

FRANKLIN BOROUGH REDEVELOPMENT AD HOC COMMITTEE REPORT



JUNE, 2010

**MAYOR'S AD HOC COMMITTEE
REPORT ON REDEVELOPMENT**

In July of 2008, Mayor Paul Crowley formed an ad-hoc committee to investigate downtown revitalization and to conduct a fact finding review of present conditions and make recommendations regarding the feasibility of establishing a Franklin Borough Redevelopment Commission. This report represents the findings and recommendations of the Mayor's Ad Hoc Committee.


Wesley Suckey, Committee Chairman 6-17-2010
Date

**MAYOR CROWLEY'S
APPOINTMENTS TO THE
AD HOC COMMITTEE**

NAME	TITLE	POSITION
Mayor Paul Crowley	Ex Officio	Mayor & Planning Board Class I
Wesley Suckey	Committee Chairman	Planning Board Class II Fire Safety Officer
James Kilduff	Committee Member	Planning & Community Development Director
Renee Smith	Committee Member	Economic Development Committee
Martin Swiss	Committee Member	Zoning Board of Adjustment

AD HOC COMMITTEE REDEVELOPMENT REPORT
TABLE OF CONTENTS

1. Ad Hoc Committee.....	Page	2
2. Introduction.....	Page	4
Report Objectives.....	Page	4
Background & History.....	Page	5
Borough Statistics.....	Page	6
Main Street.....	Page	6
Past Rehabilitation and Redevelopment Designations...Page		7
3. The Process of Redevelopment.....	Page	9
Identifying an Area in Need of Redevelopment.....	Page	10
Environmental Issues.....	Page	10
Eminent Domain and Condemnation.....	Page	11
4. Study Area.....	Page	12
5. Zoning.....	Page	12
6. The Master Plan.....	Page	12
7. Relationship to Other Plans.....	Page	13
8. Financial Incentives for Redevelopment.....	Page	13
9. Recommendations.....	Page	14

APPENDICES

INTRODUCTION

This report is the product of an ad hoc committee formed by Mayor Crowley to examine redevelopment in the Borough; to make recommendations on potential areas in need of redevelopment and to provide advice on pursuing redevelopment for certain properties.

REPORT OBJECTIVES

- To examine the history of redevelopment and rehabilitation in the Borough and assess the progress of these efforts.
- To review prior recommendations for designating an area in need of redevelopment (the Zinc Mine) and
- To consider if prior recommendations should be pursued and/or expanded to consider other areas.
- To conduct a preliminary examination of other areas that may be candidates for redevelopment and
- To make general recommendations to the Council and Planning Board on potential redevelopment areas.
- To briefly examine how redevelopment fits within existing local, county and state planning.
- To provide basic information on the process of redevelopment, including funding.
- To identify the steps necessary to pursue redevelopment, including a formal study to determine what areas meet the criteria for redevelopment.
- To provide an examples of redevelopment documents.

BACKGROUND & HISTORY

Franklin, known as 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 1800s, 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, Britain, Hungary and Poland joined the work force at the mine. The population, 500 in 1897, had swelled to 3,000 by 1913. On March 18, 1913, the Borough of Franklin was incorporated from portions of Hardyston Township.

Upon passage of the bill on March 18, 1913, and ratification by the citizens of Franklin in a special election on May 15, 1913, the Borough of Franklin officially came into being. As of the census of 2000, there were 5,160 people, 1,898 households, and 1,324 families residing in the borough.

As the area grew and prospered, the town became a center for commerce and community services. Schools were started in the early 1800's and a Post Office began in Franklin in 1838. The "Electric Telephone" was officially in service in Franklin in April 1884. The first hospital was built in Franklin by the New Jersey Zinc Company in 1908 to serve the miners and their families as well as the surrounding area. In 1911, the Franklin Fire Department began serving the town and surrounding area. In 1915 a vocational school was opened in Franklin and in 1917 the first golf course in the region was under way in Franklin. [Source: Center Designation Report, Aug., 1995]

In the 1800's transportation needs were served by various modes. The Paterson-Hamburg Turnpike (the forerunner of State Highway 23) was opened in 1810 and expanded commerce into the region. In 1870, the Sussex Railroad came to Franklin Furnace and soon after the NJ Midland Railroad connected the area to Hoboken. In 1881, the Lehigh and Hudson River Railroad extended its line from the coal fields in Pennsylvania through Franklin Furnace and into New York State. During the first quarter of the 20th century, as many as 24 passenger and freight trains passed through Franklin daily. [Source: Center Designation Report, Aug., 1995.]

BOROUGH STATISTICS			
DEMOGRAPHICS & SOCIO-ECONOMIC CHARACTERISTICS			
POPULATION		RACE - as of the year 2000	
1970	4,236	White	4,907
1980	4,486	Asian	76
1990	4,977	Black	32
		American Indian	18
2000	5,160	Other	
		Race	63
		Two or more races	64
Persons per square mile	1,149.2	Hispanic Origin	228
LABOR AND EMPLOYMENT - 1999		OTHER STATISTICS	
Total Civilian Labor Force	2,759	Number of Households	1,442
Unemployment rate	3.3%	Median Home Value	\$237,900
		Acreage - in square miles	4.5
		Roadways miles	46

MAIN STREET

Main Street in Franklin was the place to go. It was a vibrant area with many store fronts and activity. On Main Street you could buy an automobile, groceries, clothes etc. The Main Street area had several notable buildings. Starting on the South end of Main Street and moving North, the Town Municipal Building was a former bank. Across the street was the Franklin Theatre, erected in 1914 and said to be one of the most beautiful theatre buildings between New York City and Pittsburgh. The Theatre presented operas, plays, high class vaudeville shows and motion pictures in its day.

The New Jersey Zinc Company General Store (now the Corner Deli and a vacant large store) boasted "the best meats obtainable and all kinds of vegetables". It was located at the cross roads of the town center. Nearby were the Zinc Mine main buildings such as the

Time House, currently the Franklin Historical Museum and the Change House, now vacant. The Zinc Mine was, at one time, the largest employer in Sussex County and helped the community survive the "Great Depression". Across the street was the Neighborhood House, affectionately known as "the Nabe" which was built in the 1800's. This building served as the first general store in town, housed school classes and in later years became the center of activity for all recreational needs of the growing community. The Nabe housed a library, bowling alleys, meeting rooms for various civic organizations, pool and ping pong tables, dances. It functioned as a community center until 1994, when the building was razed, much to the regret of the residents of the community. This site is now under construction with the rehabilitation of the old Thomas Edison School, which was relocated from Ogdensburg, NJ to Evans Street in Franklin, before being moved to the Neighborhood House site on Main Street. While on Evans Street, the building became the Franklin Hungarian Church. Current plans call the rehabilitated structure to become an educational and civic gathering place.

Next to the Zinc Mine was the Franklin Fire Department formally founded in 1913. In 1916 the Franklin Fire Department was the first to have a motorized fire engine in Sussex County.

The old fire house was converted to a branch of the Sussex County Library.

The current Easter Seals Building was completely renovated to work areas which at one time housed a car dealership. The old Chevy Dealership is now occupied by tradesmen businesses.

In the 1980's almost the entire Main Street roadway was tree lined. Later, the trees were removed to improve the areas sidewalks and a Shade Tree Commission has planted new trees on Main Street.

There were many smaller retail store fronts that were important to the success of Main Street prior to 1970, but almost all of those types of stores were converted to residential apartments. The remaining stores are mostly vacant. One building, located on Main Street, which housed a clothing store and a second floor apartment, has been totally renovated. Today the building has a variety store (The Hip Flea Market) on the first floor and an occupied apartment.

These remodeled retail buildings can be the anchor points of the redevelopment of the Main Street area. With improvement of gateways to Main Street the Downtown Center and surrounding areas can be a place of activity again.

PAST REHABILITATION & REDEVELOPMENT DESIGNATIONS

More than 30 years ago the Borough recognized the value of designating the former NJ Zinc Company mine site as a redevelopment area. The 1978 Master Plan included a discussion on a Redevelopment Area and noted the mine site contained a number of old buildings in various states of dilapidation, producing “a condition of industrial blight, the elimination of which should be a major planning objective.”

The 1978 Master Plan noted the extreme topographical features “would lend itself to a combination of uses as opposed to a single use. At that time the thinking was that the upper section might lend itself to some form of multi-family housing “while the lower, flat section, with its access to rail facilities may be more suitable for industrial uses”. The 1978 Master Plan recommended the designation of the mine site as a Redevelopment Area “to provide flexibility for the determination of future use and to encourage the owner to explore further the property’s potential and to offer possible plans for Borough consideration.”

The Planning Board, having recognized the problems and conditions of the zinc mine area, subsequently identified it as a blighted area and identified a “Blighted Area Rehabilitation (BAR) District. The BAR was established by ordinance in 1982. In 1987, the new Master Plan recommended the designation of the mine property “as Redevelopment Area, the intent being to continue the basic requirements of the BAR Zone.”

By 2002, the NJDEP, had suspended its Memorandum of Agreement with the owners of the Zinc Mine and had initiated a law suit to recoup costs that had been incurred during a prior cleanup future cleanup and also to assert claims for natural resource damage (NRD).

In 2003, in conjunction with its new Master Plan, the Borough conducted a study for the purpose of determining if the area was in need of redevelopment. The study, commissioned by the Planning Board, focused primarily on the zinc mine site. It included Block 16, Lots 78 & 80. An addendum to the study included the undeveloped subdivided 2.2 acre parcel, B16, L78.01. The study found the site met ALL of the criteria for determining the area is in need of redevelopment. The Planning Board recommended Redevelopment to the Mayor & Council. Mayor Kistle asked the Council to hold off on action to designate the Zinc mine as an area in need of redevelopment. Redevelopment did not move forward.

Subsequent to completion of the Redevelopment Study, the 2.2 acre, subdivided parcel (B16, Lot 78.01) was developed by Franklin Senior Housing LP. The development is a 94 unit, age restricted COAH housing project which opened in 2009.

In 2008, his first year in office, Mayor Crowley formed an ad hoc committee to revisit “Redevelopment” of the zinc mine and any other areas in the town that might be included in a redevelopment area. The foregoing report is the result of that committee’s work.

THE PROCESS OF REDEVELOPMENT

Redevelopment is the term generally given to projects that include new construction on a site with pre-existing uses, or rehabilitation, or adaptive reuse of existing structures, or new structures on land from which old structures have been removed.

In New Jersey “redevelopment” is often associated with Brownfields or the legal process by which properties are designated for “redevelopment”. Redevelopment is regulated under Local Redevelopment and Housing Law (*N.J.S.A. 40A:12A-1~49*). The law provides statutory authority for a municipality to declare an area in need of redevelopment. In order to make that determination, the governing body must authorize the Planning Board to conduct a preliminary investigation to evaluate if the property or properties in question meet certain criteria that indicate a need for redevelopment. The criteria generally has to do with the condition and use of a site or area, for example, dilapidated, abandoned or obsolescent buildings, underutilized or long time vacant sites. (*For a more detailed discussion on redevelopment, see appendix on “Local Redevelopment and Housing Law”*).

When an “area in need of redevelopment” has been properly designated, a broad range of powers are attached to that designation. The municipality or the Redevelopment entity may implement the redevelopment plan and has the power to issue bonds, borrow money and receive grants. The redevelopment authority may also acquire property from public or private parties, condemn property, contract for professional services, plan for voluntary rehabilitation, contract with redevelopers and public agencies, lease or sell property, construct capital improvements and generally carry out all the necessary work to redevelop the designated area.

The designation of a redevelopment area also provides access to a range of financial incentives. Both federal and state funding are available for redevelopment projects. The funding is available to redevelopment agencies and local governments and qualified non-profits. Types of financial assistance for redevelopment includes bond financing, grants, loans, loan guarantees, tax credits, tax abatements and exemptions and technical assistance. Two examples of funding sources are the Environmental Infrastructure Financing Program (*N.J.S.A. 58:11B-1 et seq.*) and the Housing & Urban Development Authority New Jersey Brownfields Revolving Loan Fund (*N.J.S.A. 34: 1B-1 et. Seq.*).

The process of designating an “area in need of redevelopment” requires a number of steps:

- The governing body must define the area in question and authorize the Planning Board to begin a preliminary investigation to determine if the area meets the statutory criteria needed for redevelopment.
- The Planning Board must conduct the investigation and make recommendations to the governing body.
- If the recommendations include designation of an area for redevelopment, the governing body must adopt a finding that the area or areas are in need of redevelopment.
- The governing body must then authorize the preparation of a redevelopment plan.
- The plan is prepared, usually by the Planning Board.
- The governing body must then adopt the Redevelopment Plan upon the recommendation of the Planning Board.
- The plan is implemented by the governing body or a redevelopment agency.

(Source: NJRA Redevelopment Planning Process)

IDENTIFYING AN AREA IN NEED OF REDEVELOPMENT

In order for an area to be determined in “need of redevelopment” a study must be conducted and the governing body must conclude the area or areas meet the statutory conditions to designate the area for redevelopment. In broad terms, the criteria apply to buildings and land which have been unused or not properly utilized for a long time and/or have fallen into a state of disrepair, commonly referred to as blighted areas. Properties that are designated “in need of redevelopment” must meet at least one of these criteria. The criteria for making that determination are contained in the Local Redevelopment and Housing Law and can be found in the Appendices.

ENVIRONMENTAL ISSUES

One of the biggest obstacles to redevelopment is environmental issues. When a site is contaminated, the cleanup cost must be factored into redevelopment and is often the reason why a property remains vacant or underutilized for a long time. It is not uncommon for the cleanup costs to exceed the value of the property. The property owner maybe held responsible for the entire cost of the cleanup.

The Zinc Mine site is a Brownfield site. The NJDEP has filed suit for clean up costs and a natural resource damage (NRD) claim. The property owner has been negotiating with NJDEP to settle on the monetary issues. No agreement has been signed. According to Mr. Ken Goldstein, the engineer whose company has performed work on the zinc mine site, there are at least 7 issues affecting the property that would require further investigation and

possible remediation. In all there are about 40 areas of concern (AOC's) on site including the multiple foundations. The issues are:

1. Surface soils impacted by heavy metals.
2. On the lower level, near the tracks there are underground storage tanks (UST's), approximately 8 tanks with some residual oil
3. Pharmaceutical discharges into a pit on the upper level have made its way down to the lower portion of the site. (VOC's sulfates & ammonia)
4. Xylene, a volatile compound and priority pollutant of the DEP was found in one area of the lower site. Maybe small amount.
5. Groundwater is generally O.K. with some chromium. 6 bedrock monitoring wells on site.
6. Building foundations, especially on the lower level remain and require further investigation.
7. The site itself is difficult to work. General site conditions, steep terrain and mine tailings present difficult conditions that must be taken into account.

There are two regulatory agencies involved in cleanup of contaminated sites, the Federal Environmental Protection Agency (EPA) and the State of New Jersey, Department of Environmental Protection (NJDEP).

Designation of an "area in need of redevelopment" can open the door for funding related to cleanup costs.

EMINENT DOMAIN & CONDEMNATION

Eminent domain is the process of acquiring property. The courts have determined that redevelopment of blighted areas may constitute a "public purpose" for which it is appropriate to acquire property. The process of eminent domain is usually carried out by condemnation of the property in question.

Condemnation is used to acquire property in a multi-step process intended to protect the property owner's rights and ensure the proper application of eminent domain. In the first step there must be bona fide negotiations, attempt to purchase property at fair market value. The property must be appraised and the owner notified. There must be a final judgment of authority to condemn, followed by a commissioner's hearing and non-binding arbitration and a trial of just compensation. When condemnation has occurred, the title goes to the condemnor, liens are discharged and the property owner's interest is transferred to deposited fund.

One of the advantages of redevelopment is that it facilitates the process of eminent domain. This may be beneficial to a municipality in several ways. Knowing a municipality has this tool at its disposal; it can help motivate a property owner to address problems with his property. Secondly, it gives the municipality the option of acquiring property needed for public purposes such as redevelopment of a blighted area or construction of a new road.

STUDY AREA

Initially, the Ad Hoc Committee examined the same area studied in the 2003 Heyer & Gruel redevelopment study (B16, Lots 78, 78.01 & 80). However, the Committee sought to expand prior studies by looking at other properties throughout the municipality that appeared to be troubled by underutilization, disrepair, contamination, long term vacancy or other issues generally associated with areas in need of redevelopment. The Zoning Officer also provided a list of commercial properties that were, in her judgment, potential properties for redevelopment. (See appendix). These properties will require an in depth analysis to move forward on redevelopment.

ZONING

The properties included in the sub committees review mostly fall within the ZM, B-1, B-2 and HC zones. There are, however some residentially zoned properties, including the vacant lots contiguous with the ZM zone. Along Main Street the properties are predominantly B-1 and B-2. However, the properties located at the north end of Main Street and on both sides of Sterling, Nestor, Cummins and much of High Street are all in the R-4 zone. This is the smallest residential zone with a minimum lot size of 6,250sf.

THE MASTER PLAN

The Franklin Borough Master Plan was initially adopted in 2003 and subsequently amended several times. In 2009, a Master Plan Reexaminations report was completed and 3 new amendments were added to the plan.

Prior to 2009, the Amendments included the Housing Element & Fair Share Plan (2005), the Munsonhurst District Amendment (2007 and the Quarry Zone Amendment (2008). In 2009, the Master Plan Reexamination Report included 3 additional amendments: a new Circulation Plan Element, a new Vision Statement and the Main Street Revitalization Plan.

The Main Street Revitalization Plan had been adopted by the Planning Board in 2006 and became part of the Master Plan in 2009. The revitalization plan identifies the section of Main Street between Borough Hall and Hudson Street as the “core” area which should be the focus of efforts to revitalize the Main Street area. The plan also stresses the importance of the Zinc Mine site: *“It is vital that development of the Zinc Mine Site be part of the first phase of development in the revitalization of Main Street.”* (p23).

RELATIONSHIP TO OTHER PLANS

Franklin Borough is located entirely within the “Planning Area” of the New Jersey Highlands. The Borough has signed a non-binding resolution to participate in the plan conformance process. If the Borough proceeds with plan conformance, it will, in effect, become a preservation area community where little or no growth takes place.

Sussex County is the only county within the State that has received endorsement from the State Planning Commission. The County’s Strategic Growth Plan identifies Franklin Borough as a center.

The State Planning Commission is now in the process of updating the N J State Plan. The plan identifies most of Sussex County and Franklin Borough as environmentally sensitive areas. The Borough is seeking to have its municipal plans endorsed by the State Planning Commission. This process, known as “Plan Endorsement” will presumably lead to accelerated permitting and funding for the Borough

FINANCIAL INCENTIVES FOR REDEVELOPMENT

Redevelopment offers a variety of financial incentives. Both Federal and State Funding are available. Various types of funding are available to local governments and agencies, non-profits, community associations, private developers and other entities. Examples of funding sources are the Environmental Infrastructure Financing Program (N.J.S.A. 58:11B-1 et. seq.) and the Housing & Urban Development Authority New Jersey Brownfield Revolving Loan Fund (N.J.S.A. 34: 1B-1 et. seq.) The Hazardous Discharge Site Remediation Fund (HDSRF) and designation as a Brownfield Development Area (BDA) can lead to additional sources for funding.

The assistance provided for redevelopment can take many forms including:

- Bond Financing
- Grants
- Loan
- Loan Guarantees
- Tax Credits
- Tax Abatements & Exemptions
- PILOT’s (Payment In Lieu of Taxes)
- Technical Assistance

RECOMMENDATIONS

1. The Redevelopment Area Determination Report, completed in October, 2003 examined Block 16, Lots 78, 78.01 & 80. The report recommended the designation of the Zinc Mine as an area in need of redevelopment. The report findings remain valid but should be updated to include changes that have occurred since 2003, especially construction of a new senior housing project on B16, L78.01.
2. The contents of this ad hoc committee report and the 2003 Redevelopment Study should be included in a revised redevelopment area determination study. The study area should be extended to include underutilized/vacant parcels related to the Zinc Mine site (B16, L78) and forming a connection to Rutherford Avenue and Rt. 23. This will allow formulation of a comprehensive redevelopment plan for this area. The new Zinc Mine Redevelopment area should include at least the following properties:

Property	Location	Size	Zone	Owner
B16, L78	95 Main Street	21.25ac.	ZM	Zinctown Properties, LLC
B 16, L80	19 Sterling St	3.67 ac.	R1	NJ Zinc Co. c/o Horsehead Ind.
B 16, L77	(bet. L76 & 80)	2.30 ac.	R1	Dell Materials, Inc
B16, L76	(next to L 72)	5.0 ac.	R1	Dell Materials, Inc.
B16, L72	Sterling St. rear	3.2 ac	R1	Borough of Franklin
B16, L1	389 Rutherford Av.	5.1 ac.	R4/R1	Borough of Franklin
B22, L11.	390 Rutherford Av	2.378ac	B2/HC	Rowley Dev. Corp.

About half the total acreage (42.89acres) belongs to the former Zinc Mine (B16, L78) Inclusion of the other properties, which are vacant land, (except for B22, L11) will enable a comprehensive approach to redevelopment planning that includes opportunities for site access and open space/recreation. The addition of the Rowley parcel (a closed lumberyard with frame structures) will allow a direct access to Rt. 23.

3. Continue to utilize the existing ZM zoning until a redevelopment study is completed and a redevelopment area has been officially designated and a redevelopment plan adopted by the Borough Council. Rezoning issues include the maximum permitted density, subdivision of the Zinctown properties lot, adding more residential in the upper portion of the zinc mine and less density and/or open space in the lower section.
4. Consider a second, related study area to include the “Main Street Core” area, as shown in the Main Street Revitalization Plan. This core area includes both sides of Main Street from the Borough Hall to Hudson Street. It is predominantly zoned B-1 and B-2. This high density area, with approximately 30 developed lots, may be more suitable for designation as an area in need of rehabilitation.
5. There are neglected areas along the Rt. 23 corridor in need of redevelopment. Many of these properties have fallen into disuse, disrepair or have environmental issues.

Consider a study leading to designation as an area in need of redevelopment for the 5 properties along the west side of Rt. 23 between Mabie Street and High Street. The following properties are included:

Property	Location	Area	Zone	Owner
B29, L28	429 Rt. 23	.5165ac	HC	Dobolen Realty
B29, L29	425 Rt. 23	.5211ac	HC	DFS Partners (gas station)
B29, L30	413 Rt. 23	1.24ac	HC	Wanut LLC (aka Kulsar's)
B29, L31	407-409 Rt.23	.4944ac	HC	RTL Realty
B29, L32	401-403 Rt. 23	.4136ac	HC	Ferdinand, J & E. (2bldg, deli,)

6. Further south on Rt. 23, on the east side of the highway there are several properties that can be considered for redevelopment. A proposed bypass road and the potential for reuse/redevelopment of several key properties make this area a candidate for redevelopment. These properties include residential and highway commercial zoning.

On the west side of Rt. 23, south of Franklin Avenue and across from the Hardyston School, there are a number of properties that appear to meet the criteria for redevelopment. These properties include the 4-Seasons motel and an assortment of buildings and non-conforming residential units that could become the beneficiaries of a comprehensive redevelopment plan for this area. Consider designating these commercially zoned properties for redevelopment. If it is determined there are a concentration of properties that are underutilized or have fallen into disuse, the area can be linked in a comprehensive plan that integrates the functionality of the individual lots.

East side of Rt. 23

Property	Location	Area	Zone	Owner
B70, L7.05	116-120 Rt 23	41ac	HC	Group 5 Development, LLC
B70, L13	50 Rt 23	22.1 ac	R-1	Hardyston Board of Education
B70, L14	36 Rt 23	.8410ac	R-1	Rowett, Richard & Carolyn
B70, L15	20 Rt23	3.9ac.	HC	NJDEP (Forestry site)
B70, L16	10 Rt 23	13.3ac	HC/R-1	Hardy, Ann Douglas
B70, L17	2 Rt 23	4.0 ac	R- 1	Massey Joseph

West side of Rt. 23

B74, L3	75 Rt 23	.1618ac	HC	Greaves, George & Susan
B74, L4	69 Rt 23	.1147ac	HC	Berlinger, Irving & Yetta
B74, L5	67 Rt 23	.1820ac	HC	Yang, Hae Soon
B74, L6	63 Rt 23	.3342ac	HC	Weiss, Frederick H & Diane L
B74, L7	59 Rt 23	.50ac	HC	Purani, Bipin R & Sumitra B
B74, L8	53-55 Rt 23	.7412ac	HC	Purani, Bipin R ET AL
B74, L9	51 Rt 23	1.900ac	HC	Plaza 51, LLC

B74, L10	49 Rt 23	.1998ac	HC	Bischoff, Joseph & Jennifer
B74, L11	47 Rt 23	.2042ac	HC	Buonocore, Gregory & Doris
B74, L12	45 Rt 23	.20ac	HC	Gonzales, Rocio
B74, L13	43 Rt 23	.1955ac	HC	Keenan, ET & E
B74, L14	41 Rt 23	.1725ac	HC	Youngling, B
B74, L15	12 Munsonhurst Rd.	10.19ac	R-1	State of New Jersey DOD

7. “The Hospital Property”, (B57, Lots 18 & 19) has been in disuse for sometime. The site of the former Franklin Hospital, this 18.58ac property was approved for construction of 111 residential condominium units in 2007. The property has remained vacant with no activity on residential development. Recently, the developer has suggested an alternate non-residential use of the site that could be advanced through redevelopment. Adjacent, nonconforming residential lots that front on Rutherford Avenue and are zoned HC could be added to the Hospital property and provide connection to the HC zoned street, S. Rutherford Avenue and Rt. 23. This area includes the Franklin Diner property and the Franklin Square strip mall.

Property	Location	Area	Zone	Owner
B57, L18	21 Hospital Road	2.01 ac	HMF	Rainmaker Capital
B57, L19	19 Hospital Road	16.68ac	HMF	Rainmaker Capital
B57, L40	135 S. Rutherford Av	.6464ac	HC	Waltz, W. & G.
B57, L39	131 S. Rutherford Av	.3455ac	HC	Ross, C. & S.
B57, L38	129 S. Rutherford Av	.3455ac	HC	Borenus, T. & C.
B57, L37	127 S. Rutherford Av	.7070ac	HC	Bedacht, F.
B57, L36	125 S. Rutherford Av	.3612ac	HC	O’Connell, K & M
B57, L35	123 S. Rutherford Av	.3678ac	HC	Blagoi, V
B57, L34	121 S. Rutherford Av	.3736ac	HC	Ricciardi, M & M
B57, L33	117 S. Rutherford Av	.7800	HC	Wilson Rec. & Desgn.
B57, L32	109 S. Rutherford Av	.8006	HC	Petrich, R.
B57, L31	8 Franklin Avenue	1.83ac	HC	Varoqua, R & M
B57, L30	10 Franklin Avenue	.2233ac	R3	Verrico, H.
B57, L29	12 Franklin Avenue	.2500ac	R3	Franek, J & J
B57, L28	14 Franklin Avenue	.2859ac	R3	Osborn, E & E, et al
B69, L1	4 Franklin Avenue	.2479ac	HC	Rowett, R & C
B67, L3	101 Rt. 23	.3728ac	HC	Carroll, J (diner)
B67, L2	107-109 Rt. 23	.7900ac	HC	Franklin Sq. c/o Brady, J.

8. These recommendations must be weighed in terms of the time and cost of extending the study area. Primary focus should remain on the zinc mine redevelopment area and possibly the Main Street core. If there is sufficient funding to pursue an expanded redevelopment study or studies for other lots throughout the Borough, these lots can be included as separate redevelopment areas.

AD HOC COMMITTEE REDEVELOPMENT REPORT

LIST OF APPENDICES

Study Area Maps

Local Redevelopment & Housing Law Memo, 9-30-10

Main Street Revitalization Memo 9-11-08

Main Street & Zinc Mine Property Memo, 9-10-09

Notes on Redevelopment Memo, 9-19-08

NJDEP Contaminated Site List for Franklin Borough, 1-7-10

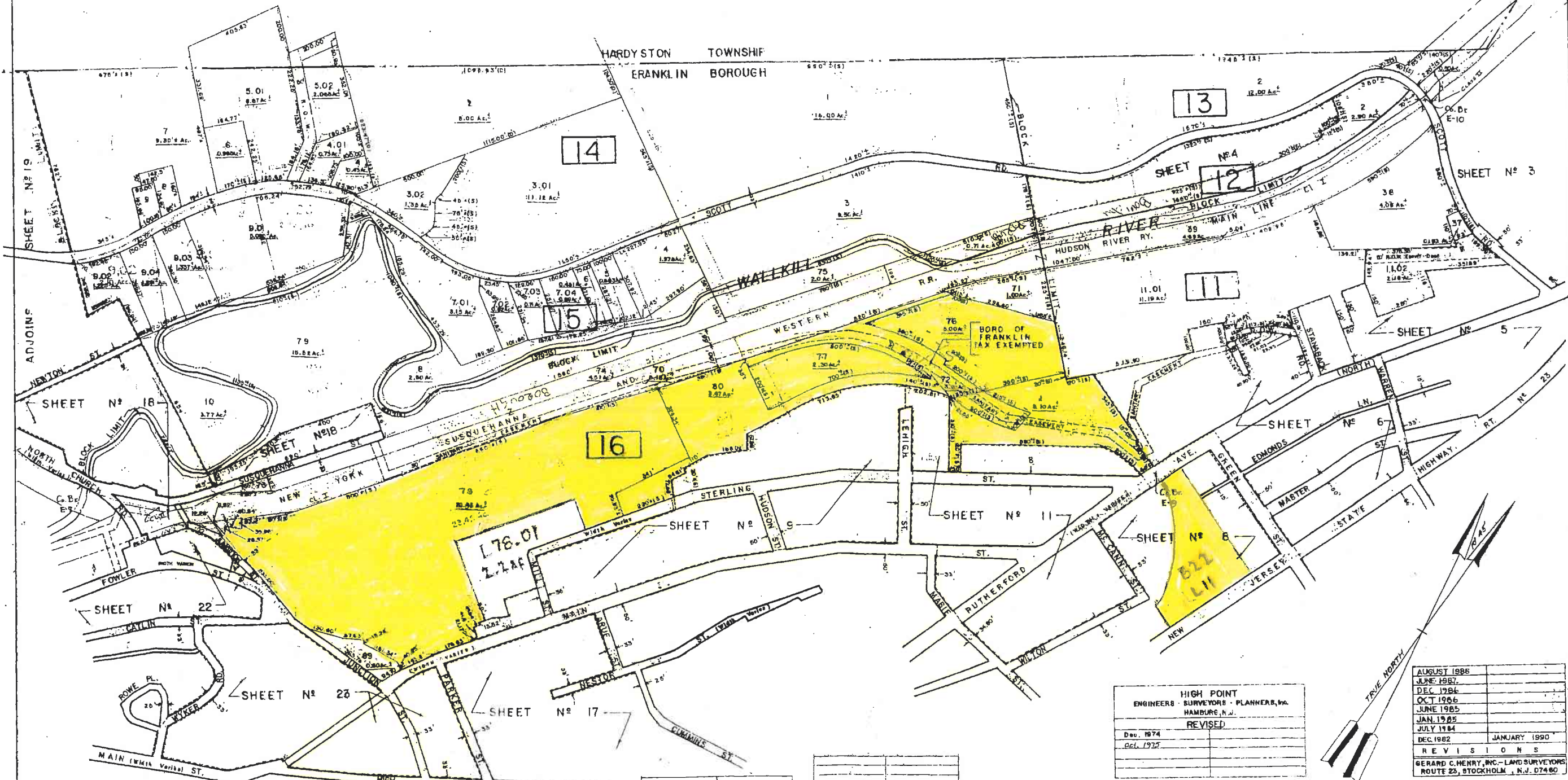
Resolution, Redevelopment Area Determination, 4-19-04

Zoning Officer Commercial Property Report

Developer Nardella's Request for Rt. 23 Inclusion, 2-10

Zoning Map

RECOMMENDATION #1, #2, #3 Zinc Mine & related properties



219

REVISIONS	DATE

REVISIONS	DATE

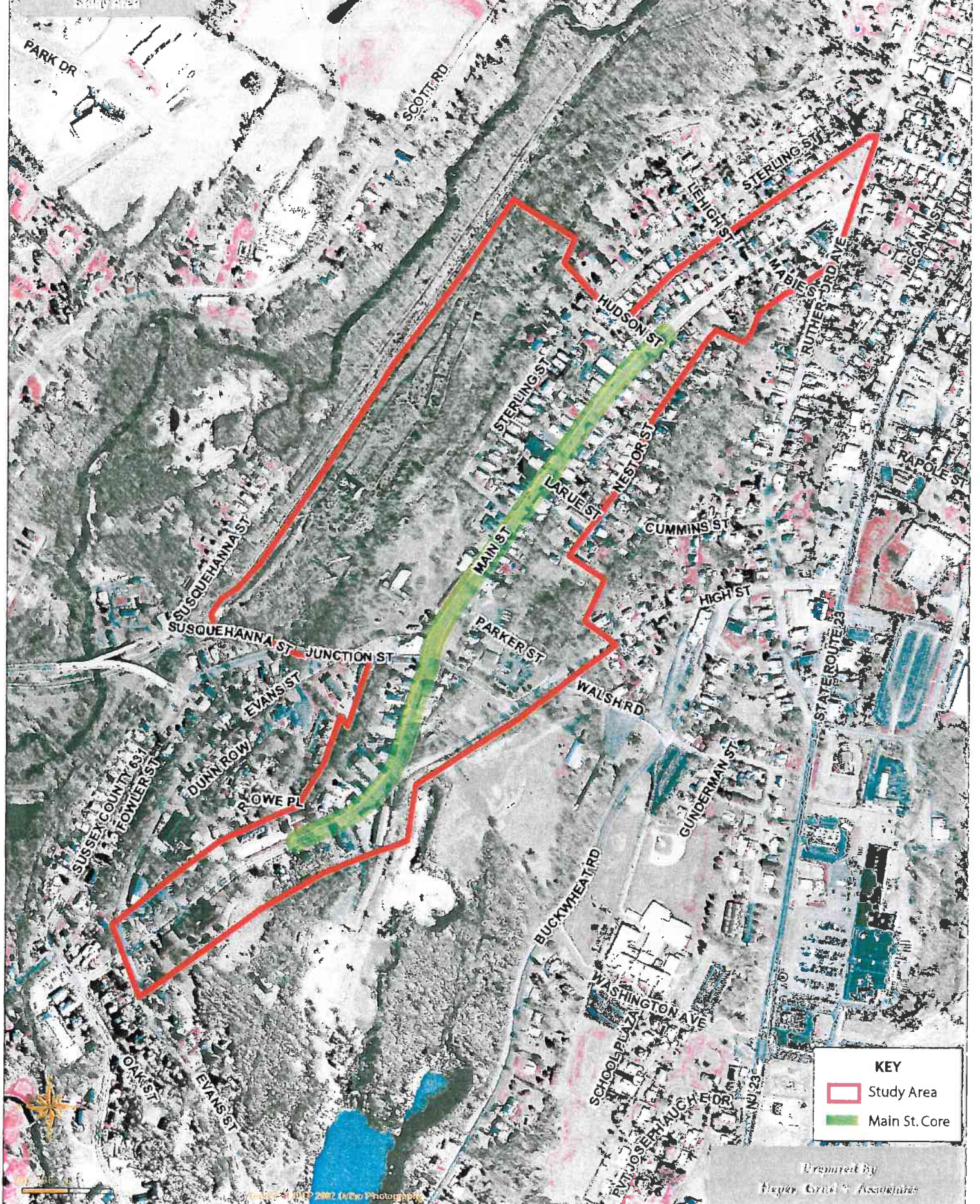
AUGUST 1986	
JUNE 1987	
DEC 1984	
OCT 1986	
JUNE 1985	
JAN 1985	
JULY 1984	
DEC 1982	JANUARY 1990
REVISIONS	
GERARD C. HENRY, INC. - LAND SURVEYORS	
ROUTE 23, STOCKHOLM, N.J. 07460	



NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PUBLIC UTILITY TAX BUREAU
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 176, LAWS OF 1975, ETC.
FOR THE DIRECTOR, DIVISION OF TAXATION
J. H. Thomas
BY
DATE DEC 16 1985 SERIAL NO. 432

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 175, LAWS OF 1975
J. H. Thomas
BY
DATE JUN 2 1984 SERIAL NO. 169

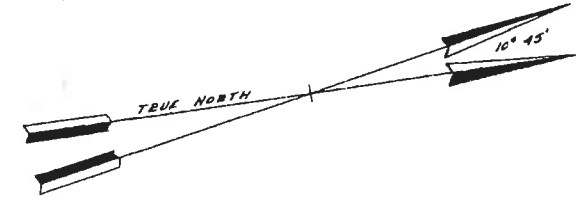
TAX MAP
FRANKLIN BOROUGH
SUSSEX COUNTY, N.J.
SCALE: 1" = 200'
DATE 31, Dec. 1982
REVISED TO 1985
WALDC J. CLARKE
PROFESSIONAL ENGINEER
& LAND SURVEYOR
FRANKLIN, N.J.

RECOMMENDATION #4 Main Street Core Area



KEY	
	Study Area
	Main St. Core

RECOMMENDATION #5 Rt. 23 between Mabie & High St.



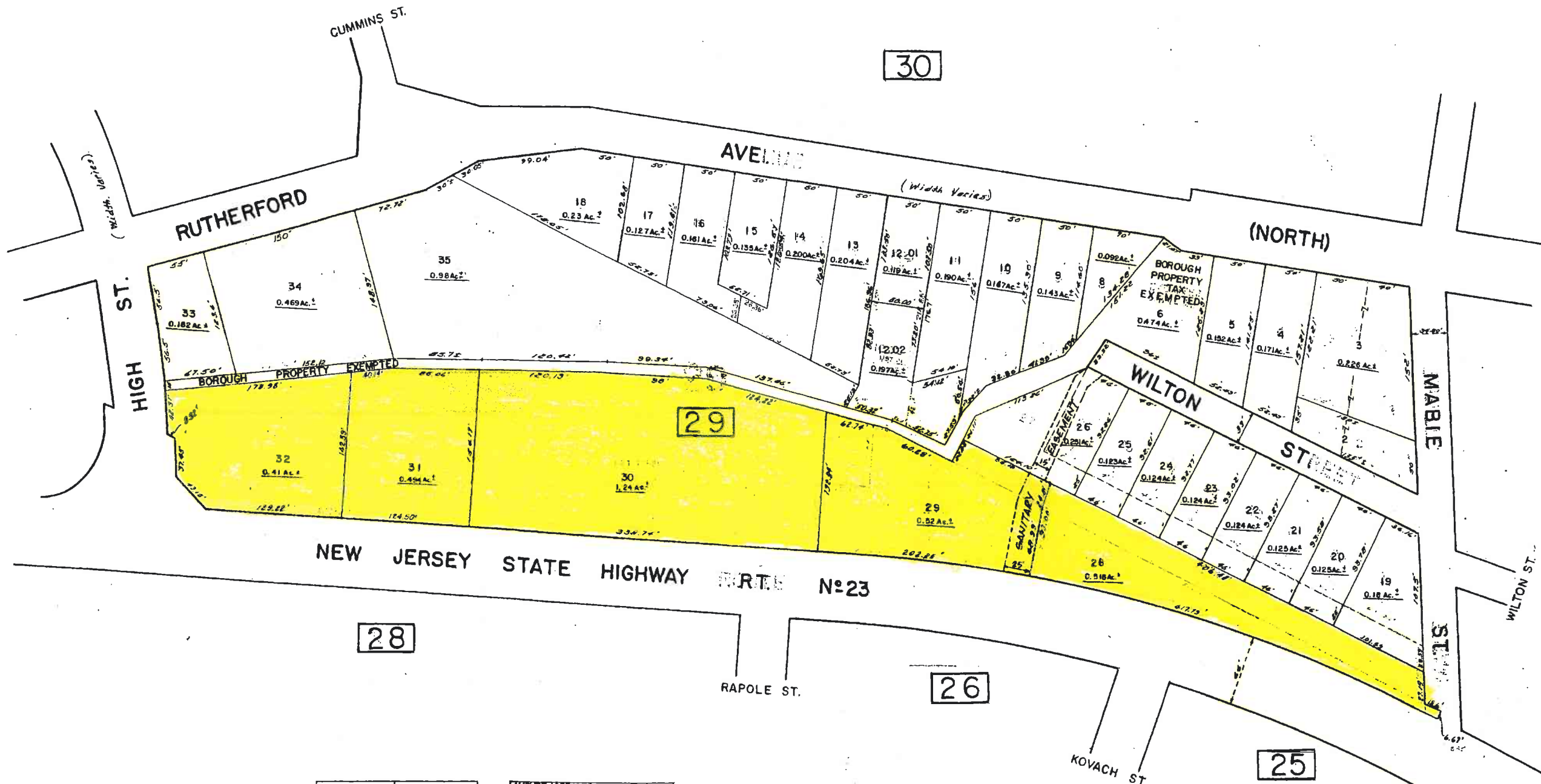
30

ADJOINS SHEET N°16

ADJOINS SHEET N°11

ADJOINS SHEET N°8

224



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REVISIONS	

KENNETH A. WERTON & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
50 OLD BRIDGE ROAD, SUITE 101, HILLSBORO, N.J. 08064

REVISIONS	
AUGUST 1987	
OCT. 1984	
JUNE 1985	
JULY 1984	
JUNE 1983	
JUNE 1982	
SEPT. 1981	
NOV. 1980	
JANUARY 1990	
AUGUST 1988	

GERARD C. HENRY, INC. - LAND SURVEYORS
RTE. 25, STOCKHOLM, N.J. 07480

REVISIONS	

HIGH POINT ENGINEERS - SURVEYORS & PLANNERS, INC.
HAMBURG, N.J.

REVISIONS	

HAROLD E. PELLOW & ASSOCIATES, INC.
1100 E. PELLOW, P.E. & L.S. NO. 13223

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PUBLIC UTILITY TAX BUREAU
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 170, LAWS OF 1913, ETC.
FOR THE DIRECTOR, DIVISION OF TAXATION

BY: *J. H. [Signature]*
DATE: DEC 16 1965 SERIAL NO. 432

TAX MAP
FRANKLIN BOROUGH
SUSSEX COUNTY, N. J.

SCALE: 1" = 50'
DATE: 1 Oct 1966
REVISED TO:

WALDO J. CLARKE
PROFESSIONAL ENGINEER
& LAND SURVEYOR
FRANKLIN, N. J.

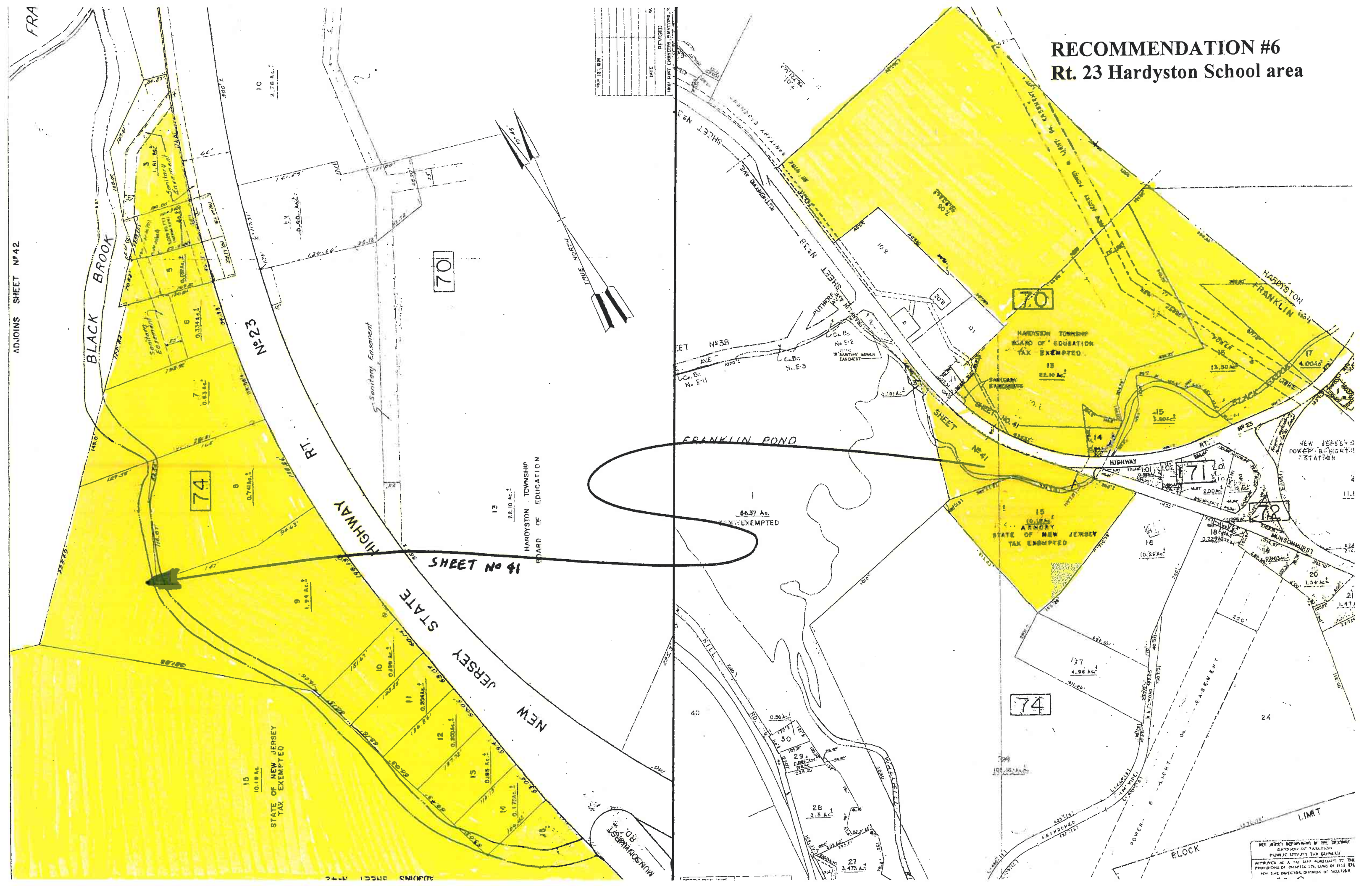
ADJOINS SHEET N°15

ADJOINS SHEET N°14

ADJOINS SHEET N°13

RECOMMENDATION #6 Rt. 23 Hardyston School area

REVISED	
DATE	
BY	
FOR	



ADJOINS SHEET N°42

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STATE OF NEW JERSEY
TAX EXEMPTED

HARDYSTON TOWNSHIP
BOARD OF EDUCATION
TAX EXEMPTED

STATE OF NEW JERSEY
ARMY
TAX EXEMPTED

SHEET N°41

FRANKLIN POND

NEW JERSEY STATE HIGHWAY RT. 23

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF TAXATION
PUBLIC UTILITY TAX BUREAU
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 177, LAWS OF 1952 AND
FOR THE OFFICE OF THE DIVISION OF TAXATION

MEMORANDUM

September 30, 2009

TO: Franklin Borough Planning Board

CC: James C. Kilduff, Planning & Community Development Director
Ken Nelson, A.I.C.P., P.P.
Thomas G. Knutelsky, P.E.

FROM: David Burton Brady, Esq.

RE: Local Redevelopment and Housing Law

The Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1* to -49 (the "Act"), was adopted to "codify, simplify and concentrate" various state laws regarding local redevelopment and housing, in an effort to assist in promoting redevelopment and new housing in areas of the State in need of rehabilitation. Pursuant to the Act, a municipal governing body has the authority to declare that areas within its jurisdiction are areas in need of redevelopment or rehabilitation.

Prior to a final determination as to the need for redevelopment or rehabilitation is made, the governing body must, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether the proposed area satisfies the redevelopment or rehabilitation criteria set forth in the Act. Determinations as to the *redevelopment* criteria require notice and public hearings by the Planning Board. In the case of *rehabilitation* determinations, no formal investigation, notice to the public, or public hearing is required.

Principal among the duties assigned to the Planning Board is the responsibility to determine whether the proposed area satisfies one or more of the following criteria for redevelopment or rehabilitation.

- For **redevelopment**, one or more of the following conditions must be found:
 - a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
 - b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
 - c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or

portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c. 303 (C. 52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C. 40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C. 40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C. 40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

- For **rehabilitation**, the following criteria must be satisfied:
 - a. a significant portion of structures in a delineated area are in a deteriorated or substandard condition **and** there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, **together with** a persistent arrearage of property tax payments thereon;

OR

- b. more than half of the housing stock in the delineated area is at least 50 years old;

OR

- c. a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

AND

The governing body must determine that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

Interestingly a municipality may by ordinance declaring a specific renovation housing project to be an area in need of rehabilitation under certain circumstances when 75% of the work is performed by volunteers or where the residents will be disabled.

In the case of *redevelopment*, the Planning Board must prepare a recommendation to the governing body. After receiving the recommendation of the Board, the governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area. In the case of *rehabilitation*, the governing body may declare an area in need of rehabilitation if a recommendation from the Planning Board is not received within 45 days after the matter has been referred to the Board.

Upon the adoption of a resolution, the municipal clerk must transmit a copy of the resolution to the Commissioner of Community Affairs for review. If the redevelopment or rehabilitation area is not situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation, the determination does not take effect until the Commission has reviewed and approved the same. If the Commissioner does not issue an approval or disapproval within 30 calendar days of transmittal by the clerk, the determination is deemed to be approved. If the area in need of redevelopment or rehabilitation is situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation promulgated pursuant thereto, then the determination takes effect after the clerk has transmitted a copy of the resolution to the Commissioner.

No redevelopment or rehabilitation project may be undertaken or carried out except in accordance with a plan adopted by ordinance of the municipal governing body. The Act requires that the plan include an outline for the planning, development, redevelopment, or rehabilitation of the project area and sets forth certain specific matters that must be addressed by the plan, including among other things an identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The plan must also describe its relationship to pertinent municipal land use regulations. Importantly, if the plan is inconsistent with existing land use regulations of the municipality, the plan will supersede applicable provisions of the land use regulations or constitute an overlay zoning district within the redevelopment or rehabilitation area. In this event, the ordinance adopting the plan must contain an explicit amendment to the zoning district map included in the zoning ordinance.

Like the designation of the delineated area, the proposed redevelopment or rehabilitation plan must also be reviewed by the Planning Board, which is required to transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the plan. This report must include an identification of any provisions in the proposed redevelopment or rehabilitation plan that are inconsistent with the Borough's Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate.

After a plan for redevelopment or rehabilitation of an area has been adopted, the municipality, or its designated redevelopment authority, can carry out the plan through the use of several enumerated powers described in the Act. In the case of an area determined to be in need of *redevelopment*, these powers include the power of eminent domain. Eminent domain is not available for the implementation of *rehabilitation* plans.

The Act empowers a municipality to contract with any redeveloper for the planning, construction or undertaking of any project within an area in need of redevelopment or rehabilitation, and the municipality can lease or convey property to such a redeveloper, without public bidding and at prices and upon such terms as it deems reasonable. Alternatively, the municipality or an agency thereof may serve as its own developer for the construction of the project. The municipality can also arrange for the relocation of residences or businesses displaced from an area in need of redevelopment or rehabilitation.

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THE NELSON CONSULTING GROUP

2 Volcanic Hill Rd
Wantage, New Jersey 07461
973-875-8685

To: Mayor Crowley / Jim Kilduff
From: Ken Nelson PP / AICP
Re: Main St Revitalization Thoughts
Date: 9/11/08

As promised, although a few days late, here are a some of my thoughts about the revitalization of Main St.:

1. The Main St situation isn't hopeless but its revitalization will be significantly harder than most other "Main St Revitalization" efforts that I have studied or with which I have been directly involved.
2. The problems are well known but to summarize them they involve:
 - Almost a complete lack of retail business activity along Main St.
 - A remote location.....remote from Rt. 23...and minimal current traffic flow.
 - An inappropriate intermixing of the few commercial properties with residences
 - Portions of the pedestrian network are uninviting – too narrow in some locations.
 - Few or no buildings that generate architectural interest
 - Parking issues
 - There are others but these are the ones that pop out at me.
3. Main St also has some assets. They are:
 - The library and the municipal building - both activity generators
 - Some new residential construction
 - Most of the structures are in reasonably good condition
 - There are others but these are the most significant

4. Any successful Main St revitalization effort rests on a four point program, originally conceived by the National Main St Center, which involves:

- **Organization**
- **Design / Appearance Modifications**
- **Promotion**
- **Economic Restructuring**

All four components are important but differ as to application, depending on the specific circumstance. All four must be coordinated and just focusing on one or two – ie: **Design** (new sidewalks or street trees); **Promotion** (brochures, advertising etc) will guarantee failure

5. Reality and the marketplace are as important, or more so, than what government can bring to the table. And what is the marketplace telling us about Main St ? I don't have an answer to that question yet but obviously Main St has no opportunity to ever be the central retail focus of the community again. I've looked at the Heyer and Gruel material and some of it has some merit but too much of it is wishful thinking and not reality based in my opinion.
6. Most successful revitalization efforts are "ground up" in nature. But in this case I'm not sure there is a sufficient "critical mass" at the ground level (business owners, landlords etc) for the effort to be "bottom up", rather than "top down" directed. However, even a top down effort must include, in a meaningful way, those who will be most directly affected by whatever happens.
7. It would seem that Franklin has a lot of private sector resources it could tap in connection with this effort. However, for the most part, those resources are not directly involved with Main St – they are involved with Rt. 23.....Wal-Mart, Shop Rite, Starbucks etc. These are successful business operations that might be able to contribute to the Main St effort, if it can be determined how their expertise and resources could best be put to work. None of them will want to participate in a "feel good" or "Don Quixote" exercise. So, approaching any of them has to be thought through carefully. This same thinking applies to

talented residents of the community who may not currently have any involvement with the local government.

8. A serious community "**Main St Visioning Session**" may be the way to go and I offer this thought knowing that there have been some attempts at doing so in the past. I have seen some dramatic and unanticipated ideas come from organized visioning / brainstorming sessions that were focused and organized. However, if the money and resources can't be found to do this and if the right people aren't brought in to run it, then it would probably be just a waste of time.
9. At this point I can't say that I have a clearer vision of what Main St can or should be. I'm still doing some brainstorming of my own in that regard. Normally, incorporating higher density housing into an area like Main St could add to its vitality. But is there a market for it now.....ten years from now.....twenty years from now ? On the commercial side, what specialty shops could be attracted to Main St ; what activity generators ? I don't know, maybe none. But I don't think everything has been fully explored and evaluated in a systematic way.
10. The Borough obviously has some tools at its disposal to help effectuate a revitalization – zoning, a redevelopment designation, the pursuit of grants etc. Designating part or all of Main St and adjoining areas as "An Area In Need Of Redevelopment" may be the way to proceed but a designation of "An Area In Need Of Rehabilitation" may be more palatable. Clearly though, the Borough is the lead facilitator and must establish a set of short term and long term goals and objectives, that can be measured over time. This means that everyone must be made to understand that the revitalization will not occur quickly but at the same time, having years go by with little or no visible progress, must be viewed as unacceptable. This actually is part of the **Organization and Promotion** components of the effort.....periodically reminding everyone what has already been accomplished but how much more still needs to be done.

KN

THE NELSON CONSULTING GROUP

2 Volcanic Hill Rd
Wantage, New Jersey 07461
973-875-8685

To: Franklin Planning Board
From: Ken Nelson PP / AICP, Planning Consultant
Re: Main St and The Zinc Mine Property
Date: 9/10/09

THOUGHTS AND OBSERVATIONS

I have been asked to offer some thoughts and observations about the revitalization of Main St and the companion issue concerning the future of the Zinc Mine property. In preparing this memo I revisited the 2006 Main Street Revitalization Plan, discussed this matter with Jim Kilduff and others, toured the Main St area and its environs, walked the Zinc Mine property in its entirety and undertook some limited research regarding the prior development proposals for this site, as well as the environmental analyses pertaining to this property. I also considered a number of other related matters such as the value to the Borough of the existing railroad line that traverses Franklin and the future viability of retail and service commercial establishments, especially in eastern Sussex County. In preparing this memo, I also assumed that its readers are already familiar to a large extent, with the Main St / Zinc Mine issue and there was no need to "start from square one" or regurgitate already known and understood facts. Nevertheless, some of the contents of this memo may seem to focus on what is already known but I've tried to limit those occasions to issues that, in my opinion, needed to be emphasized. My thoughts and observations follow:

- A. First of all, let me emphasize that long range planning is unquestionably difficult and when results aren't seen quickly, frustration often becomes the controlling factor, which can then result in the discarding of good plans prematurely. On the other hand, if a plan / strategy has some fundamental problems associated with it, the frustration will only get worse, as time passes, if those fundamental problems aren't recognized and addressed. Let me also accentuate the positive about Main St. Its problems are well known but there are also enough positive features associated with Main St that still continue to provide some hope of a brighter future for it and the Borough.
- B. The 2006 Main St Revitalization Plan (The Plan) is relatively recent but its foundation was set in the 2003 Borough Master Plan, and it also draws on earlier studies and revitalization efforts of the Borough. As I see it, the Plan is dependent on two key elements:

1. The first key element is the mixed use redevelopment of the Zinc Mine property, at a density substantially higher than can be found in most other parts of Sussex County. The higher density (35 du/acre) is partly justified by the fact that the residential component of the redevelopment effort would be "age restricted" units and consequently the impacts would be less than those associated with units capable of accommodating families with children. In effect, the strategy here is to inject 1,500 to 2,000 new, higher income residents into the Main St landscape, with the assumption that a significant portion of the 15 to 30 million dollars in "disposable income" generated by these new residents could be captured by existing and new Main St businesses.
 2. The second prong of the Plan is the importance and ultimately the "commercial value" of the mining history of the Borough. The mining related historic resources themselves might not generate substantial income but their presence would attract enough visitors to justify the opening of new businesses (ie: restaurants) that can benefit from this influx of visitors.
 3. Clearly, the hope of the Plan is that these two key elements, would create a "synergy".....or ripple effect..... that would generate even more activity along Main St., beyond what these two key elements by themselves would be able to produce.
- C. The Plan also contains a variety of other secondary recommendations and components (such as signage, design goals etc) that would help move Main St in the right direction. However, many of the secondary features of the Plan are very general and require more detail in order to progress to the implementation stage. And surprisingly, the Plan does not clearly connect the revitalization strategy to the four well known and respected principles of The National Main Street Center which are: Organization ; Promotion ; Design and Economic Restructuring. Finally, the Plan seems not to contain any market research data. This is not uncommon in plans of this type and the budget probably didn't allow for such research. Nevertheless, it is a weakness of the Plan that needs to be recognized. So, in summary, the Plan contains many good ideas and recommendations, as well as useful information, and it is very clearly dependent on the massive revitalization of the Zinc Mine property and the "draw" of the Borough's historic resources.
- D. The Zinc Mine site consists of about 21 acres, with 17 being in the shape of a long, narrow rectangle approximately 50' to 60' lower than the upper portion, which consists of only 4 acres and is more square in terms of its shape. Please note that the now completed mid rise Franklin Senior Housing building was once part of the upper portion of the Zinc Mine property. That 1+ acre site has been separated from the Zinc Mine property via a subdivision. Nevertheless, the existence of that building makes it an integral part of whatever is planned for the remainder of the Zinc Mine site. Some additional facts and observations

about the Zinc Mine property follow:

1. The lower portion of the site once contained a massive industrial complex consisting of a variety of buildings and equipment related to the mining activity. The remnants of that complex are still visible in the form of massive foundations and other site features. However, much of this area also includes second growth forest that is 40 to 50 years old or more. A portion of this area is also now within the 300' required buffer associated with the Wallkill River, which is a C-1 waterway
2. In addition to the visible remnants, the lower portion of the site in particular has also been contaminated in various ways. The environmental analyses indicate that there has been some limited remediation and that some of the remaining contaminants may not be a serious issue. But at the same time, there seems to be some concern about the seriousness of other contaminated portions of the site that will require further testing. In total, several dozen "Recognized Environmental Concern" (REC) locations have been identified and have been placed in various categories such as, "Underground Storage Tanks" ; "Lagoons" ; "Seepage Pits" ; "Waste Piles" etc. Time and my limited expertise in this area prevent a more detailed discussion about the contaminant issue in general and the REC locations specifically.
3. The various concept plans developed for this property over the years have concentrated most of the residential development on the lower portion of the site. The plans for the upper portion of the site have included a mixed use complex of mostly office / retail and some residential uses, along with a "public square" and some parking. However, compared to the lower level, the proposals for the upper level have been much less intensive, in terms of the amount of proposed development. One of the reasons for this lesser intensification of the upper area is directly related to the goal of having the "Change House" building be the focal point of this area, by restricting the height of any new buildings constructed near it.
4. Although none of the concept plans for the site or the Main Street Revitalization Plan make any mention of the railroad line adjoining the property (which is now freight only) becoming a passenger line, there have been some suggestions made in public forums that it could be someday. However, a review of how this line traverses Sussex County and the circuitous route it takes to points east, suggest otherwise. Nevertheless, this is something that should be researched further and either discarded as a possibility or actively pursued if it has merit. Additionally, its value to the Borough as a freight line and how it could be a catalyst for the production of jobs seems to also be limited. However, it may have more potential as a catalyst for jobs than as a

carrier of commuters and this possibility should also be researched in more detail.

- E. There are a number of “Game Changers” related to the Main Street Revitalization Plan and the Zinc Mine property that have to be acknowledged and addressed. They may or may not suggest revisions to the Plan but to ignore them will potentially result in a failed Main Street effort. The “Game Changers” include:
1. The collapse of the “age restricted” housing market – statewide as well as in Sussex County, with an expected 5 to 10 year rebound period.
 2. The current economic downturn, which may have a continuing negative impact on the retail sector for the foreseeable future. And beyond the economic downturn is the very real concern about how consumers buying habits and preferences have been changing and how that fact will continue to impact the amount of retail space that is needed.
 3. The Highlands / DEP restrictions (including but not limited to the previously mentioned 300’ stream buffer requirement) seem to be gradually choking off the possibility of much more development of any kind – residential or commercial – in the Borough.
 4. The “cleanup” issues associated with the lower portion of the Zinc Mine property, in particular, are of greater concern than perhaps they were previously. “Cleanup” is defined in two ways – a) the massive site preparation work needed to remove old foundations and other “structures” in order for the site to be usable for some purpose and b) the removal of contaminants associated with the prior industrial use of the site. It is unclear just how bad the contaminant removal issue is. Some of the removal requirements are known but it appears others are not and require further study. With respect to the “foundation removal” work, it is clear from observations made during my site inspection that many hours and many pieces of heavy equipment will be needed to remove these remnants associated with the prior use of the site. Although I have not seen any data that correlates the site remediation and preparation costs to the proposed density, there is no question in my mind that the intensity of development associated with the future use of the site must be sufficient to justify the cleanup costs. Whether or not the Zinc Mine density of 35 du / acre is the minimum density needed to achieve the necessary cleanup is something that I can’t answer at this time.
 5. The decision to use of a portion of the Zinc Mine property for the Senior Housing project located at the intersection of Sterling and Mill Street is now a physical reality. This decision removed a key portion of the site from the game board and now forces any redevelopment of the property to work around it.

RECOMMEDATIONS

So, where does this leave us in terms of moving forward in connection with the effort to revitalize Main Street ? Starting with the positive, in my opinion, much of what is in the 2006 Main Street Revitalization Plan is useful and still valid and since it was never formally adopted by the Planning Board, as part of the Master Plan, it would be appropriate to do so now. However, the Board may want to do so with several caveats. Specifically, there should be some observations made about the future of the Zinc Mine site, so that it is clear the redevelopment concept for that site may no longer be completely realistic. Now, beyond the adoption of the 2006 Plan, I would offer these additional recommendations.

- A. The future of the Zinc Mine site is critical to the full revitalization of the Main Street area, so some interim, as well as long range conclusions need to be reached about what is and what is not possible there. It may be that the lower area is best left as open space (in its entirety or partially) – either permanently, so designated, or temporarily “land banked”, until future market conditions and technological advances permit the redevelopment of it. If it is to be designated as open space or land banked, the Borough does not want to accept any legal responsibility for the cleanup and / or accept ownership. So, if the lower area is to be legally subdivided from the remainder, then some way has to be found to ensure that the taxes are paid and the property remains in private ownership, until such time as it is remediated or made safe for open space purposes. Possibly, depositing money in an escrow account to ensure the payment of taxes for a defined period of time (ie 20 years), coupled with some conditions contained in a developer’s agreement may be the answer. However, the downside may be that if the property is considered to be undevelopable for the next ten or twenty years, then I assume there will be a basis for the lowering of the property’s assessed value and the tax liability.
- B. The removal of the lower area from any immediate development possibilities, then, puts the focus on the upper area. In my opinion the upper area should be developed much more intensively than had been suggested previously. It is also my opinion that the Change House, although an important element in connection with the redevelopment of the upper area, should not be the controlling factor. With respect to the more intensive use of the upper area and in consideration of the comments contained in item “A” above about the lower area, we may need to consider some arrangement whereby the development rights associated with the lower area are transferred to the upper area based on specific conditions contained in a developer’s agreement.
- C. The Senior Citizen complex on Mill Street and the topographic conditions of the site have effectively separated a small portion of the Zinc Mine site which fronts on Sterling Street from the remainder of the site. This small appendage could be

developed separately from the remainder without negatively affecting the potential of the upper area, in particular. It also does not seem that this small appendage is necessary or feasible in terms of connecting the lower area to the upper area and Sterling St. Consequently, my recommendation is to allow this appendage to be separated from the remainder of the tract. Previous proposals have suggested townhouses as an alternative. My recommendation would be for three, two family houses ; an approach that, in my opinion, would be more compatible with the neighborhood. It is also my recommendation that such a change in the Board's policies be accompanied by certain conditions (to be discussed by the Board at a future meeting) regarding the future of the remainder of the tract, especially the lower area..

- D. In addition to the Zinc Mine, there are properties that are peripheral to Main St that, in my opinion, can and should play a part in the revitalization effort. Such properties as the Open Cut Mine and the acreage immediately to the north of the Zinc Mine property need to be factored into any revitalization plans. There is little discussion of these properties in the 2006 Main St Plan.
- E. The best tool.....and potentially the most controversial.....that a municipality has available to it for revitalization purposes is the "Area In Need Of Redevelopment" statutory designation provision and its companion tool the "Area In Need Of Rehabilitation" designation. The first provision allows a municipality to use its eminent domain powers ; the second provision does not. In my opinion it is essential to move forward soon with such a designation. However, it is equally important to involve all affected property owners right from the beginning. And there should be an in depth discussion of which approach – the "Redevelopment" or "Rehabilitation" designation best suits Franklin. There are obviously pros and cons to each approach. Once the designation is adopted by the Borough Council, then the detailed redevelopment planning process can proceed, building on the contents of the 2006 Plan. I would also recommend that a market analysis be developed, by a real estate research firm, capable of doing so. The end result will be a detailed redevelopment plan that puts some meat on the bones of the 2006 Plan and which can also be used as a marketing tool / pro forma document throughout the implementation process.
- F. My final recommendation involves implementation. I am not suggesting that implementation must await the completion of the process described in item E. In fact, implementation has been underway for several years now, albeit slowly. So, implementation can continue to proceed but should be accelerated in some respects. One activity to consider is an aggressive outreach to successful businesses elsewhere in Sussex County that might consider opening another location, preferably on Main St. Also, even though there are few businesses along Main Street right now, at least one of them seems to have a clientele base that extends well beyond Franklin. What is the secret to their success ; what can be done to build on that success ? Another recognized tactic used in most Main

Street revitalization efforts is the “street fair” or some other type of event that brings people to Main Street for a specific purpose but which may result in them coming back again for other purposes. Finally, as I said at the outset of this memo, there are positive features associated with Main St that provide some hope. As examples, the Municipal Building and Library are “activity generators”, several successful businesses already exist there and there is already a significant population base within a mile radius - not to mention the positive impact that the new residents of the Senior Housing project on Mill St will have. So, even though the foundation isn’t fully developed yet, there is at least the beginnings of a foundation present that can serve as the basis for some continued but limited revitalization activity until such time that the Borough is in a position to take a more aggressive approach.

KN

Memo

To: Redevelopment Committee

From: Jim Kilduff, Director of Planning & Community Development

CC: R. Wolak, K. Nelson. Planning Board

Date: September 19, 2008

Re: Notes on Redevelopment

At a recent meeting addressing municipal plan endorsement, Katherine Meade, the area planner from the Office of Smart Growth spoke about that process as well as key ideas for developing and/or redeveloping centers. She identified a number of elements that help to make workable communities. Many of these 'endorsed' ideas have some potential to serve as guidelines for our Main Street redevelopment.

- Grid the streets – a tight network grid of streets allows for neighborhood development and on street, parallel parking opportunities.
- Small lots – less than 35,000sf, ensure more compact development
- Small setbacks – reduces the large gaps between structures and creates more tightly formed neighborhoods
- Buildings should be taller than the street setback and taller than the R.O.W. is wide. Main Streets seem to work best when the buildings are compact, close together and closer to the street. Gaps between buildings should be avoided.
- Thoroughly mixed uses – should be encouraged. Businesses on the first floors of buildings with residential and/or residential and business above add to the activity level and overall success of a downtown area.
- High enough densities - should be promoted to encourage the kind of centers that work with the critical mass necessary to support business and provide jobs.
- Varied housing products – to attract a diverse population and work force. Housing types should be mixed to accommodate the wants and needs of a broad population base, e.g., single family, apartments, townhouses, condominiums, etc.

**NJDEP ACTIVE SITES WITH CONFIRMED CONTAMINATION
PREPARED JANUARY 7, 2010**

Franklin Boro

Site ID	Pi Number	Pj Name	Address	Imp f Px at s
383468	478457	10 KOVACH STREET	10 KOVACH ST	Zft
231136	302355	1 MILL STREET	1 MILL ST	Op
343017	424196	20 HIGH POINT CIRCLE	20 HIGH POINT CIR	Zft
227626	297628	24 WYKER ROAD	24 WYKER RD	Zft
399021	499198	25 PARKER STREET	25 PARKER ST	Op
368760	456187	326 RUTHERFORD AVENUE	326 RUTHERFORD AVE	Zft
73810	G000036064	53 ROUTE 23	53 HARDYSTONVILLE RD	Op
148560	196225	5 HAINES COURT	5 HAINES CT	Zft
204423	268822	9 HEMLOCK DRIVE	9 HEMLOCK DR	Zft
205296	423116	COMMERCE FRANKLIN	382 & 388 RT 23	Op
45687	003685	FRANKLIN BOROUGH MUNICIPAL BUILDING	46 MAIN ST	Op
46195	007088	FRANKLIN EXXON 3-4877	RT 23 N	Op
1450	008409	HESS STATION 30303	272 RT 23	Op
1455	009368	JOHNNYS SUNOCO	425 RT 23	Op
1453	009269	LUKOIL 57226	91 FRANKLIN AVE	Op
66108	G000002074	METAL TEC AEROSYSTEMS	WILDCAT RD	Op
1458	012504	SPARTAN OIL COMPANY-FRANKLIN	460 RT 23	Op

**NDEP PENDING SITE WITH CONFIRMED CONTAMINATION
PREPARED JANUARY 7, 2010**

Franklin Boro

Site ID	P# Number	P# Name	Address	Home Owner
67128	G000010961	27 TO 31 CHURCH STREET	27 31 CHURCH ST	No
66528	G000006492	BAKING MACHINERY DESIGN COMPANY INC	45 CHURCH ST	No
43837	007328	BUREAU FOREST FIRE MANAGEMENT	20 HARDYSTONVILLE RD	No
67271	G000011589	FRANKLIN TWP REGIONAL MINE CONTAMINATION	VARIOUS LOCATIONS	No
66273	G000004499	NORTHERN FINE CHEMICAL COMPANY	93 MAIN ST	No

**NJDEP CLOSED SITES WITH REMEDIATED CONTAMINATION
PREPARED JANUARY 7, 2010**

Franklin Boro

Site ID	PI Number	PI Name	Address	Home Owner
222881	291102	107 ROUTE 23 N	107 RT 23 N	No
378437	469212	10 GREEN STREET	10 GREEN ST	Yes
404695	506302	113 RIDGE ROAD	113 RIDGE RD	No
72483	G000025097	11 KOVACH STREET	11 KOVACH ST	No
92251	130259	11 ROWE PLACE	11 ROWE PL	No
368212	455485	121 SOUTH RUTHERFORD AVENUE	121 RUTHERFORD AVE	Yes
142638	165947	13 MCCANN STREET	13 MCCANN ST	Yes
377050	467275	159 MAPLE ROAD	159 MAPLE RD	Yes
88678	G000062593	15 BUTTERNUT ROAD	15 BUTTERNUT RD	No
368875	456335	15 PFC EDWARD MITCHELL AVENUE	15 MITCHELL AVE	Yes
383501	478501	16 GREEN STREET	16 GREEN ST	No
220491	287854	179 MAIN STREET	179 MAIN ST	Yes
390212	487700	17 HIGH POINT CIRCLE	17 HIGH POINT CIR	No
227892	298189	185 MAIN STREET	185 MAIN ST	Yes
74403	G000038978	187 MAPLE ROAD	187 MAPLE RD	No
187885	246931	18 HIGH POINT CIRCLE	18 HIGH POINT CIR	Yes



**NJDEP CLOSED SITES WITH REMEDIATED CONTAMINATION
PREPARED JANUARY 7, 2010**

Site ID	PI Number	PI Name	Address	Home Owner
391178	489046	19 FOWLER STREET	19 FOWLER ST	No
88537	G000062452	22 HIGHPOINT CIRCLE	22 HIGHPOINT CIR	No
118682	156342	230 DAVIS ROAD	230 DAVIS RD	Yes
167809	220619	23 MARRON ROAD	23 MARRON RD	Yes
370886	458971	240 SCOTT ROAD	240 SCOTT RD	Yes
167968	220804	24 MAPLE ROAD	24 MAPLE RD	Yes
204498	268945	2625 DELSEA DRIVE	2625 DELSEA DR	Yes
149517	197409	273 ROUTE 517	273 MUNSONHURST RD	Yes
94631	133393	27 BUTLER STREET	27 BUTLER ST	No
380585	474297	28 HIGH POINT CIRCLE	28 HIGH POINT CIR	Yes
217980	284618	28 HIGH POINT CIRCLE	29 HIGH POINT CIR	Yes
402265	503288	2 HIGH POINT CIRCLE	2 HIGH POINT CIR	No
400362	501017	307 RUTHERFORD AVENUE	307 RUTHERFORD AVE	Yes
123688	162643	30 JOHN WILTON STREET	30 JOHN WILTON ST	Yes
75667	G000044901	30 WILDCAT RD	30 WILDCAT RD	No
149456	197338	32 JOHN WILTON STREET	32 JOHN WILTON ST	Yes
381026	474875	353 SCOTT ROAD	353 SCOTT RD	Yes
186837	245589	355 SCOTT ROAD	355 SCOTT RD	Yes
383460	478446	35 MABIE STREET	35 MABIE ST	Yes
122619	161349	35 SUSQUEHANNA STREET	35 SUSQUEHANNA ST	Yes
395521	494901	36 FOWLER STREET	36 FOWLER ST	No
173071	227104	36 JOHN WILTON STREET	36 JOHN WILTON ST	No
344222	425771	37 HIGH POINT CIRCLE	37 HIGH POINT CIR	Yes
380416	474082	37 JOHN WILTON STREET	37 JOHN WILTON ST	Yes
99275	135742	38 FOX HILL DRIVE	38 FOX HILL DR	No
395804	495263	391 RUTHERFORD AVENUE	391 RUTHERFORD AVE	Yes
392662	491206	392 RUTHERFORD AVENUE	392 RUTHERFORD AVE	Yes
201951	265584	396 RUTHERFORD AVENUE	396 RUTHERFORD AVE	Yes
94826	133694	401 RUTHERFORD AVE	401 RUTHERFORD AVE	Yes
355508	438893	40 FOWLER STREET	40 FOWLER ST	Yes
381364	475692	46 FOWLER STREET	46 FOWLER ST	Yes



**NJDEP CLOSED SITES WITH REMEDIATED CONTAMINATION
PREPARED JANUARY 7, 2010**

Site ID	PI Number	PI Name	Address	Home Owner
295919	G000010606	49 ROUTE 23 SOUTH	49 RT 23	No
191347	251404	4 CORK HILL ROAD	4 CORK HILL RD	Yes
368462	455774	4 GREEN STREET	4 GREEN ST	Yes
92262	130273	51 SUSQUEHANNA STREET	51 SUSQUEHANNA ST	No
129573	172127	5 LACEYTOWN ROAD	5 LACEYTOWN RD	No
343903	425352	5 WOODLAND ROAD	5 WOODLAND RD	Yes
406370	508642	60 BUTLER STREET	60 BUTLER ST	Yes
73729	G000035668	60 MUNSONHURST RD	60 MUNSONHURST RD	No
377332	467656	6 JOHN WILTON STREET	6 JOHN WILTON ST	Yes
369134	456696	71 CORK HILL ROAD	71 CORK HILL RD	Yes
340600	421119	72 CHURCH STREET	72 CHURCH ST	Yes
379782	471045	74 76 CHURCH STREET	74 76 CHURCH ST	Yes
200672	263993	77 STERLING STREET	77 STERLING ST	Yes
141294	187841	7 HAINES CT	7 HAINES CT	Yes
170144	223606	7 HEMLOCK DRIVE	7 HEMLOCK DR	Yes
107182	144084	7 RIDGEWOOD ROAD	7 RIDGEWOOD RD	Yes
74995	G000041873	87 MAPLE RD	87 MAPLE RD	No
355356	438713	8 HEMLOCK DRIVE	8 HEMLOCK DR	Yes
367847	455012	8 JENKINS ROAD	8 JENKINS RD	Yes
385699	481913	8 SOUTH STREET	8 SOUTH ST	Yes
377093	467328	90 WILDCAT ROAD	90 WILDCAT RD	Yes
154441	203739	ADVANCE AUTO PARTS	396 400 RT 23	No
57332	032402	DAVID ROAD SANITARY SEWAGE PUMPING STAT	DAVIS RD	No
195222	256359	ESTATE OF THOMAS KULSAR JR	413 RT 23	No
44881	011364	FRANKLIN BD OF ED	50 WASHINGTON AVE	No
198357	261068	FRANKLIN BORO DPW	40 CHURCH ST	No
55076	025051	FRANKLIN FIRE DEPARTMENT	137 BUCKWHEAT RD	No
56584	031387	FRANKLIN SQUARE INC	107 109 RT 23	No
124278	164196	GOLD & SILVER JEWELRY EXCHANGE	385 RT 23	No
1429	009250	HARDYSTON TWP SCHOOL	50 RT 23	No
341540	422399	MICHAELS JEWELERS	125 MAIN ST	No



**NJDEP CLOSED SITES WITH REMEDIATED CONTAMINATION
PREPARED JANUARY 7, 2010**

Site ID	PI Number	PI Name	Address	Home Owner
130360	241608	QUICK CHEK FOOD STORES #77	180 RT 23	No
52312	018996	ROWLEY BUILDING PRODUCTS	390 RUTHERFORD AVE	No
57334	032404	RT 23 N SANITARY SEWAGE PUMPING STATION	RT 23 N	No
57333	032403	RT 23 S SANITARY SEWAGE PUMPING STATION	RT 23 S	No
24954	127199	TRANSBANC INTERNATIONAL PROPERTY	24 MUNSONHURST RD	No
56425	031090	TYMAC CONTROLS CORP	127 MAIN ST	No
13299	013019	UNITED TELEPHONE CO OF NJ	144 BUCKWHEAT RD	No
85				

FRANKLIN BOROUGH PLANNING BOARD

RESOLUTION OF MEMORIALIZATION

Decided: March 15, 2004
Memorialized: April 19, 2004

**IN THE MATTER OF
REDEVELOPMENT AREA DETERMINATION**

WHEREAS, the Franklin Borough Planning Board (hereinafter Planning Board) commissioned the services of Heyer, Gruel & Associates, Professionals Planners to evaluate and submit a report for the Borough of Franklin pertaining to the viability of the Zinc Mine site for redevelopment.

WHEREAS, work sessions and hearings opened to the public have been held and formal public hearings, with notice, as required by the Municipal Land Use Law were held on Monday, March 15, 2004 at which time the Redevelopment Area Determination Report was presented to the public for comment and consideration and,

WHEREAS, members of the public were present and made comments with regard to the plan and the Board weighing these comments, and

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Franklin as follows:

After numerous public hearing and input from the members of the public of the Borough of Franklin and having reviewed the Redevelopment Area Determination Report presented by Heyer & Gruel & Associates under the date of October, 2003, the Board does hereby adopt and recommend that Block 16, Lots 78 and 80 be designated as an area in need of redevelopment.

The Board specifically excludes Block 12, Lot 78.01. This lot is excluded because it is currently the subject of development application.

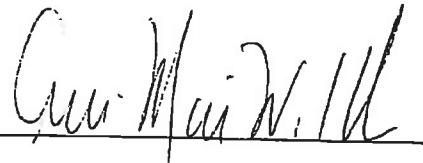
This finding is based on the reasons stated in the above mentioned "Redevelopment Area Determination Report" submitted by the planners.

ADOPTED this 15th day of March, 2004, by a majority of the members of the Board present at such meeting who voted for the action taken on March 15, 2004.

Borough of Franklin Planning Board

By: 

This is a true and accurate reflection of what occurred at the hearing of March 15, 2004.





BOROUGH OF FRANKLIN

Zoning Office
46 Main Street
Franklin, NJ 07416

Patricia Fischer, Zoning Officer
Phone: (973) 827-9280 x113
Fax: (973) 827-0716

To: Jim Kilduff, Planning & Community Development Director
Chairman Suckey and
Members of the Mayor's Ad Hoc Redevelopment Committee

From: Patricia Fischer, Zoning Officer

Subject: Properties the Committee May Wish to Consider for Redevelopment

Date: February 4, 2010

Pursuant to your request for properties the Committee may wish to consider for redevelopment, I have the following report for your consideration. I have included mostly commercial properties which have been vacant for a long period, are in need of repair, and those which are becoming generally rundown.

I have included properties located on Route 23, Main Street, Munsonhurst Road, the Franklin Avenue/South Rutherford area, and other scattered locations. I provided photos for each property for your convenience so you can recognize the building/property in question.

There are many commercial as well as residential properties on Main Street which are vacant, becoming rundown, or are in need of repair and/or property maintenance. Therefore, the Committee may wish to consider all or parts of Main Street for redevelopment. If you require a more detailed look at Main Street, I would be pleased to provide additional information.

If you have any questions regarding the report or wish to discuss the properties further with me, I would be pleased to do so. Thank you for your consideration in this matter.

cc: Rich Wolak, Administrator

FRANKLIN AVENUE & SOUTH RUTHERFORD AVENUE

Block: 69 Lot: 1

Location: 4 Franklin Avenue

Owner: Richard & Carolyn Rowett

Address: P.O. Box 93, Franklin, NJ 07416

Zone: HC

Comment: There has been no business activity on this property for a long time. The buildings have become rundown and unsightly. There are outstanding zoning violations on the property which are being addressed.



Block: 57 Lot: 32

Location: 109 S. Rutherford Avenue

Owner: Robert Petrich

Address: 246 Maxim Drive, Hopatcong, NJ 07843

Zone: HC

Comment: This property is vacant. It consists of a residence with attached garages. The property has become rundown.



Block: 67 Lot: 3

Location: 101 Route 23

Owner: John F. Carroll

Address: 29 John Wilton Street, Franklin, NJ 07416

Zone: HC

Comment: The diner has been vacant for some time now and has become rundown.



ROUTE 23

Block: 25 Lot: 20

Location: 430 Route 23

Owner: East Garden Properties, LLC

Address: P.O. Box 208, Riverdale, NJ 07457

Zone: HC

Comment: This is the location of Christine's Unique Bouquet. This property is for sale.



Block: 7 Lot: 1

Location: 22 Master Street

Owner: Caesar Baldi

Address: 99 Crescent Avenue, Waldwick, NJ 07463

Zone: HC

Comment: This is a row of garages. There are often cars stored outside and the property is not well kept. A residential zone is located directly across street. Back of garages front on Route 23.



Block: 22 Lot: 37
Location: 453 Route 23
Owner: Horst Kasper c/o ES Realty
Address: 13 Forest Drive, Warren, NJ 07059
Zone: R-4

Comment: This is a multi-family dwelling which has been vacant for some time. It is next to Rowley's Lumber yard. It is located in a residential zone but fronts Route 23.



Block: 22 Lot: 11
Location: 390 Rutherford Avenue
Owner: Rowley Dev Corp c/o M Poer
Address: 4 E. Exec Park 100 RAV, Atlanta, GA 30329
Zone: HC

Comment: Lumber yard and buildings have been vacant for some time. This property is for sale.



Block: 29 Lot: 28
Location: 429 Route 23
Owner: Dobolen Realty, LLC
Address: 163 East Main Street, Little Falls, NJ 07424
Zone: HC

Comment: The old ski shop and a multi use building (offices and residence) occupy this property. The residence is falling down and the ski shop is in poor condition. The construction official has deemed the office/residence an unsafe structure and an order for demolition has been sent. There are outstanding violations on this property.



Block: 29 Lot: 30
Location: 413 Route 23
Owner: Wanut NJ LLC
Address: 180 Route 23, Hamburg, NJ 07419
Zone: HC

Comment: This property is currently vacant and has become rundown. The property is for sale.



Block: 28 Lot: 3
Location: 414 Route 23
Owner: Lester Lain
Address: 1718 County Rt. 1, Westtown, NY 10998
Zone: HC
Comment: This building is vacant and the property is becoming rundown. The property is for sale.



Block: 28 Lot: 9
Location: 392 Route 23
Owner: Young Industries, LLC
Address: 55 Victoria Pl., Fort Lee, NJ 07024
Zone: HC
Comment: The building has been vacant for some time. This property was to be incorporated into the adjacent bank lot. However, this has not been done. This property lies adjacent to Block 28, Lot 8. Both properties are undersized lots. Property for sale.



Block: 28 Lot: 8
Location: 394 Route 23
Owner: Sin Hung Kang & Hyeja Yang
Address: 142 Elm Street, Cresskill, NJ 07626
Zone: HC
Comment: The building has been vacant for some time and the property has become rundown. The property is for sale. It lies adjacent to Block 28, Lot 9.



Block: 54 Lot: 22.01
Location: 175 Route 23
Owner: And Damoa, LLC
Address: 53 Louis Drive, Montville, NJ 07045
Zone: HC
Comment: This property was subject to a development proposal which was denied by the Zoning Board of Adjustment. It now is vacant and has become unsightly.



Block: 70 Lot: 7.05
Location: 116-120 Route 23
Owner: Group 5 Dev, LLC
Address: 30 Galesi Dr, Suite 201, Wayne, NJ 07470
Zone: HC
Comment: This property is subject to a development project approval. The building in question is slated to be demolished shortly.



Block: 74 Lot: 7

Location: 59 Route 23

Owner: Purani, Bipin R & Sumitra B

Address: P.O. Box 318, Franklin, NJ 07416

Zone: HC

Comment: I am not sure if this property is being currently utilized (Four Seasons Motel). However, it is in disrepair. The property is for sale.



Block: 70 Lot: 15

Location: 20 Route 23

Owner: State of New Jersey DEP

Address: P.O. Box 412, Trenton, NJ 08625

Zone: HC

Comment: This is an industrial building with what appears to be offices and garage bays. It has been vacant for some time and is becoming rundown.



Block: 28 Lot: 11

Location: 386 Route 23

Owner: MD3, LLC c/o Mitch Diamond

Address: 1850 S. Ocean Dr, Apt 2803
Hallandale, FL 33009

Zone: HC

Comment: This is a vacant commercial parking lot which was once associated with Block 28, Lot 4.



MUNSONHURST ROAD

Block: 74 Lot: 21

Location: 70 Munsonhurst Road

Owner: Lakeland Baptist Church

Address: 12 Washington St, Vernon, NJ 07462

Zone: HC

Comment: I am not sure if the building is being currently used. I have viewed no activity on the property for some time. The property is becoming rundown.



Block: 66 Lot: 17.02

Location: 180 Munsonhurst Road

Owner: Petar & Stevo Bubalo

Address: 84 Skyline Drive, Sparta, NJ 07871

Zone: R-1

Comment: I do not believe this property has a current tenant. It is located in the R-1 zone and is becoming rundown.



Block: 66 Lot: 2

Location: 140 Munsonhurst Road

Owner: Robert Pilkington & Dawne Rowe

Address: 140 Munsonhurst Road, Franklin, NJ 07416

Zone: R-1

Comment: This location consists of a home and several farm structures. It is becoming rundown. The property is for sale.



CHURCH STREET

Block: 62 Lot: 1

Location: 43 Church Street

Owner: Robert Petrich

Address: 246 Maxim Drive, Hopatcong, NJ 07843

Zone: B-2

Comment: This building is a storage facility. I have observed no activity on the property and it is becoming rundown.



RUTHERFORD AVENUE

Block: 30 Lot: 45

Location: 337 Rutherford Avenue

Owner: John Geddis

Address: 25 Elizabeth Ave, Sussex, NJ 07461

Zone: R-4

Comment: This building has fallen into disrepair. It is also located in a residential zone which makes it a non-conforming use.



Block: 22 Lot: 14

Location: 384 Rutherford Avenue

Owner: John & Lois Captoni

Address: P.O. Box 415, Wellsboro, PA 16901

Zone: B-2

Comment: This building has been vacant for some time and is becoming rundown.



Block: 30 Lot: 50

Location: 323 Rutherford Avenue

Owner: Harry & Angie Kosminsky

Address: 323 Rutherford Avenue, Franklin, NJ 07416

Zone: R-4

Comment: This is the location of Kos's Corner Tavern. It is located in a residential zone which makes a non-conforming use in the zone. The buildings have become rundown and in need of repair.



MAIN STREET

Block: 18 **Lot:** 13
Location: 175 Main Street
Owner: William & Susan Hannan
Address: 376 Rutherford Avenue, Franklin, NJ 07416
Zone: B-2
Comment: This property is vacant and is becoming rundown.



Block: 17 **Lot:** 2
Location: 155 Main Street
Owner: Pauline Riggio et al
Address: 155 Main Street, Franklin, NJ 07416
Zone: R-2
Comment: This building is on Main Street near Hudson Street. Could be a consideration for redevelopment.



Block: 17 **Lot:** 4
Location: 153 Main Street
Owner: Douglas & Jane Bookholt
Address: 8 Malibu Drive, Vernon, NJ 07462
Zone: B-2
Comment: This is a mixed use building which is becoming rundown.



Block: 17 **Lot:** 14
Location: 143 Main Street
Owner: Harsh & Charlene Sagar
Address: 4 Goodale Road, Newton, NJ 07860
Zone: B-2
Comment: The storefront is vacant at this time. The property is in disrepair and in need of property maintenance.



Block: 17 **Lot:** 27
Location: 129 Main Street
Owner: John J. Hannigan
Address: 45 Westbury Drive, Sparta, NJ 07871
Zone: B-1
Comment: I believe the entire building is vacant. It appears both floors are for rent.



Block: 31 Lot: 8
Location: 104 Main Street
Owner: Thomas H Wyse Sr.
Address: 104 Main Street, Franklin, NJ 07416
Zone: B-1
Comment: This is the Laundromat building which has fallen into disrepair.



Block: 16 Lot: 78
Location: 95 Main Street
Owner: Zinctown Properties, LLC
Address: 680 Passaic Street, Clifton, NJ 07012
Zone: ZM
Comment: This is the old zinc mine property. Redevelopment of this property should be considered.



Block: 45 Lot: 7
Location: 16 Main Street
Owner: Connolly Colasuonno Obiora, LLC
Address: 128 E. Seventh St., Plainfield, NJ 07060
Zone: B-2
Comment: Only one of the three proposed buildings have been constructed. There has been no activity on this project for some time now.



Block: 34 Lot: 14
Location: 55 Main Street
Owner: Domenick Diminni
Address: 18 Roselie Avenue, Clifton, NJ 07011
Zone: B-1
Comment: This is the old theater building. It is currently vacant and becoming rundown and in need of repair.



Subject: Franklin Borough Redevelopment Planning
From: "Stephen E. Marencik" <smarencik@rainmakercapitalllc.com>
Date: Tue, 16 Feb 2010 14:49:43 -0500
To: "James C. Kilduff" <jimk@frank-hardy.org>
CC: <jnardella@rainmakercapitalllc.com>, <office@rainmakercapitalllc.com>

Dear Mr. Kilduff:

As previously discussed, Franklin Borough has set up an Ad Hoc Committee to discuss classification certain parts of the Borough as redevelopment zones. I would like to propose the committee consider the following areas:

















1: The east & west side of Rte 23 from the Weis Supermarket to the Munsonhurst Road/517 Interchange. The Rte 23 corridor has been the focus of many studies by Franklin, Sussex County, NJDOT and NJDEP. Large portions of these properties, although on Rte 23 in a commercial area, have been underutilized, and there are many buildings that are vacant and/or various stages of disrepair. In addition, designating this corridor as an area of redevelopment may help with the completion of the Rte 23 internal corridor/bypass.

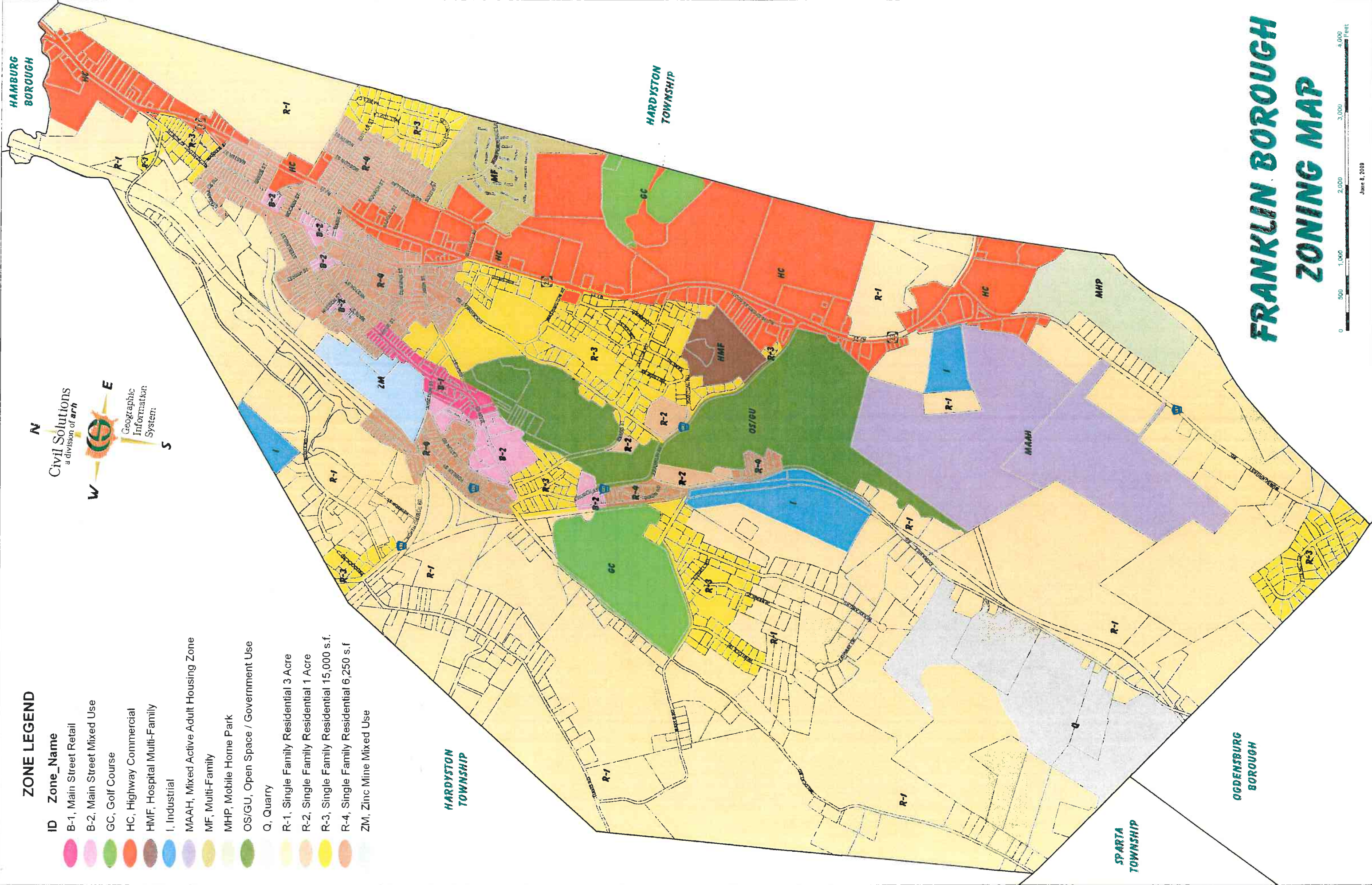
2: Block 57, Lots 18 & 19. This property consists of approximately 19 acres, and was the location of the Former St. Claire's Hospital outpatient facility. The buildings were vacant for several years, prior to their demolition. The property has been sitting vacant and undeveloped for several years, with the exception of 1 residential structure that has been leased on occasion on a month-to-month basis. Given the proximity to Main Street, inclusion of this property in the redevelopment zone would be consistent with the Borough's intent to redevelop the downtown of Franklin and possibly tie in to the proposed redevelopment of Rutherford Ave.

Please let me know if you require additional information from me. Please feel free to contact Jerry Nardella at 973.785.0143, should you wish to discuss the above.

Regards,
Stephen Marencik

ZONE LEGEND

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



**FRANKLIN BOROUGH
ZONING MAP**



June 8, 2008