



ABOUT THE FRANKLIN BOROUGH MASTER PLAN

The current **Franklin Borough Master Plan** consists of a series of documents dating from 2003. The Planning Board adopted an all new **Franklin Borough Master Plan** on March 17th, 2003. This Plan was subsequently amended with the adoption of the **Housing Element and Fair Share Plan** (August 15, 2005); the **Munsonhurst District Amendment** (August 20, 2007) and the **Quarry Zone Amendment** (May 19, 2008).

The **2005 Housing Element and Fair Share Plan** have not yet been adopted by COAH for substantive certification as there were objections filed by developers in connection with their properties. These objections have since been withdrawn and an **Amended Housing Plan and Fair Share Plan** were subsequently adopted in 2010.

The **Munsonhurst District Amendment** recommended two new zoning districts: The Mixed Active Adult Housing (MAAH) zone and the Neighborhood Commercial (NC) zone. The MAAH zone has been implemented by ordinance: the NC zone has not yet been created by ordinance.

The **Quarry (Q) Zone Amendment** is an extension of the old quarry zone which permits quarrying activities. The new (Q) zone is over 100 acres in the southern end of the Borough.

2009 Master Plan Reexamination:

Every six years municipalities are required to review their Master Plans. Commencing in 2009, the Planning Board undertook this review which is reflected in the 2009 Master Plan Reexamination Report and Master Plan Amendments, adopted October 21, 2009. The Reexamination Report includes a review and recommendation for changes to the 2003 Master Plan. The Report also includes three new amendments:

1. The **Circulation Plan Element Amendment** addresses vehicular and pedestrian circulation throughout the Borough. This element resulted from the Franklin Borough Transportation Vision Plan which was the result of a cooperative study conducted by the Borough with assistance from the NJDOT and its professionals.
2. The 2009 Reexamination Report also presents a new **Vision Statement** for the Borough. The vision statement reflects cooperative input following many public meetings and is consistent with the State Plan and County Strategic Growth Plan.
3. In 2006, the Planning Board adopted a **Main Street Revitalization Plan**. That plan, with certain changes, is now incorporated into and made a part of the Franklin Borough Master Plan.

On May 17, 2010, the Planning Board amended its Master Plan again with the adoption of an **Amended Housing Plan & Fair Share Plan**. This amendment together with the 2005 Housing Element and Fair Share Plan are the basis for the Borough's re-petition to COAH for substantive certification.

On March 21, 2016, the Planning Board adopted the 2016 Master Plan Re-Examination report and approving Master Plan Amendments.

Collectively, all the documents referenced above are part of “**The Franklin Borough Master Plan**”

