Route 23 visually to Franklin Pond. Upgrading Route 23 to enhance this entrance to Franklin is recommended.

Connection to Hamburg Mountain

This is another potential trail, connecting Franklin Pond with Hamburg Mountain. The trail connection could be made through the Hardyston school property

FORMER HOSPITAL SITE

The former Hospital Site should be redeveloped only on the environmentally unconstrained portions of the tract. It is suggested that the proposed density be appropriately matched with roadway capacity and environmental constraints. The existing access road should be utilized. Residential building heights should be restricted to 2½ stories.

3-ACRE DENSITY RESIDENTIAL

It is recommended that the R-1 residential density and lot size be revised to require a minimum gross tract density of 1 unit per 3 acres with a lot averaging option. Minimum lot size is proposed to be one acre. Given the objective of focusing development within centers, low density environmentally sensitive development of the environs is a key priority. The Planned Development (PD) Zones should also be rezoned to the 3 acre density Residential Zone.

SCOTT ROAD INDUSTRIAL PROPERTY

Another issue addressed in this plan is the rezoning of a small portion of Scott Road property from residential to Industrial, since it is oriented to industrial development in Hardyston and contains an existing manufacturing use. All vehicular access should be restricted to Hardyston roads.

GOLF COURSE

It is recommended that a new Golf Course Zone be created that recognizes the two existing golf courses located in the Borough; Watkill Country Club and Black Bear Golf Course. Specific standards should be created for golf courses.



INDUSTRIAL PROPERTY ON THE HAMBURG BORDER

This industrially zoned tract has significant environmental constraints including wetlands and steep slopes and a wellhead protection area. A portion of the site contains unconstrained lands along Route 23. It is recommended that the unconstrained frontage along Route 23 be rezoned to Highway Commercial and the remaining part of the property be rezoned to 3 acre density residential. The intent of this proposed rezoning is to acknowledge that a portion of the site is environmentally constrained and also to permit some commercial development where it is most appropriate.

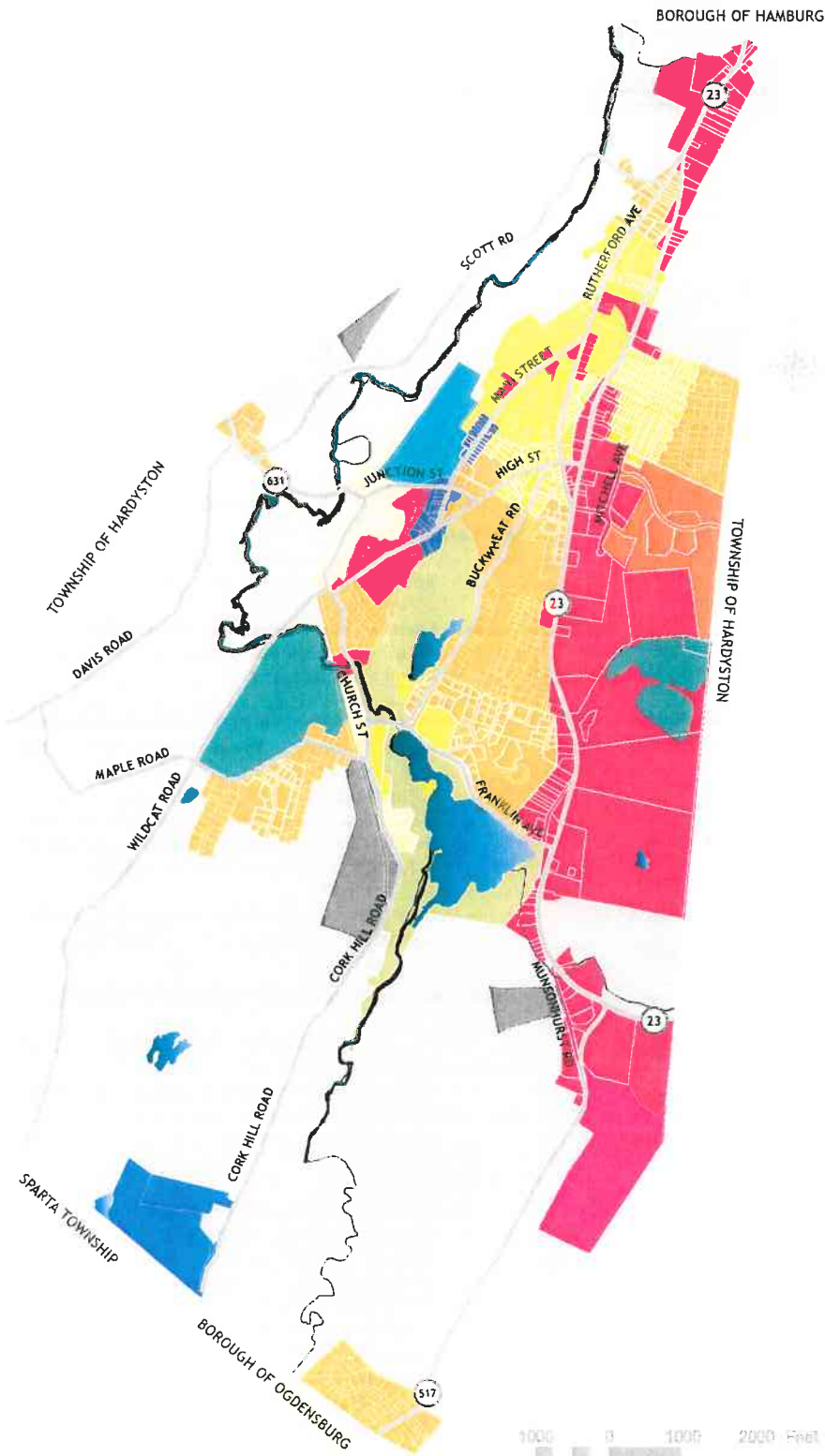
COMMUNITY DESIGN STANDARDS

It is recommended that the Borough adopt a set of community design standards within the Land Development ordinance to guide new development and to ensure the proper relationship with the existing fabric of development. The purpose of these standards is to establish design criteria to integrate mixed uses together in a pedestrian friendly and attractive form. New standards for the Borough should be derived from the rural and historic character of Franklin. These standards should integrate new materials and uses within the existing fabric of the Borough. These standards specifically, should apply to the Main Street area and the Commercial Corridor along Route 23. Specific environmental/design performance standards are recommended for subdivisions in the 3 acre density district.

The Borough of
FRANKLIN

PROPOSED LAND USE

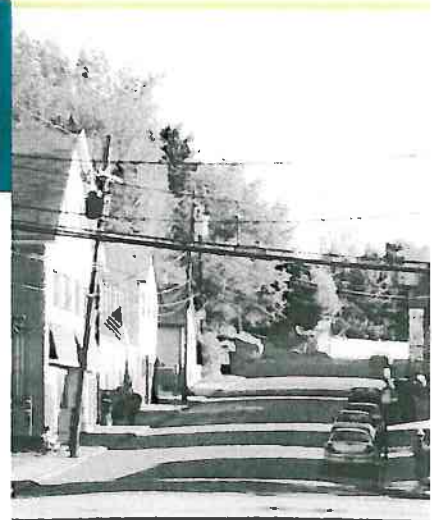
- 3-Acre Density Residential
- 1-Acre Density Residential
- Moderate Density Single Family Residential
- Medium Density Single Family Residential
- Multifamily Residential
- Zinc Mine
- Main Street Retail
- Main Street Mixed Use
- Highway Commercial
- Industrial
- Mobile Home Park
- Open Space/Government Use
- Golf Course
- Quarry



1000 0 1000 2000 Feet

Design Standards for Main Street Area

- The Main Street area is the new revitalized downtown for the Borough. The "Old Zinc Mine Site" is located in the core.
- Mixed-uses, and niche retail should be encouraged.
- "The Change House" and the two historical chimneys should be preserved; if feasible.
- Attractive signage with regional identity should be installed at the center of the revitalized Downtown at the intersection of High Street and Main Street.
- The design of the Main Street Gateway signage should be consistent with other signage installed throughout the Center.
- Parking lots should be screened from view with plantings, low fences and/or walls.
- Retail shops should be established on ground level, restricting residential and office spaces to the upper floors in the Main Street retail district.
- Active uses along the sidewalks such as outdoor dining, interactive displays in shop windows, entertainment, and diverse architectural elements should be encouraged.
- Building façades should be complementary to each other in terms of color, texture and materials.
- Attractive sidewalks and continuous street frontage should be provided in order to create a pedestrian friendly environment and to increase retail spending.
- Well-designed, high quality street furniture and street trees should be installed throughout the area in order to reinforce the strong image and comfort of the place.
- Informative and consistent signage should be installed throughout the center.



Design Standards for the Commercial Corridor Along Route 23

- Route 23 is the main commercial corridor of the Borough.
- Existing uses such as big-box commercial and retail stores should remain as the dominant uses along the corridor.
- Attractive signage with a regional identity should be installed at the North and South Gateways along Route 23. The design of these gateways should be consistent with other signage installed throughout the Main Street area.
- Sidewalks, at least 6 feet in width, should be provided along the Corridor to create well-oriented pedestrian flow throughout the Borough.
- Upgraded standards for parking lots, landscaping and building facades are recommended.

Design standards for 3 Acre Density Residential

- A maximum building envelope size of 20,000 square feet.
- Building envelopes should be chosen which do not include:
 - slopes in excess of 30%
 - wetlands
 - flood plains
 - rare and endangered species habitat
 - areas of mine subsidence
 - priority habitat sites
- Wooded buffers should be maintained between the building envelope and public ROW when forested properties are developed.
- Every effort should be made to conceal development from public roads using topography and vegetation.
- Consideration should be given to access methods other than streets including private lanes and common driveways where appropriate.

COMMUNITY PROFILE

This element presents general demographic and housing characteristics and employment trends for the Borough of Franklin. It influences the present and future development of the Borough and analyzes the changes that have taken place over time in population, housing and income characteristics.

POPULATION CHANGE

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 in Table IV-1. After years of population decline associated with the loss of the mining industry, Franklin has experienced small but steady growth since 1960. Its population increased by 1536 individuals, or 37.4 percent.



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. The County's population increased by 116,336 individuals, or 195.9 percent from 1930 to 2000.

TABLE IV-1
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	-6.0	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

Source: New Jersey State Labor Data Center

The municipalities adjacent to Franklin Borough have experienced similar popular growth, except Ogdensburg Borough, which experienced a decline between 1980 and 2000. Table IV-2 indicates the various population changes experienced by the adjacent municipalities from 1970 to 2000.

TABLE IV-2
POPULATION CHANGE OF ADJACENT MUNICIPALITIES

Hardyston Township				Sparta Township			
Year	Population	Change-persons	Change-%	Year	Population	Change-persons	Change-%
1970	3499	---	---	1970	10819	---	---
1980	4555	1054	30.1	1980	13333	2514	23.2
1990	5275	722	15.6	1990	15157	1824	13.7
2000	6171	896	17	2000	18080	2923	19.3

Ogdensburg Borough				Hamburg Borough			
Year	Population	Change-persons	Change-%	Year	Population	Change-persons	Change-%
1970	2222	---	---	1970	1820	---	---
1980	2737	515	18.8	1980	1832	12	0.7
1990	2722	-15	-0.5	1990	2566	734	40.1
2000	2638	-84	-3.1	2000	3105	539	21

Source: U.S. Bureau of the Census 2000

POPULATION COMPOSITION BY AGE AND SEX

Analysis of age group characteristics provides insight into the actual changes in population. This comparison may be helpful when assessing what impacts that these changes may have on community facilities and services.

Tables IV-3, IV-4, and IV-5 show the population composition by age and sex for the Borough, the County and the State for the years 1990 and 2000. The largest increases in the Borough occurred in the 45 to 54 and 35 to 44 year age cohorts, which experienced increases of 45.4 percent and 41.6 percent, respectively. Significant declines were seen in the 25 to 34 and under 5 year age groups by 42.5 percent and 20.8 percent, respectively.

TABLE IV-3
POPULATION BY AGE AND SEX, 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	100.0	5,116	100.0	183	3.7
Male	2,414	48.5	2,444	47.4	30	1.2
Female	2,563	51.5	2,716	52.6	153	5.7

Source: U.S. Census, 1990 and 2000

TABLE IV-4
POPULATION BY AGE AND SEX, 1990 AND 2000, SUSSEX COUNTY

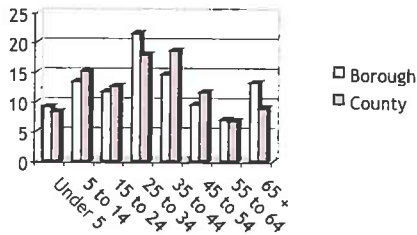
Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	10,894	8.3	9,815	6.8	-1,079	-9.9
5 to 14	19,925	15.2	23,876	16.6	3,951	19.8
15 to 24	16,542	12.6	15,517	10.7	-1,025	-6.2
25 to 34	23,503	17.9	17,501	12.1	-6,002	-25.5
35 to 44	24,385	18.6	27,881	19.3	3,498	14.3
45 to 54	15,206	11.6	23,384	16.2	8,178	53.8
55 to 64	8,804	6.7	13,04	9.0	4,236	48.1
65 and over	11,684	8.9	13,152	9.1	1,468	12.6
Total	130,943	100.0	144,166	100.0	13,223	10.1
Male	64,967	49.6	71,338	49.5%	6,371	9.8
Female	65,976	50.4	72,828	50.5%	6,852	10.4

Source: U.S. Census, 1990 and 2000

POPULATION COMPOSITION BY AGE AND SEX (CONTINUED)

The County also saw significant increases in the 55 to 64 and 45 to 54 age groups, and a significant decrease in the 25 to 34 year cohort. The State saw its most significant increases in the 45 to 54 and 5 to 14 year age groups, and experienced its largest decrease in the 25 to 34 year age group. The number of older residents (65 years and over) in the Borough decreased from 1990 to 2000 by 55 individuals or -8.4 percent while the County and the State experienced increases of 1468 or 12.6 percent and 81,111 or 7.9 percent, respectively.

POPULATION BY AGE, 1990



POPULATION BY AGE, 2000

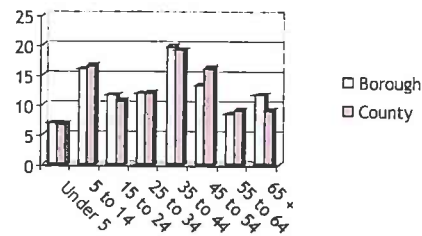


TABLE IV-5

POPULATION BY AGE AND SEX, 1990 AND 2000, NEW JERSEY

Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	532,637	6.9	563,758	6.7	31,148	5.8
5 to 14	974,027	12.6	1,195,106	14.2	221,079	22.7
15 to 24	1,071,982	13.9	1,005,295	11.9	-66,687	-6.2
25 to 34	1,360,651	17.6	1,189,040	14.1	-171,611	-12.6
35 to 44	1,196,659	15.5	1,435,106	17.1	238,447	19.9
45 to 54	843,009	10.9	1,158,898	13.8	315,889	37.5
55 to 64	719,798	9.3	753,984	9.0	34,786	4.8
65 and over	1,032,025	13.4	1,113,136	13.2	81,111	7.9
Total	7,730,188	100.0	8,414,350	100.0	684,162	8.9
Male	3,735,685	48.3	4,082,813	48.5	347,128	9.3
Female	3,994,503	51.7	4,331,537	51.5	337,034	8.4

Source: U.S. Census, 1990 and 2000

RACE AND NATIVITY

Tables IV-6 and IV-7 show the breakdown of population by race for the Borough, the County and the State. The majority of the both the Borough and the County's population are White, representing approximately 95 percent of the overall population, with the largest minority of both being of Hispanic or Latino origin, representing 4.4 percent and 3.3 percent, respectively. The State is more diverse, with significant African American (13.6%), Hispanic (13.3%), and Asian (5.7%) populations.

TABLE IV-6
POPULATION BY RACE, 2000

Population	Franklin Borough		Salem County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Population	5,160	100.0	144,166	100.0	8,414,350	100.0
One race - Total	5,096	98.8	142,516	98.9	8,200,595	97.4
White	4,907	95.1	138,015	95.7	6,104,705	75.6
Black or African American	32	0.6	1,502	1.0	1,141,821	13.6
American Indian and Alaska Native	18	0.3	161	0.1	19,492	2.3
Asian	76	1.5	1,738	1.2	480,276	5.7
Hawaiian and Pacific Islander	0	0.0	28	0.0	3,329	0.0
Some other race	63	1.2	1,072	0.7	450,972	5.4
Two or more races	64	1.2	1,650	1.1	213,755	2.5
Hispanic or Latino (of any race)	228	4.4	4,822	3.3	1,117,191	13.3
Not Hispanic or Latino (of any race)	4,932	95.6	139,344	96.7	7,297,159	86.7

Source: U.S. Census Bureau, 2000

TABLE IV-7
POPULATION BY RACE, 1990 AND 2000, FRANKLIN BOROUGH

Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Total Population	4,977	100.0	5,160	100.0	183	3.7
One race - Total	4,977	100.0	5,096	98.8	119	2.4
White	4,897	98.4	4,907	95.1	10	0.2
Black or African American	26	0.5	32	0.6	6	23.1
American Indian and Alaska Native	6	0.1	18	0.3	12	200.0
Asian	23	0.5	76	1.5	53	230.4
Hawaiian and Pacific Islander	0	0.0	0	0.0	0	0.0
Some other race	25	0.5	63	1.2	38	152.0
Two or more races	N/A	N/A	64	1.2	N/A	N/A
Hispanic or Latino (of any race)	141	2.8	228	4.4	87	61.7
Not Hispanic or Latino (of any race)	4,836	97.2	4,932	95.6	96	2.0

Source: U.S. Census Bureau, 1990 and 2000

RACE AND NATIVITY (CONTINUED)

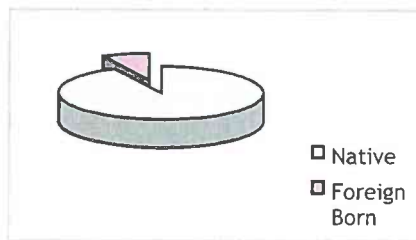
As shown in Table IV-8, the majority of the Borough's population was born in the United States, representing over 90 percent of the overall population. Similarly, almost 76 percent of the population was born in New Jersey. Foreign-born residents comprise only 7.4 percent of Franklin's population.

TABLE IV-8
NATIVITY AND PLACE OF BIRTH

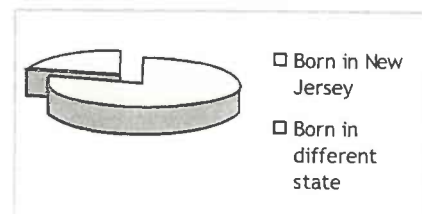
	Number	Percent
Total population	5,160	100.0
<i>Native</i>	4,805	92.6
Born in United States	4,775	92.1
Born in New Jersey	3,761	72.5
Born in different state	1,014	19.5
Born outside United States	30	0.6
<i>Foreign Born</i>	382	7.4
Naturalized citizen	277	5.3
Not a citizen	105	2.0

Source: U.S. Census, 2000

NATIVITY, 2000



PLACE OF BIRTH, 2000



HOUSEHOLDS

Table IV-9 shows the population by household type for the Borough. The highest percentage of owner-occupied units was family households, at 75.5 percent, with non-family owner occupied households making up 24.5 percent of the households in Borough. Conversely, 54.6 percent of the renter occupied units were family households while 45.4 percent were non-family households.

TABLE IV-9
POPULATION BY HOUSEHOLD TYPE

Household Type	Owner-occupied housing units		Renter-occupied housing units	
	Number	Percent	Number	Percent
Total	1,378	100.0	520	100.0
Family households	1,041	75.5	284	54.6
Householder 15 to 64 years	881	63.9	263	50.6
Householder 65 years and over	160	11.6	21	4.0
Married-couple family	855	62.0	166	31.9
Male householder, no wife present	49	3.6	33	6.3
Female householder, no husband present	137	9.9	85	16.3
Non-family households	337	24.5	236	45.4
Householder 15 to 64 years	188	13.6	161	31.0
Householder 65 years and over	149	10.8	75	14.4
Male householder	142	10.3	100	19.2
<i>Living alone</i>	110	8.0	64	12.3
65 years and over	26	1.9	12	2.3
<i>Not living alone</i>	32	2.3	36	6.9
Female householder	195	14.2	136	26.2
<i>Living alone</i>	175	12.7	108	20.8
65 years and over	118	8.6	58	11.2
Not living alone	20	1.5	28	5.4

Source: U.S. Census, 2000

The number of total households in the Borough in 2000 is 1,898. The average household size is 2.69 persons per household. The largest percentage of households is family households (69.8%), with over 50% of the households having children under 18 years old.

TABLE IV-10
HOUSEHOLD CHARACTERISTICS

Households by type	Number	Percent
Total households	1,898	100
Family households (families)	1,325	69.8
With own children under 18 years	684	53.8
Married-couple family	1,021	67.3
With own children under 18 years	529	33.6
Female householder, no husband present	222	7.8
With own children under 18 years	110	3.3
Nonfamily households	573	30.2
Householder living alone	457	18.9
Householder 65 years and over	405	10.1
Households with individuals under 18 years	1,269	40.1
Households with individuals 65 years and over	584	26.5
Average household size	2.69	N/A
Average family size	3.22	N/A

Source: U.S. Census, 2000

YEAR STRUCTURE BUILT

As indicated in Table IV-11, the largest percentage of structures in the Borough was built in 1939 or earlier. In the County, most of the home construction occurred between 1940 and 1959. Only 6.5 percent or 131 of the total 2,002 structures built in the Borough were built between 1990 and 2000. This compares to 11.3 percent of the 56,528 structures for the County as a whole.

TABLE IV-11
YEAR STRUCTURE BUILT

Year	Borough		County	
	Number	Percent	Number	Percent
1999 to March 2000	26	1.3	1081	1.9
1995 to 1998	21	1	2167	3.8
1990 to 1994	84	4.2	3123	5.5
1980 to 1989	321	16	9612	17.4
1970 to 1979	216	10.8	11157	19.7
1960 to 1969	218	10.9	9073	16.1
1940 to 1959	422	21.1	11844	21
1939 or earlier	654	34.7	8271	14.6
Total	2002	100	56528	100

Source: U.S. Census, 2000

ROOMS PER UNIT

The majority of dwelling units contain 6 or more rooms representing 47.7 percent of all units in Franklin. Dwelling units with 4 and 5 rooms represent almost 42 percent of the residential units within the Borough. Combined, larger sized units represent almost 90 percent of the housing units found in the Borough. This compares to approximately 92 percent of the larger sized units in the County. Median rooms for the Borough and the County are 5.4 and 6.3 respectively.

TABLE IV-12
ROOMS PER UNIT

	Borough		County	
	Number	Percent	Number	Percent
1 room	26	1.3	359	0.6
2 rooms	71	3.5	1041	1.8
3 rooms	125	6.2	3091	5.5
4 rooms	417	20.8	6482	11.5
5 rooms	407	20.3	9112	16.1
6 or more rooms	956	47.7	36443	64.5
Median rooms	5.4	x	6.3	x

Source: U. S. Census 2000

HOUSE HEATING FUEL

The majority of homes in Franklin Borough are heated by fuel oil or kerosene. Approximately 64 percent or 1,221 homes are heated in this manner. This compares to approximately the same percentage or 32,730 homes in Sussex County as a whole. 11.7 percent of the Borough is heated by electricity, which shares the second greatest percentage with Bottled, tank or LP gas. Electricity has also the second largest percentage for the County representing 13.6 percent or 6,921 homes. Utility gas and wood are other main sources for home heating in the Borough representing 10.6 and 1.6 percent of the homes, respectively.

TABLE IV-13
HOUSE HEATING FUEL

	Borough		County	
	Number	Percent	Number	Percent
Utility gas	202	10.6	4,956	9.7
Bottled, tank, or LP gas	223	11.7	4,716	9.3
Electricity	223	11.7	6,921	13.6
Fuel oil, kerosene, etc	1,221	64.1	32,730	64.4
Coal or coke	0	0	120	0.2
Wood	30	1.6	1,006	2
Solar energy	0	0	14	0
Other fuel	0	0	296	0.6
No fuel used	7	0.4	72	0.1

Source: U. S. Census 2000

HOUSING VALUES

Housing values for owner occupied, non-condominium housing units in 2000 are shown in Table IV-14. Approximately 20 percent were valued under \$100,000. The majority of homes in the Borough were valued between \$100,000 and \$150,000 representing 54.2 percent of the total homes. Only 12 homes or 1.1 percent were valued over \$300,000. The median housing value in 2000 was \$123,000.

TABLE IV-14
HOUSING VALUES

Owner Occupied Units	Number	Percent
Less than \$50,000	4	0.4
\$50,000 to \$99,999	216	20.2
\$100,000 to \$149,999	579	54.2
\$150,000 to \$199,999	195	18.3
\$200,000 to \$299,999	62	5.8
\$300,000 to \$499,999	12	1.1
\$500,000 or more	0	0
Total	1068	100
Median (dollars)	123,000	N/A

Source: U. S. Census 2000

CONTRACT RENTS

Table IV-15 indicates contract rents for the 533 homes listed as rental in the Borough in 2000. The median contract rent was \$771. The majority of the units, approximately 40 percent, paid between \$750 and \$999 per month for rent. Of the total number of renter occupied units, approximately 20 percent had no cash value.

TABLE IV-15
CONTRACT RENTS

Renter Occupied Units	Number	Percent
Less than \$200	18	3.4
\$200 - \$499	44	8.2
\$500 - \$749	168	31.5
\$750 - \$999	214	40.2
\$1000 or more	70	13.1
No cash value	19	3.6
Total	533	100
Median Contract Rent	771	X

Source: U. S. Census 2000

HOUSEHOLD INCOME

The Borough has a lower median household income than the County and the State. Franklin's median household income is \$44,985. This is approximately \$21,000 less than the County's median income level and \$10,000 less than the State's median income level. The major groups of household income are the ranges from \$25,000 to \$74,999, which represents approximately 60 percent of total households.

	Number	Percent
Total households	1,911	100
Less than \$10,000	114	6.00
\$10,000 to \$14,999	112	5.90
\$15,000 to \$24,999	174	9.10
\$25,000 to \$34,999	232	12.10
\$35,000 to \$49,999	425	22.20
\$50,000 to \$74,999	474	24.80
\$75,000 to \$99,999	186	9.70
\$100,000 to \$149,999	163	8.50
\$150,000 to \$199,999	12	0.60
\$200,000 or more	19	1.00
Median household income (\$) - Franklin	44,985	N/A
Median household income (\$) - Sussex County	65,266	N/A
Median household income (\$) - New Jersey	55,146	N/A

Source: U.S. Census, 2000

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CONSUMER EXPENDITURE

Table IV-17 and IV-18 show the gross rent for renter-occupied housing units and the monthly cost for owner-occupied housing units. Nearly 30 % of the renters spend over one third of their household income on rent. Over 40% of the owners, in turn, spend less than 20 % of household income for the cost of their monthly housing.

	Number	Percent
Less than 15 percent	68	12.80
15 to 19 percent	80	15.00
20 to 24 percent	84	15.80
25 to 29 percent	94	17.60
30 to 34 percent	32	6.00
35 percent or more	150	29.00
Not computed	19	3.60
Total renter-occupied housing units	533	100.00

Source: U.S. Census, 2000

	Number	Percent
Less than 15 percent	158	14.80
15 to 19 percent	195	18.30
20 to 24 percent	158	14.80
25 to 29 percent	135	12.60
30 to 34 percent	121	11.30
35 percent or more	296	27.70
Not computed	5	0.50
Total owner-occupied housing units	1,068	100.00

Source: U.S. Census, 2000

POVERTY STATUS

Of the 5160 persons in Franklin in 1999, 360 persons or 7 percent lived in poverty status. This compares to the County, which had 5693 persons or 4 percent living in poverty. Of the 360 persons in Franklin, 154 were aged between 18 and 65.

TABLE IV-19

POVERTY STATUS

	Borough		County	
	Number	%	Number	%
1999 persons	5160	100	144,166	100
Total persons below poverty level	360	7	5,693	4
Persons aged under 18	151	42	1,642	28.8
Persons aged 18 to 65	154	43	3,286	57.7
Persons aged over 65	55	15	654	11.5

Source: U.S. Census, 2000

TRENDS IN EMPLOYMENT

Tables IV-20, IV-21, and IV-22 show trends in employment and labor force between 1992 and 2001 for the Borough, County and the State. The number of those employed has increased over the last decade as the labor force increased. The unemployment rate of Franklin has, therefore, decreased from 7.6% in 1992 to 3.4% in 2001. This trend is the same as in the County and the State.

TABLE IV-20

EMPLOYMENT AND LABOR FORCE, 1992 - 2001, FRANKLIN BOROUGH

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1992	2,620	2,422	198	7.6
1993	2,596	2,420	176	6.8
1994	2,619	2,462	157	6.0
1995	2,668	2,523	145	5.4
1996	2,706	2,570	136	5.0
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

TABLE IV-21

EMPLOYMENT AND LABOR FORCE, 1992 - 2001, SUSSEX COUNTY

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1992	287,579	266,261	21,318	7.4
1993	290,272	272,207	18,065	6.2
1994	294,386	277,469	16,917	5.7
1995	298,464	282,260	16,204	5.4
1996	305,053	288,955	16,098	5.3
1997	308,591	294,984	13,607	4.4
1998	303,102	290,880	12,222	4.0
1999	308,424	296,144	12,280	4.0
2000	310,273	300,226	10,047	3.2
2001	313,950	302,585	11,365	3.6

TABLE IV-22

EMPLOYMENT AND LABOR FORCE, 1992 - 2001, NEW JERSEY

	Labor Force	Employment	Unemployment	Unemployment Rate
1992	4,031,100	3,690,200	340,900	8.5
1993	3,989,100	3,690,800	298,400	7.5
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	4,167,900	4,030,500	157,400	3.8
2001	4,179,500	4,003,800	175,700	4.2

EMPLOYMENT OCCUPATION GROUP

Table IV-23 indicates the occupation categories of the residents of Franklin in 2000. The major occupations of the employed civilian population are management, professional, and related occupations representing 25.5 percent and sales and office occupations representing 28.6 percent. Production, transportation and material moving occupations have the third greatest percentage representing 18.6 percent.

TABLE IV-23

OCCUPATION

	Number	Percent
Employed civilian population 16 years and over	2,456	100.0
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

Source: U.S. Census, 2000

CLASS OF WORKER

The majority of the workers in 2000 living in Franklin are in private wage and salary class. This category represents approximately 84 percent of workers. Government workers, comprising 11 percent of the total are the second largest category. The remainder of the workers are either self-employed workers or unpaid family workers.

Worker classes of the Borough are similar to that of Sussex County. Private wage and salary workers comprised approximately 80 percent of the entire County population with Government workers again the second largest category.

Class of workers for 2000 in the Borough of Franklin and the Sussex County are shown on Table IV-24.

TABLE IV-24

CLASS OF WORKER

	Borough		County	
	Number	%	Number	%
Private wage and salary workers	2,021	82.3	58,806	79.6
Government workers	271	11	10,514	14.2
Self-employed workers	156	6.4	4,366	5.9
Unpaid family workers	8	0.3	227	0.3
Total	2,402	100	72,728	100

Source: U.S. Census, 2000

COMMUTING TO WORK

As shown in Table IV-25 and IV-26, approximately 95 percent of the workers who are 16 years old and over commute by automobile, most of whom drive alone. Workers who live within half an hour of their work places are approximately 47 percent of the workforce and those who live more than one hour from work are 21 percent of the whole.

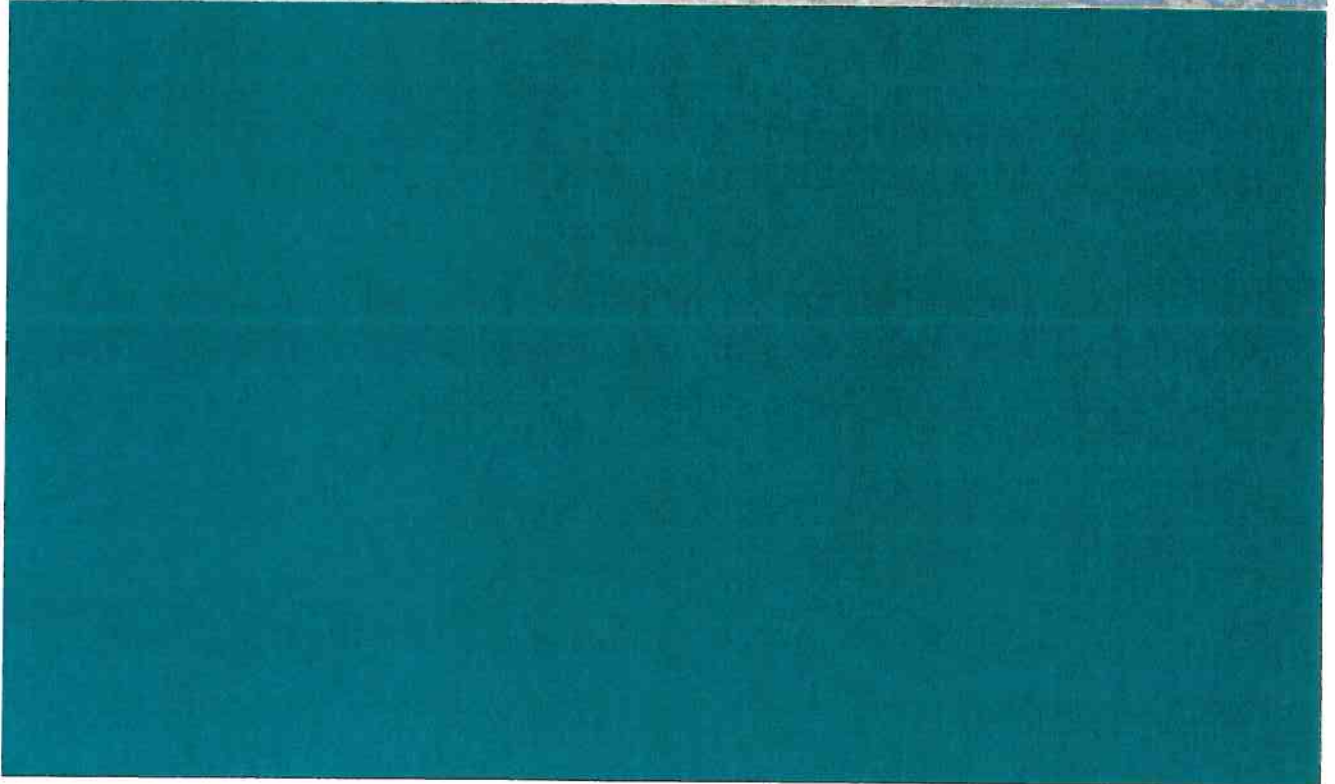
TABLE IV-25
COMMUTING TO WORK

	Number	Percent
Workers 16 years and over	2,402	100.0
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
Mean travel time to work (minutes)	35.6	N/A

TABLE IV-26
TRAVEL TIME TO WORK

	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	N/A

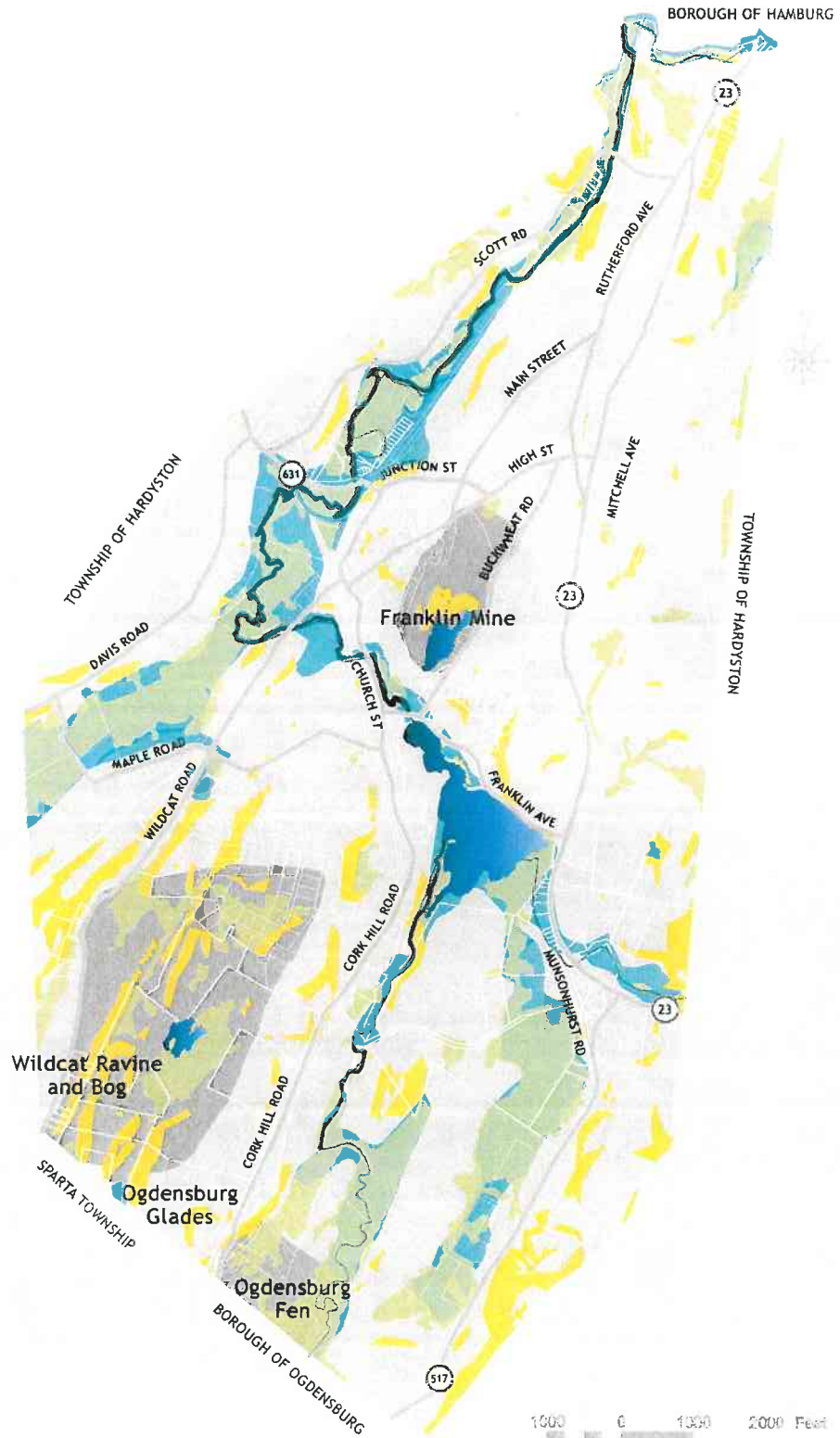
Source: U.S. Census, 2000



The Borough of
FRANKLIN

ENVIRONMENTAL CONSTRAINTS

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



CONSERVATION

INTRODUCTION

The Borough of Franklin contains many valuable natural resources worthy of preservation. As the development of Franklin continues, many of these resources are threatened. The conservation of these resources is paramount to the quality of life of the citizens of Franklin. The character of Franklin continues to be driven by the rural nature of its setting and the abundant resources in proximity to life in the Borough.

The Conservation Plan Element provides an opportunity for a community to express its concerns for preservation and conservation of natural resources. It is vital to recognize the impact and value that natural areas and environmental features have on the overall quality of life in the community. Paramount among these features are flood hazard areas, wetland, and steep slopes. It is one of Franklin's objectives to preserve its open space and land areas that exhibit environmentally sensitive features.



WETLANDS

The Borough of Franklin contains wetlands in the northwestern area of the Borough along the Walikill River and the southeastern area of the Borough, from the surrounding area of Franklin Pond towards the southern boundary of the Borough of Ogdensburg as shown on the Wetlands Map.

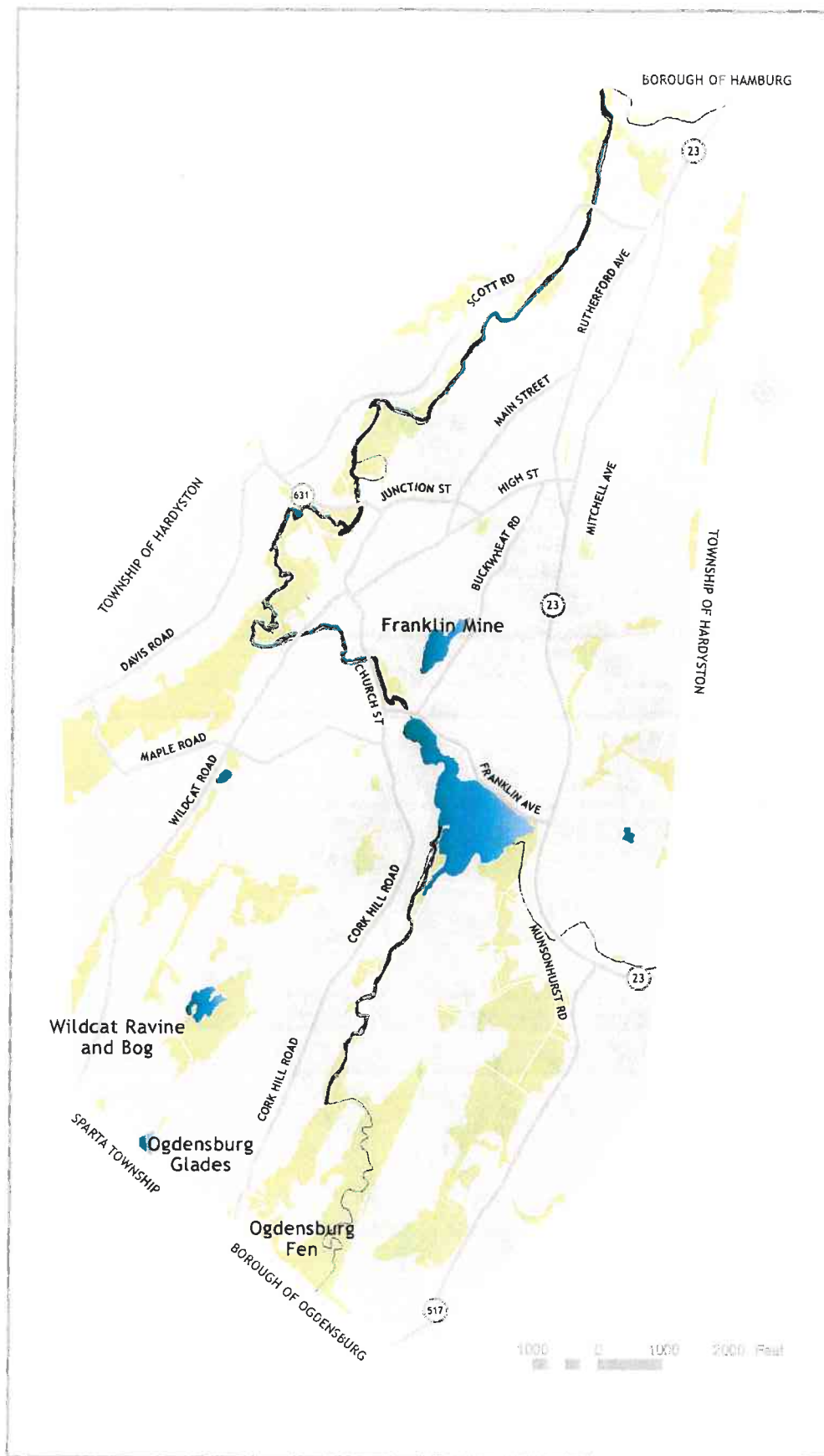
Wetlands are an important aspect of the hydrologic and hydraulic characteristics of the Borough and serve several purposes. They support wildlife and distinct species of plant life. They also act as a retention basin for floodwaters and control various types of water pollution. Wetlands and their required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

The total area of wetlands is 429 acres. The wetlands areas are mainly in the R-1, LC-1, and LC-2 zone.



ENVIRONMENTAL CONSTRAINTS

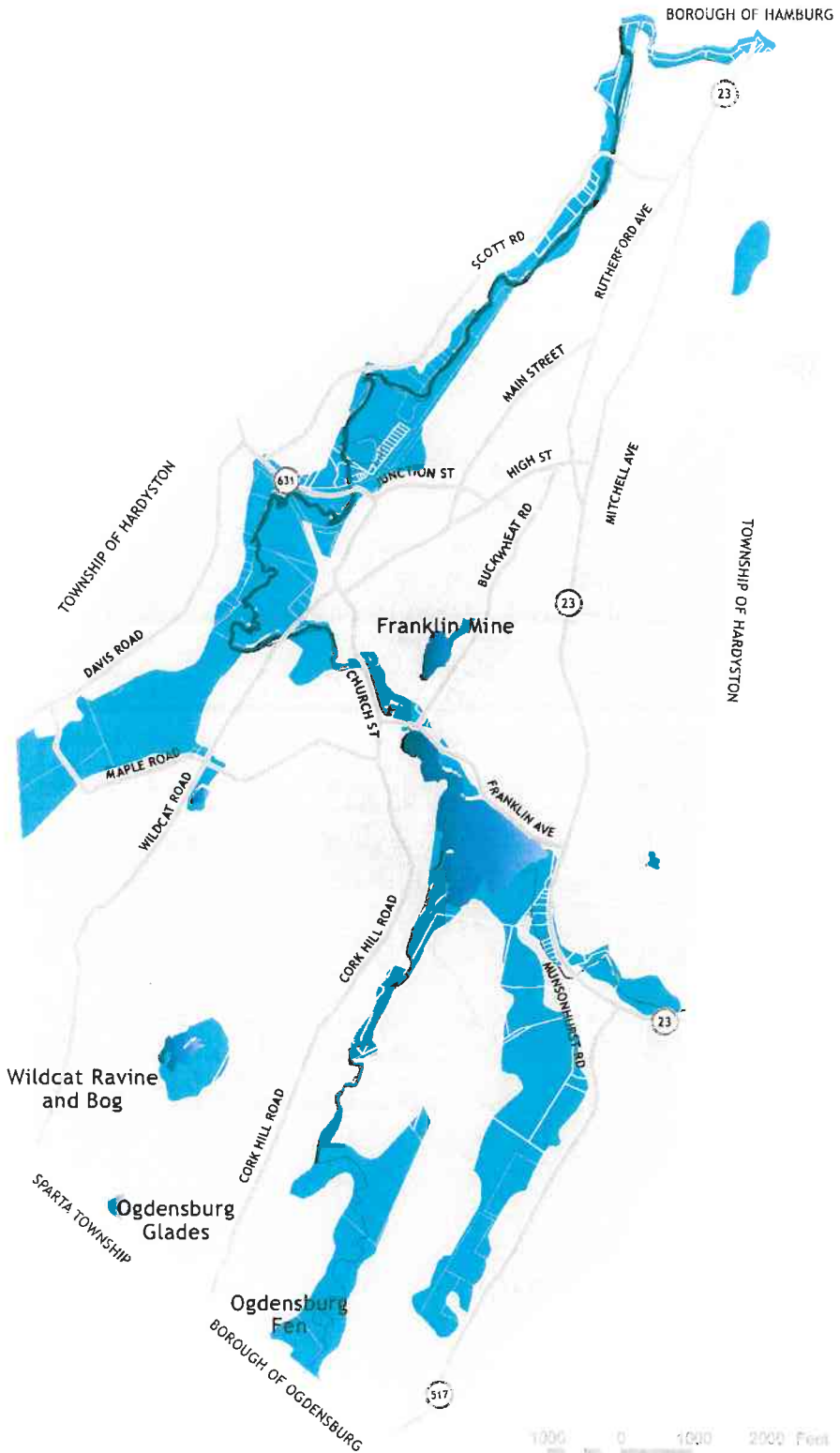
Wetlands



The Borough of
FRANKLIN

ENVIRONMENTAL CONSTRAINTS

 Floodplains





FLOOD HAZARD AREAS

The 100-year floodplain boundary area has been established by the Federal Emergency Management Administration (FEMA) to denote floodwater impoundment areas. These are areas adjacent to streams, rivers, ponds and lakes. 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.

As indicated in the accompanying map, the floodplain areas generally coincide with the wetlands. The total flood plain area is 419 acres. The floodplain areas are mainly in the R-1, LC-1, and LC-2 zones.


TOPOGRAPHY

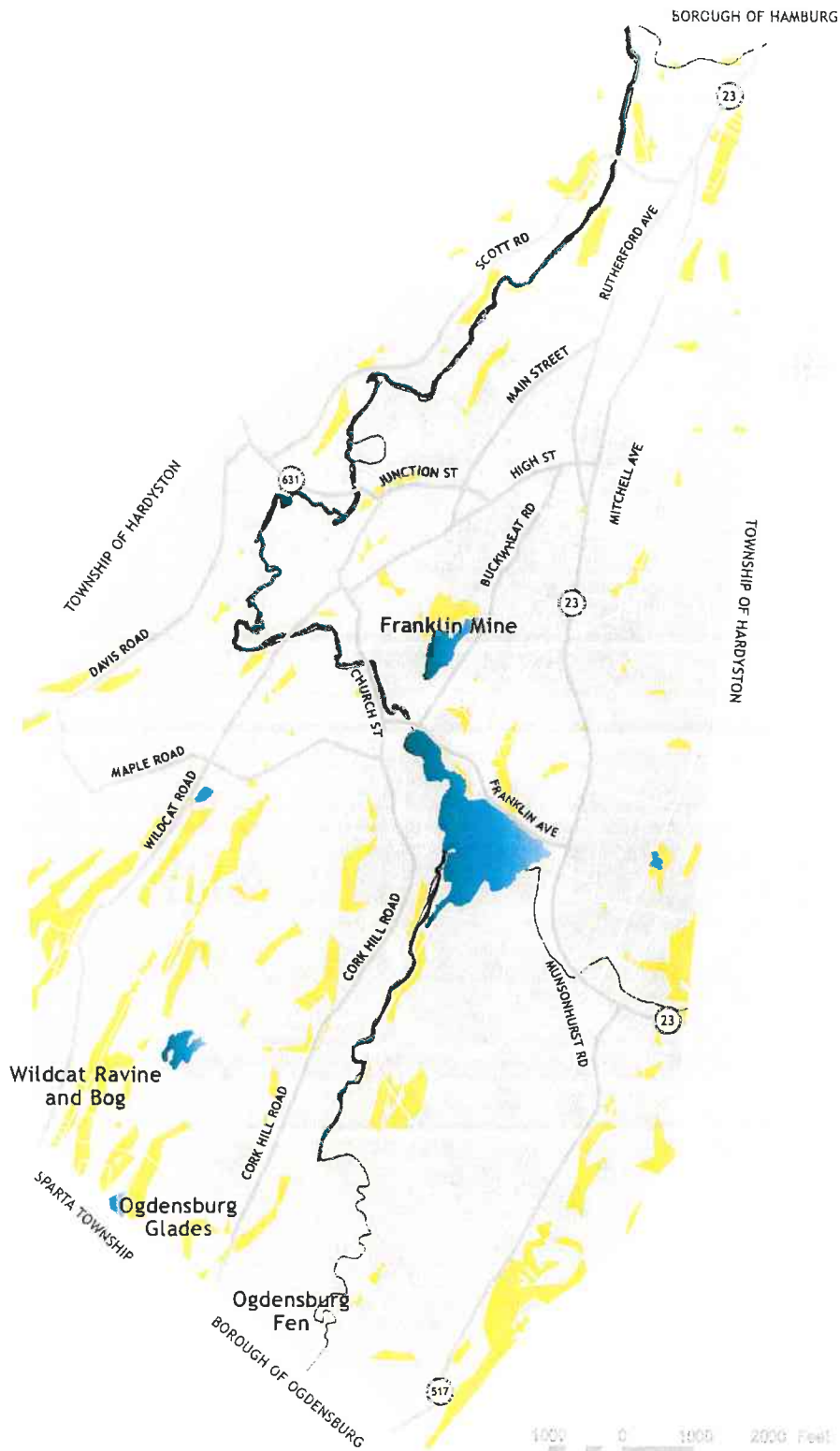
Slopes of 25 percent or greater are located mainly in the southern area of the Borough as shown on the related Map. Over 182 acres have severe slopes of at least 25 percent. Severe slopes indicate areas that have limitations on development in terms of run-off control and soil erosion, suitability of terrain for specific land uses, and potential for safe access roads.



The Borough of
FRANKLIN

ENVIRONMENTAL CONSTRAINTS

 Slope 25% or over

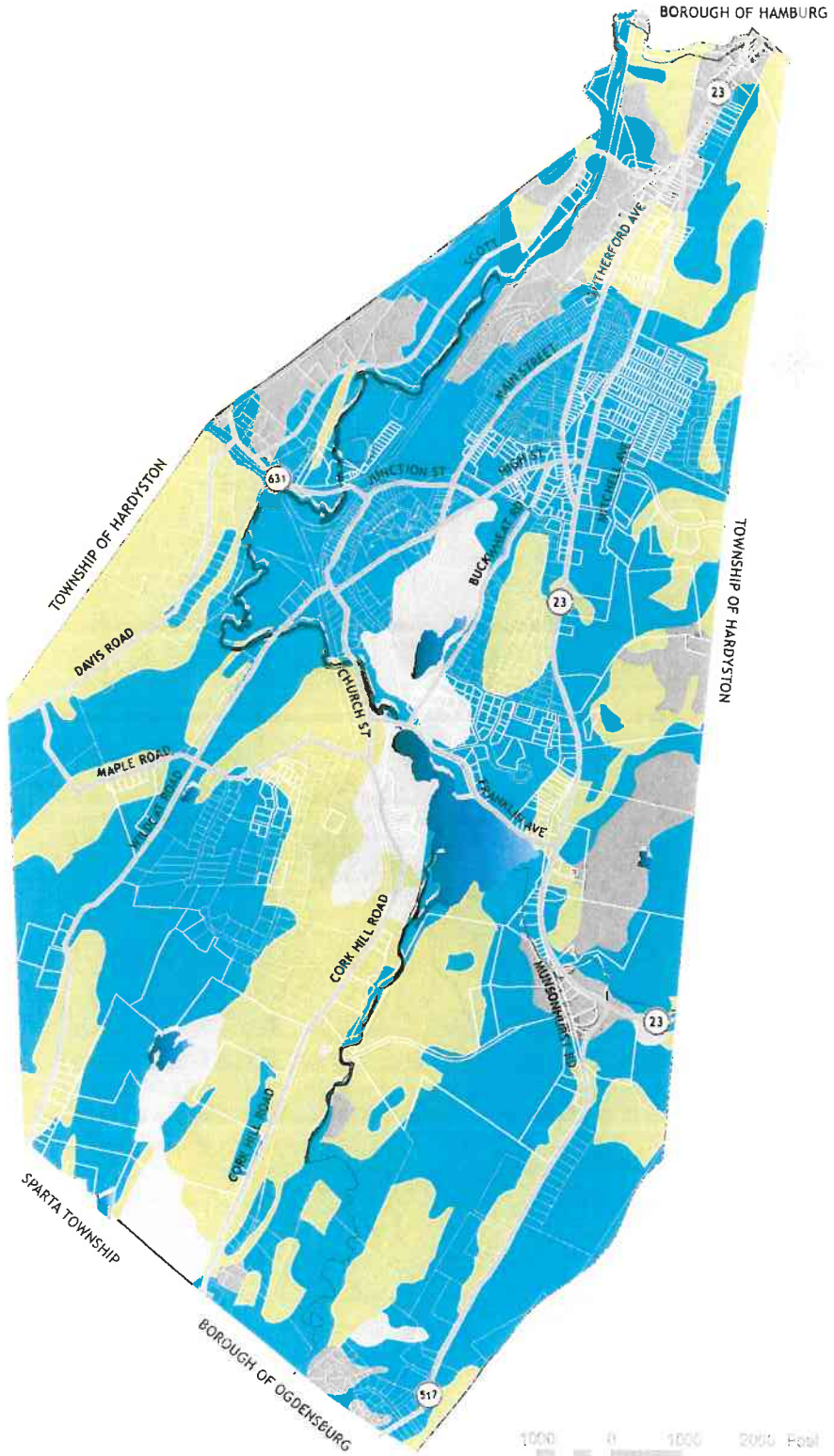


The Borough of
FRANKLIN

ENVIRONMENTAL CONSTRAINTS

SOILS LIMITATION FOR
SEPTIC TANK ABSORPTION
FIELDS

- Severe
- Moderate
- Slight
- Unknown





SOILS

The severe limitations designation is based on a soil's limitation for septic tank absorption fields. Suitability is based on depth to bedrock, the depth of the water table, steep slopes and seasonal conditions. This soil analysis is based on the data provided by New Jersey Department of Environmental Protection. The majority of the Borough is covered with soils of severe or moderate limitations.

AQUIFER



Recharge and Wellhead Areas are a critical issue within the Borough. Aquifers in New Jersey can be ranked on their ability to yield ground water from high capacity wells. These wells include water supply, irrigation, and industrial-supply wells sited and

tested for maximum yield. The five aquifer-ranked values are based on a statistical analysis of median yields for over 8,000 high-capacity wells. Median yield is the statistical value for which there are an equal number of wells yielding greater and lesser volumes of water. The five ranks indicate different grades of aquifer recharge by gallons per minute yield as shown in the following table. There are no instances of aquifer ranks "A" or "E" in Franklin.

The best ranked aquifer recharge areas in the Borough are located in areas zoned for R-1, HC4, and LC2. These areas are located in the western section and southeastern section of the Borough as shown on the related Map.

WATERSHED MANAGEMENT AREAS

The New Jersey Department of Environmental Protection has divided the entire state into watershed management areas (WMA)(See NJAC 7:15 et. Seq.) and plans to fund a program to provide regional watershed management. The Watershed Management Areas are organized to develop regional plans, to reduce non-point source pollution, to improve the quantity and quality of water, and to reduce the potential for flooding.

The Borough has only one watershed management area, which is the Wallkill Watershed Management Area. This Watershed Management area includes the communities of Hardyston Township, Borough of Hamburg, Borough of Ogdensburg, and part of Sparta Township.



AQUIFER RANK AND RANGE OF AVERAGE YIELD OF HIGH-CAPACITY WELLS

Rank	Gallons per minutes
A	> 500
B	= 251 to 500
C	= 101 to 250
D	= 25 to 100
E	< 25



The Borough of
FRANKLIN

AQUIFER

AQUIFER RANK

C-B

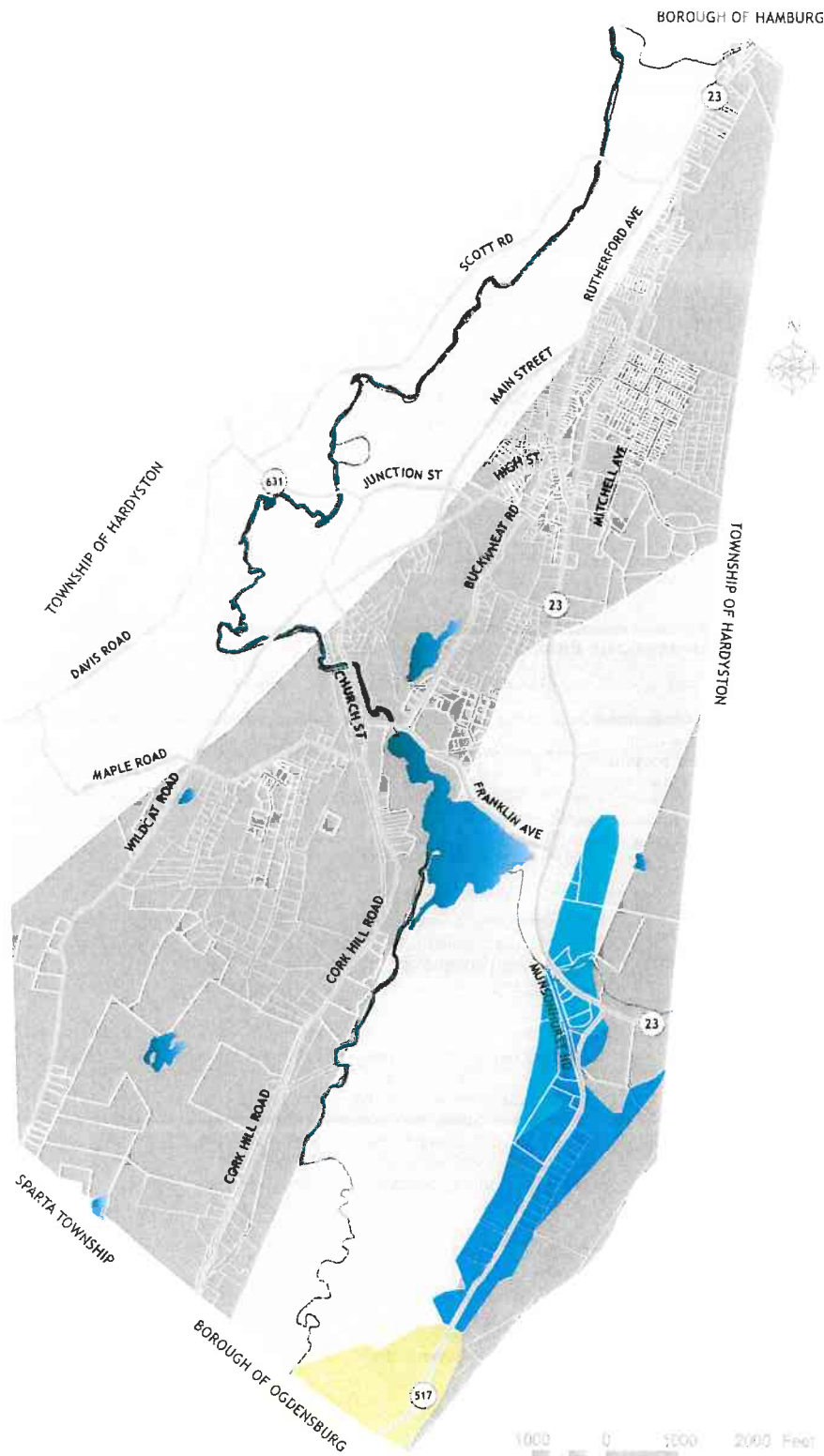
D

SOIL CHARACTERISTICS

Lake Bottom Sediment

Sand & Gravel

Till



The Aquifer rank represents gallons per minute yield with 'B' = 251 to 500, 'C' = 101 to 250, 'D' = 25 to 100. There are no instances of aquifer ranks 'A' or 'E' in Franklin.

NATURAL HERITAGE PRIORITY SITES



The Borough has four Natural Heritage Priority sites as shown on the related Map. 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.

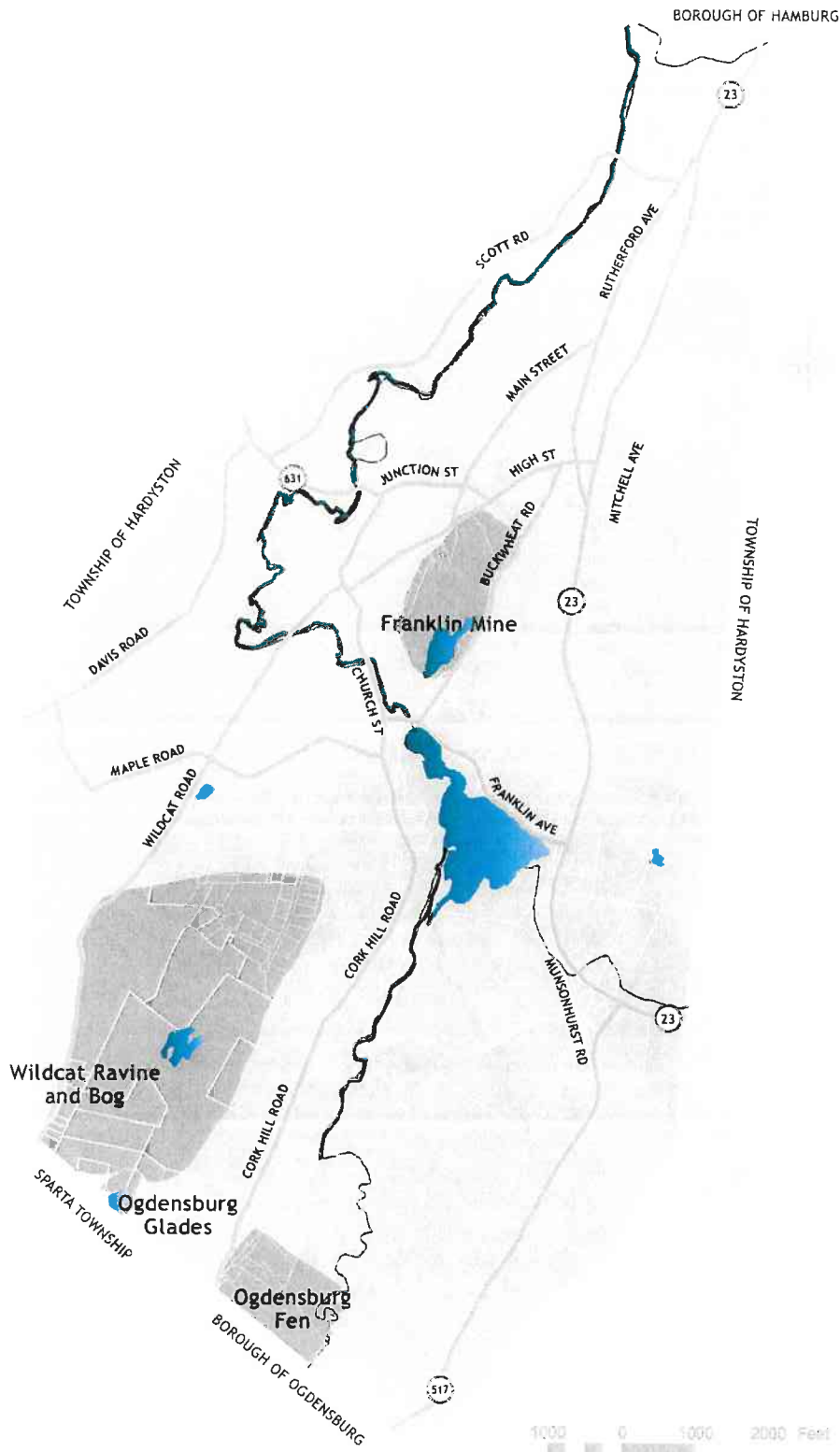
The NHRS are located along the southern boundary of the Borough and between Main Street and Nestor Street in the central part of the Borough. The area covers approximately 328 acres and is located within the existing R-1, R-2, and B-2 zones.

NATURAL HERITAGE PRIORITY SITES DETAILS

Site Name	Description	Boundary Description	Biological significance
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.
Walden Hill	Two grassy herb dominated openings on limestone hillsides surrounded by partially invaded 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 Walkill River. The site contains a rich wooded limestone ravine, a limestone fen/marsh, and forested and nonforested lands draining towards the wetlands.	Bounds include limestone ravine and limestone marsh/ fen, which are habitat for rare plant species, and forested and nonforested lands draining toward the habitat.	The site contains good populations of two State-Listed Endangered Plant Species, and several Plant Species of Concern.

ENVIRONMENTAL CONSTRAINTS

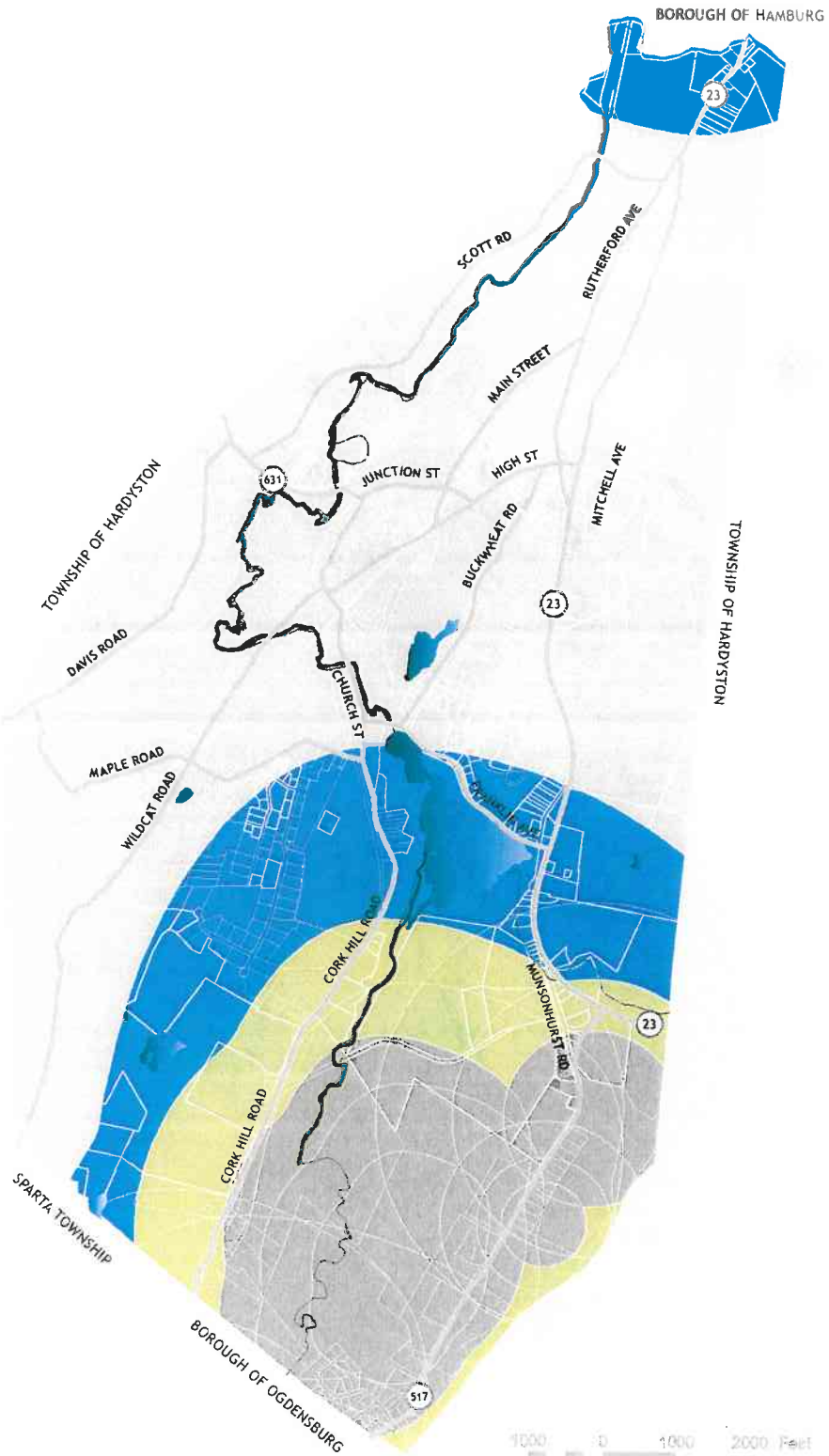
- Natural Heritage Priority Sites



The Borough of
FRANKLIN

WATER SUPPLY
WELL HEAD PROTECTION

- Two Years
- Five Years
- Twelve Years



KNOWN CONTAMINATED SITES

The Borough of Franklin has several contaminated sites. The NJDEP maintains a list of Known Contaminated Sites in New Jersey. 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 should initiate an active policy to insure the timely remediation of 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
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

WATER SUPPLY WELL HEAD PROTECTION AREAS

A Well Head Protection Area (WHPA) in New Jersey is an area calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two, five, and twelve-year period of time for confined wells. The Safe Drinking Water Act Amendments of 1996 (P.L. 104-182) established the need for each State to have a Source Water Assessment Program (SWAP). Ground water is vulnerable to contamination and once polluted, it is difficult and costly to clean up. Contaminated ground-water supplies areas often are abandoned and replaced by more costly surface-water supplies.

The WHPA is located in the southern section of the Borough along the boundary with the Borough of Ogdensburg and Township of Hardyston, and in the northern section of the Borough, along with the boundary with Hamburg. Franklin pond is also located within the twelve year delineation tier of WHPA. The WHPA should be factored into any land use recommendations in order to prevent groundwater contamination.

