

**ORDINANCE NO. 12-2024**

**ORDINANCE OF THE BOROUGH OF FRANKLIN,  
COUNTY OF SUSSEX, AND STATE OF NEW JERSEY  
ADOPTING THE “ZINC MINE” REDEVELOPMENT PLAN  
PREPARED BY J. CALDWELL & ASSOCIATES DATED  
MARCH 11, 2024 (REVISED MAY 31, 2024)**

**WHEREAS**, the Governing Body of the Borough of Franklin (“Governing Body”) by Resolution-- authorized the Borough Land Use Board (“Board”) to undertake a preliminary investigation to determine whether the area commonly known as the “Zinc Mine” is an “area in need of redevelopment” as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“LRHL”); and

**WHEREAS**, at the conclusion of its investigation and following notice and a public hearing, the Board recommended that the area be designated by the Governing Body as an area in need of redevelopment (“Zinc Mine Redevelopment Area”); and

**WHEREAS**, the Zinc Mine Redevelopment Area is defined as those properties known as Block 904, Lots 1.01, 1.02, and 1.03; and

**WHEREAS**, pursuant to the recommendations of the Board and, in accordance with the provisions of the LRHL, the Governing Body adopted Resolution 2024-36 designating the Zinc Mine Redevelopment Area as an area in need of redevelopment; and

**WHEREAS**, in furtherance of redeveloping the Zinc Mine Redevelopment Area, the Governing Body authorized and directed J. Caldwell & Associates to prepare a redevelopment plan for the Zinc Mine Redevelopment Area; and

**WHEREAS**, in March of 2024, J. Caldwell & Associates completed its redevelopment plan entitled “Zinc Mine Redevelopment Plan” (“Redevelopment Plan”) and submitted it to the Governing Body for review and consideration; and

**WHEREAS**, if approved, the Redevelopment Plan will supersede the existing zoning and land development regulations for the “Zinc Mine Area”; and

**WHEREAS**, on in the March of 2024, the Governing Body submitted the Redevelopment Plan to the Board for review and recommendation concerning same in accordance with the provisions of N.J.S.A. 40A:12A-7; and

**WHEREAS**, on May 22, 2024 the Land Use Board transmitted to the Governing Body its report recommending that the Governing Body adopt the Redevelopment Plan, as submitted; and

**WHEREAS**, the Governing Body has reviewed the report of the Board and hereby determines that the Redevelopment Plan is necessary and appropriate; is in compliance with the dictates of the LRHL; and will result in the successful redevelopment of the “Zinc Mine Area”, which has been declared to be an area in need of redevelopment.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Franklin, County of Sussex, State of New Jersey, as follows:

**Section 1.** Pursuant to N.J.S.A. 40A:12A-7, the Borough hereby adopts and approves the Zinc Mine Redevelopment Plan dated March 11, 2024 (revised May 31, 2024) prepared by the J. Campbell & Associates, a copy of which is attached hereto and hereby made a part of this Ordinance; and

**Section 2.** The Borough hereby directs that the Zinc Mine Redevelopment Plan be filed with the Borough Clerk; and

**Section 3.** Pursuant to N.J.S.A. 40A:12A-4(c), the Borough is, and hereby shall be, designated the redevelopment entity with all of the authority, rights, duties, and powers accorded to a redevelopment entity as set forth in N.J.S.A. 40A:12A-8; and

**Section 4.** The Zinc Mine Redevelopment Plan shall supersede the existing zoning and land development regulations for Block 904 Lots 1.01, 1.02, and 1.03; and


**Section 5.** Pursuant to N.J.S.A. 40A:12A-7(c), the Borough's Zoning Map is hereby amended to identify the Zinc Mine and the properties described in Section 4 above, in the manner depicted in the Zinc Mine Redevelopment Plan; and

**Section 6.** If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this ordinance, except so far as the provision so declared invalid shall be inseparable from the remainder of any portion thereof; and

**Section 7.** This Ordinance shall take effect upon the final passage and publication pursuant to Law.


  
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John M. Sowden IV, Mayor

ATTEST:

  
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Darlene J. Tremont, Borough Clerk


**NOTICE**


**TAKE NOTICE** that the above entitled ordinance was introduced at a regular meeting of the Borough Council of the Borough of Franklin on May 28, 2024 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 June 11, 2024 at 7:00 p.m. in the Municipal Building, located at 46 Main Street, Franklin, New Jersey.

  
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Darlene J. Tremont, Borough Clerk

**CERTIFICATION**

I, Darlene J. Tremont, Clerk of the Borough of Franklin, do hereby certify that the Borough of Franklin Council duly adopted the foregoing Ordinance on the 11<sup>th</sup> day of June, 2024.

  
 Darlene J. Tremont, Clerk  
 Borough of Franklin

  
 John M. Sowden IV, Mayor

Introduced: May 28, 2024

Adopted: June 11, 2024

RECORD OF COUNCIL VOTES-FIRST READING					Move	2nd
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT		
CONCETTO FORMICA	X				X	
RACHEL HEATH COUNCIL PRESIDENT	X					
JOSEPH LIMON		X				
JOHN POSTAS				X		
STEPHEN SKELLENGER	X					X
GILBERT SNYDER	X					
MAYOR SOWDEN, IV (Tie Only)						

RECORD OF COUNCIL VOTES-SECOND READING					Move	2nd
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT		
PATRICIA CARNES	X					
CONCETTO FORMICA	X				X	
RACHEL HEATH COUNCIL PRESIDENT	X					X
JOSEPH LIMON		X				
STEPHEN SKELLENGER	X					
GILBERT SNYDER	X					
MAYOR SOWDEN, IV (Tie Only)						

**BOROUGH OF FRANKLIN  
LEGAL NOTICE**

**ORDINANCE NO. 12-2024  
ORDINANCE OF THE BOROUGH OF FRANKLIN, COUNTY  
OF SUSSEX, AND STATE OF NEW JERSEY ADOPTING THE  
“ZINC MINE” REDEVELOPMENT PLAN PREPARED BY J.  
CALDWELL & ASSOCIATES DATED MARCH 11, 2024  
(REVISED MAY 31, 2024)**

NOTICE is hereby given that the above Ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Franklin, in the County of Sussex, State of New Jersey, held in the Borough Municipal Building, 46 Main Street, Franklin, NJ, on the 28<sup>th</sup> day of May 2024, and the same came up for final passage at a meeting of the said Borough Council on the 11<sup>th</sup> day of June, 2024, at which time, after persons interested were given an opportunity to be heard concerning said ordinance, the same was passed and will be in full force in the Borough according to law by order of the Borough Council of the Borough of Franklin, County of Sussex and State of New Jersey.

  
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Darlene J. Tremont, Municipal Clerk