

Ordinance 04-2026

FRANKLIN BOROUGH

ORDINANCE OF THE BOROUGH OF FRANKLIN, IN THE COUNTY OF SUSSEX, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE 390 RUTHERFORD AVENUE REDEVELOPMENT AREA, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, *et. seq.*

WHEREAS, the 390 Rutherford Avenue Redevelopment Area, consisting of Block 605, Lot 5, was designated a Non-Condemnation Area in Need of Redevelopment by Franklin Borough on December 19, 2023, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et. seq.; and

WHEREAS, pursuant to the LRHL at N.J.S.A. 40A:12A-7, “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or both, as appropriate;” and

WHEREAS, in accordance with the Redevelopment Law, the Municipal Council (the "Borough Council") of the Borough of Franklin (the "Borough") authorized and directed the Borough Planning Board (the "Planning Board") to review the draft Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(e); and,

WHEREAS, following such review, the Planning Board has rendered its report and recommendations to the Borough Council and noted the Redevelopment Plan is not inconsistent with the Borough's Master Plan and with comments and recommendations, pursuant to N.J.S.A. 40A:12A-7(e); and,

WHEREAS, the Borough Council hereby finds it appropriate for the Redevelopment Plan to be adopted for the Redevelopment Area, the Redevelopment Plan being, among other things, substantially consistent with the Master Plan for the Borough; and,

WHEREAS, the Borough Council now desires to adopt the Redevelopment Plan and to direct the applicable provisions of the Borough's Zoning Ordinance/Code and Map be amended and superseded to reflect the provisions of the Amended Redevelopment Plan, as and to the extent set forth therein;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Franklin Borough as follows:

1. Generally. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. Adoption. The Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as Exhibit A, is hereby approved and adopted.
3. Amendment of Zoning Ordinance and Map. The sections of the Borough's Zoning Ordinance/Code and Map are hereby amended to incorporate and reflect the change in the Redevelopment Plan and, to the extent provided in the current Redevelopment Plan, are superseded thereby.
4. Severability. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.
5. All ordinances and/or parts of ordinance which are inconsistent with this Ordinance shall be repealed as to their inconsistencies only with this Ordinance.

NOTICE

TAKE NOTICE that the above-entitled Ordinance 04-2026 was introduced at a regular meeting of the Borough Council of the Borough of Franklin on February 24, 2026 and will be considered for final passage after public hearing at a regular meeting of the Borough Council of the Borough of Franklin to be held on March 10, 2026 at 7:00 p.m.

Colleen L. Little, Municipal Clerk