

**A RECOMMENDATION  
REGARDING  
THE DESIGNATION  
OF  
A PROPOSED AREA IN NEED OF  
REHABILITATION**

**KNOWN AS**

**AREA B**

**(MAIN STREET – FROM THE BOROUGH HALL TO HUDSON STREET )**



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# **TABLE OF CONTENTS**

<b>SECTION</b>	<b>PAGE</b>
1.0 INTRODUCTION AND PURPOSE OF REPORT.....	1
2.0 EXISTING CONDITIONS AND ANALYSES.....	4
2.1 General Description and Applicability of Statutory Criteria	
2.2 An Analysis of the Existing Main Street Properties	
2.3 An Analysis of the Existing Main Street Infrastructure	
3.0 STUDY SUMMARY.....	12
3.1 PLANNING CONSIDERATIONS	
3.2 CONCLUSIONS AND RECOMMENDATIONS	
APPENDICES	
A - LIST OF MAIN STREET PROPERTIES	
B - STUDY AREA MAPS	
C - SCHEDULE "A" OF THE FRANKLIN LAND DEVELOPMENT ORDINANCE	
D - PORTION OF BOROUGH ZONING MAP	

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## 1.0 INTRODUCTION AND PURPOSE OF REPORT

The purpose of this report is to analyze a portion of Franklin Borough in order to determine if that area can be designated as an “**Area in Need of Rehabilitation**” in accordance with the criteria set forth in NJSA 40A:12A-14 (The Local Redevelopment and Housing Law). The specific area in question includes both sides of Main St from the Franklin Borough Hall to Hudson St. The specific properties that comprise this area are located in Blocks 16, 17, 30, 31, 32, 33, and 34. There are a total of 70 properties and they are listed in Appendix A. This area is usually referred to as “Main St” and for the purposes of this analysis is also referred to as “Area B”. The terms Main St and Area B will be used interchangeably throughout this report

This area is one of five areas identified in the **Franklin Borough Redevelopment Ad Hoc Committee Report**, dated June 2010, that has been recommended for further study by the Borough Planning Board. The other four areas have been identified as locations within the Borough that can potentially be designated as “Areas in Need of Redevelopment”. The Main St area, however, is not recommended as An Area In Need of Redevelopment. Instead, it has been identified as potentially meeting the criteria for “**An Area in Need of Rehabilitation**”. All five of the areas identified in the Ad Hoc Committee report are strategically located portions of the community that are important to the future vitality of the Borough. They vary in size, location and condition but each has the potential to contribute more to the socio-economic goals and objectives of the community and the region, than they do now.

During 2009, the Borough Planning Board undertook and adopted a Master Plan Reexamination Report and several Master Plan amendments, as part of its long range planning efforts. In the Reexamination Report document, specific mention is made of potential areas in need of redevelopment, as well as the Borough’s previous redevelopment activities. There is also specific language in that document regarding the problems associated with Main St and the need to again make this area a more productive part of the Borough. Subsequent to the adoption of the Reexamination Report, The Ad Hoc Committee Report, which was approved by the Planning Board in 2010, supplemented the Reexamination Report by providing a substantial amount of information regarding the redevelopment area process and the five areas of the Borough that should be investigated in more detail.

The Borough is fully aware of the need to comprehensively investigate any area that is being considered as a designated “Area in Need of Redevelopment” or “An Area In Need of Rehabilitation”. The Borough is also aware that recent case law makes it clear that such designations must be fully supportable by the documentation that is compiled in connection with such an effort. This report provides that documentation.

Specifically, in compiling this report, a variety of tasks were undertaken. First each property in the study area was visited and photographed in order to document the appearance and condition of any structures existing on the property. The next step was to review the Borough Tax Assessor’s property record cards for each lot and make note of

relevant information. A return site visit to each property was undertaken to more closely inspect the existing physical conditions. Unless otherwise noted, only exterior conditions were evaluated.

The Borough Zoning Officer and Tax Collector, as well as the Construction Code Official were also consulted to determine the extent of any activity under their jurisdictions involving these properties during the last several years. Among the items of interest were code violations, failure to pay property taxes, tax liens, tax sales, foreclosures and the issuance of any zoning or building permits. In addition, information was also provided regarding any Planning Board or Board of Adjustment activity involving any of the properties. The compiled information has been summarized and noted where relevant with respect whether or not the Main St area meets the applicable statutory criteria for an Area in Need of Rehabilitation.

In addition, to the investigations related to each property, several Borough officials, knowledgeable about the Main St infrastructure components (ie: sanitary sewer lines, potable water system, storm sewers, street pavement, curbing and sidewalks) were interviewed about the history and condition of each component.

So, the end result of an analysis of this type involves determining how the area being studied meets or doesn't meet the criteria established by NJSA 40A: 12A-14. Those criteria are summarized as follows:

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

In addition, 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

An authoritative source on the rehabilitation process in New Jersey is a document entitled The Redevelopment Handbook authored by Slachetka and Roberts on behalf of the New Jersey Dept of Community Affairs. In that document, in Section 7, there is a discussion of the above referenced statutory criteria and the fact that the designation process is a much simpler one than what is required for an area in need of redevelopment. Although the statute doesn't actually require the same type of report required for an area in need of

redevelopment, it is suggested by the authors that, nevertheless, a report should be prepared, which documents the relevant conditions that exist which are necessary for the rehabilitation designation. Basically, the same type of investigation needs to be conducted relative to the individual properties that are involved but the primary difference is that for a rehabilitation area, it is not necessary to show that any of the existing conditions “constitutes a threat to the people who live or work in the proposed area”

The relaxed standards associated with An Area In Need of Rehabilitation does not mean that a municipality will have any less interest in devising a plan that will spur the revitalization of the area in question. And the statute specifically gives the municipality the authority to devise a plan intended to guide any intended revitalization. However, unlike An Area In Need of Redevelopment, An Area In Need of Rehabilitation **does not carry with it the municipal power of eminent domain**. This is admittedly a weakness of the rehabilitation designation but it is a weakness that can be overcome by devising a plan that all of the stakeholders support and want to see implemented. This obviously can only happen if all of the stakeholders are included in the planning process from the very beginning.

The remainder of this report provides property descriptions and related information pertaining to the study area, which is intended to answer the question of whether or not the Main Street area, as defined herein, can qualify and be designated, by the Borough Council, as “**An Area in Need of Rehabilitation.**”

## **2.0 EXISTING CONDITIONS AND ANALYSES**

### **2.1 GENERAL DESCRIPTION AND APPLICABILITY OF STATUTORY CRITERIA**

The area in question, as already noted, includes 70 properties on both sides of Main St., stretching from the Borough Hall – at the south end - to Hudson St at the north end. This is a distance of approximately 2,600 linear feet – or approximately a half mile - and the total amount of land area consists of approximately 19.5 acres. The acreage calculation is not precise and is based on the aforementioned length of 2,600' multiplied by an average width of 325'. The width includes the Main St ROW, which varies in width but is generally 50' wide. So, without the Main St ROW, the aforementioned acreage calculation drops to approximately 16.5 acres.

The overall study area is depicted on an aerial photo identified as Exhibit 1, which is included in Appendix B. This map shows both the entire Main St area, outlined in blue, which was the subject of a study by the firm of Heyer and Gruel several years ago and the portion of “Main St” that is the subject of this report. That portion involves the area from Borough Hall to Hudson St and is delineated in red. In addition, two other aerial photos are included in Appendix B, as Exhibit 2 and Exhibit 3 respectively, which delineate, in more detail, the areas between Borough Hall and Parker St and the area from Parker St to Hudson St, respectively.

Main St obviously extends beyond the subject study area in both directions. However, it was decided to keep the study area as compact as possible and exclude many of the residential properties that exist adjacent to Main St. The study area is also what was once the core business district of the community, although it hasn't played that role for many decades.

The Main St area is also immediately adjacent to a property known as the Zinc Mine site. In fact, a portion of the Zinc Mine property fronts on Main St. and is therefore an integral part of the Main St environment. The Zinc Mine site and several properties immediately to the north of it have been included in an area being considered for designation as “An Area In Need of Redevelopment”. This area has been labeled “Area A” and will be referred to as such whenever it is mentioned in this report. Clearly the future of Area A and the Main St. area need to be considered together. And although Area A is intended to be a redevelopment area and Main St, a rehabilitation area, a revitalization plan can be devised that incorporates both the planning goals and objectives for each area in a coordinated format. More will be discussed about this point later in this report.

The configurations of the lots in the Main St area vary, with several being relatively irregular in shape. This is partly attributable to this area being one of the oldest parts of the Borough. The topography along Main St slopes away from the Borough Hall location down to a low point in the vicinity of Junction St and then rises again – but more gradually - to a higher elevation at the northern end of the study area. So, looking at

Main St in cross section, it has something of an irregular “V” shape, with the two high points of the “V” being the Borough Hall area and Hudson St, and the low point of the “V” being the Junction St area. Many of the properties on either side of the Main St study area are relatively level but some do include topographic changes, which are challenging. Finally, almost all of the lots on Main St are occupied by a structure

The Main St study area is divided among four zoning districts - the B-1, B-2, OSGU and the R-4 Zones. The ZM – Zinc Mine Zone also borders Main St but the properties in that Zone are not included in this study area and instead are part of Study Area A. The B-1 and B-2 zones are the Borough’s “downtown” commercial districts, which are essentially located in the Main St area and several locations nearby. A variety of commercial uses are allowed in these zones and are tailored to the small lot conditions which exist in this part of the Borough – see Appendix C – Schedule A of the Franklin Land Development Ordinance – regarding the list of permitted uses in these two zones. Appendix D delineates the zone boundaries in the Main St portion of the Borough.

The B-1 Zone has a minimum lot size requirement of 6,250 sq ft and the B-2, 15,000 sq ft. The remaining dimensional requirements of the zones are as follows:

<u>Regulated Item</u>	<u>B-1</u>	<u>B-2</u>
• Min. Lot Width –	50’	60’
• Min. Lot Depth –	100’	150’
• Min. Front Yd Setback –	10’	40’
• Min. Side Yd Setback –	5’	15’
• Min. Rear Yd Setback –	30’	50’
• Max. Bldg Ht. –	30’ / two and a half stories	
• Min. Depth / Corner Lot -	75’	125’
• Max. Building Coverage –	40%	35%

The B-1 area extends along most of Main St from the vicinity of the Borough Hall to just past Larue St. The B-2 occupies a short distance along Main St and stops at Hudson St. the remaining properties along Main St are in the R-4 Zone, except for the Borough Hall which is in the OSGU Zone. The R-4 Zone is a residential zone with a minimum lot area requirement of 6,250 sq ft and a corresponding set of dimensional requirements similar to the B-1 and B-2 Zones. The OSGU Zone is a zoning district established to reflect the many public purpose uses located throughout the Borough

The following descriptions and analyses – Sections 2.2 to 2.6 - provide the necessary information needed to conclude if the study area can be designated as An Area in Need of Rehabilitation, based on the specific statutory criteria noted earlier in Section 1.0.

## **2.2 AN ANALYSIS OF THE EXISTING MAIN ST PROPERTIES**

As noted earlier, there are 70 properties that comprise the Main St study area. Of these 70 properties, 14 are in the R-4 Zone and are used for residential purposes. These properties will be considered separately from the rest of the Main St properties at the end of this section. There are also several other properties along Main St that are either being used



residentially or are part of a mixed use structure that are located in either the B-1 or B-2 Zones. These properties will be evaluated along with the other properties in these two zoning districts. That evaluation follows in the next several paragraphs.

As described in Section 1.0, a grouping of properties can qualify as An Area In Need of Rehabilitation, if certain criteria can be met. With respect to most of the Main St area, it is clear from a review of the properties themselves and the data associated with those properties, that many – but not all – are in a somewhat deteriorated or substandard condition and that there is a clear and visible pattern of vacancy and underutilization. This does not mean that there aren't some properties along Main St that aren't very well maintained or accommodate the "highest and best use" from the Borough's perspective. However, the overall sense that one gets by driving from the Borough Hall to Hudson St and considering all of the facts associated with these properties is that Main St has seen better days and most of the properties could be contributing more to the Borough, both in terms of tax dollars and as a focal point for the rest of the community.

A sampling of the visible evidence that confronts a visitor to Main St is illustrated by the following photos of several Main St properties taken randomly in 2011 in connection with the preparation of this report.



**55 MAIN STREET**



**80-82 MAIN STREET**



**91 MAIN STREET**





**143 MAIN STREET**



**127 MAIN STREET**



**109 MAIN STREET**

So, as one can plainly see during a Main St visit, there are many vacancies – a total of at least six storefronts were vacant at the time of the preparation of this report – and as many as dozen storefronts that had once contained thriving businesses, at street level, have been converted to residential units. These converted residential units, because of the lack of amenities associated with them, their immediate proximity to the street and their age do not normally command very high rents. As a result, these units are generally

occupied by lower income individuals and families who, for the most part, do not have the disposable income to support the variety of commercial enterprises that potentially could occupy the Main St area and which, in the past, did so. Finally, there are several businesses that are still operating on a full time basis and keeping regular business hours but there are others that appear to be on a much more limited schedule.

Specifically, with respect to the properties depicted in the photos, **55 Main St** was at one time the local movie theatre but it has been completely vacant for many years and there haven't been any recent proposals to make it a functioning part of Main St again. **80-82 Main St** is an example of a previous series of storefronts having been converted to residential units in an inappropriately aesthetic way, since the new ground level façade does not match the rest of the building. **91 Main St** accommodates one of the few businesses left on Main St but the bulk of the ground floor space is vacant and has been for several years. **143 Main St** is another vacant storefront and **127 Main St** is another example of a ground floor conversion from business to residential. Finally, **109 Main St** still accommodates a business, although it is a somewhat marginal, niche type business, that probably has a loyal but small following and which seems to have a limited schedule of store hours. The building owner, however, has maintained the architectural integrity of the structure and has set a good example for the rest of Main St

The Tax Assessor in a communication dated 2/14/11 indicates that most of the Main St area properties are current with their tax obligations. However, there are at least 12 properties in Blocks 16, 30, 31, 33 and 34 – approximately 17% of the properties in the study area - that have, since 2009, been the subject of a tax lien, notice of foreclosure or delinquent in their taxes according to the municipal records. This would seem to satisfy the statutory criteria relative to the persistent arrearage clause. Clearly, for whatever reason, many of the property owners are finding it difficult to maintain the financial obligations associated with some of these properties and while not all properties in the study area are in this category, there are enough to raise some concern about whether or not this may prove to be an accelerating trend, if nothing is done to address it.

The Zoning Officer indicates that there haven't been many recent violations associated with this part of Main St. However, the Zoning Officer also indicated that periodically inquiries are made about possible business ventures being established in this area, which for one reason or another never seem to materialize. This can be viewed as both a positive sign – people are interested in opening businesses on Main St – but it can also be viewed negatively that after doing their due diligence, prospective business owners decide not to take the risk of operating a business on Main St.

With respect to the several residential properties in this area, mainly grouped together on the east side of Main St between Larue and Hudson, it is clear from a visual inspection that most, if not all, are of pre WW II vintage and many are probably of pre WW I vintage. The Tax Assessor's records and other municipal sources of information provide some idea of the age of these structures but without a title search, a more definitive assessment of the age of each structure cannot be accurately determined. Nevertheless, based on an inspection of the building styles, foundation materials and related factors that can give some insight into the age of a structure, it is clear that few if any were constructed since 1961. Several may have been substantially renovated since that date but

the underlying structure is substantially older. This observation relative to the age of Main St residences is further supported by a review of the 2000 census data for Franklin, which indicates that the median building age for owner occupied housing units in the entire Borough is about 60 years and for rental units, slightly younger at 54 years. Since Main St is one of the older parts of the community it is clear that the Main St housing stock is quite old.

The two photos below provide examples of the types of residential structures found along Main St. **106 Main St** is a small “worker” type structure that probably dates back to the early days of the mining operation in the Borough. In contrast, **144 – 146 Main St** is a larger, multi family structure built for that purpose originally, with a large front porch and other features common to structures built in the beginning of the 20<sup>th</sup> century or earlier.



**106 MAIN STREET**



**144 – 146 MAIN STREET**

In summary, the statutory criteria associated with requirements for a designated Area In Need of Rehabilitation, do not require the same exhaustive analysis or relationship to the health safety and welfare of the community that a designated Area In Need of Redevelopment requires. Nevertheless, it is clear from a review and analysis of available data, as well as on site inspections that the following is beyond dispute

- With respect to the non residential properties along Main St., a significant number (at least 40 or more) are in a substandard condition and there is a pattern of vacancy and / or underutilization that has been noticeable for many years.
- More than 50% (at least 10 structures) of the residential properties are 50 years or older

## **2.3 AN ANALYSIS OF THE MAIN STREET INFRASTRUCTURE**

This area of the community, as already noted, is one of the oldest parts of the Borough. It was the center of the community. It was where the entrance to the zinc mine was located. The street pattern, the lot layout, the building design are of classic late 19<sup>th</sup> century, early



20<sup>th</sup> century vintage. This is where the NJ Zinc Mine Co established its headquarters and where the first modern type infrastructure of roads and sewers were constructed. So, it is not unexpected that what exists in the Main St area today, relative to the existing infrastructure, is not completely consistent with the community infrastructure standards that we expect and which is normally required in the 21<sup>st</sup> century.

It is important in connection with this part of the analysis to first define the term “infrastructure”. The statute uses the term “water and sewer”. Water obviously refers to the potable water supply servicing the area and to a lesser extent the hydrant system needed in connection with fire suppression activities. The other part of the statutory term, sewer, has a more global application. Specifically, there are two types of sewer systems – the sanitary sewer system that transports sewage and the storm sewer system that transports surface water generated by rainfall events. The storm sewer system in its basic form consists of the pipes that convey the water and the catch basins / inlets that allow the water to enter the pipes. Also, there are several other tangential components related to the storm sewer system that need to be considered – curbing, pavement and sidewalks – which all are impacted by surface water or help direct the surface water into the stormwater system.

The DPW Superintendent and the Supervisor of the Water and Sewer Dept have provided information about the condition of the Main Street infrastructure that can be summarized as follows:

- There is an intricate network of pipes and other infrastructure components under Main St. Some date back to the early 20<sup>th</sup> century
- However, with respect to the sanitary sewer and water systems, a significant amount of work was done in the 1970’s and 1980’s to upgrade these systems. Nevertheless, there are parts of these systems – ie: sewer laterals and other components – that were not part of that overall upgrade.
- The storm sewer system, on the other hand, is rudimentary and not consistent with 21<sup>st</sup> century standards. In the half mile distance between the Borough Hall and Hudson St, there are a total of five catch basins along Main St and three of them are in close proximity to each other in the vicinity of Junction St. Furthermore, the condition of the storm sewer pipes is not fully known since it hasn’t been the subject of the same scrutiny as the sanitary sewer system has. Suffice it to say, that what exists of the storm sewer system in the Main St area is more than 50 years old and is undoubtedly in need of repair, upgrading and replacement.
- In addition to the actual storm sewer pipes, certain above ground components, such as curbing, play a role in directing storm water. As can be seen from the following photos, taken in the vicinity 152 Main St., the curb face along many sections of Main St is now considerably less than the standard 6”. As a result, at times, surface runoff can easily leave the confines of the street and be directed onto adjoining properties.
- In addition to the storm sewer system itself, the condition of the Main St and portions of the sidewalk network are in need of repair and / or replacement, as can be seen by the following photos. Although the condition of these infrastructure

components does not yet threaten the health and safety of the community, they will be requiring attention in the not too distant future. As an example, it was just noted that some of the curb faces are less than the desired 6" height. This can only be partially corrected by milling the existing pavement and resurfacing the street. In some cases the existing curbs can remain but in others, new curbs will also have to be installed. The same is true of portions of the sidewalk network, which will need to be replaced in order to ensure that the drainage network can function as intended.



#### **EVIDENCE OF MAIN STREET PAVEMENT PROBLEMS AND DEFICIENT CURBS AND SIDEWALKS**

In summary, the Main St. infrastructure requires a substantial amount of work in order to correct existing problems and in order to help facilitate the revitalization of the Main St. area. Although some of the infrastructure components are less than 50 years old, particularly the sanitary sewer system, this does not negate the fact that much of the remaining infrastructure is over 50 years old and is in need of repair, replacement or substantial maintenance and, therefore, meets the statutory criteria required in connection with the designation of Main St as an **Area In Need of Rehabilitation**

## **3.0 STUDY SUMMARY**

### **3.1 PLANNING CONSIDERATIONS**

This proposed rehabilitation area includes the remnants of a commercial district that reflects Franklin's historic past but which is also a reminder about how the bulk of the commercial development in the Borough has shifted further east to the Route 23 corridor. However, the Route 23 commercial corridor has never usurped the role that Main Street played as the commercial, cultural and social center of the Borough. Consequently, there is still an opportunity for the Main Street area to regain a more prominent role in the life of the Borough's residents. That role will be a different one than it played in the past and it is one that the Borough is still searching to find.

The 2003 Borough Master Plan addresses the future of Main Street by offering several goals and objectives that relate to this part of the community. Those goals and objectives can be summarized as follows::

- Encourage the redevelopment of the Zinc Mine site
- Strengthen existing commercial districts and corridors by encouraging a mix of uses that provide employment, retail opportunities, services and entertainment
- Encourage the re-use of vacant non residential buildings
- Revitalize the Main St area.
- Improve public parking especially for the Main St area
- Establish an Open Air Market on the Zinc Mine site.

In addition, the Borough, in 2006, had a 65 page document prepared entitled The Main Street Revitalization Plan. That document outlines a vision for the Main Street area and provides some detailed recommendations for the future of this part of the community. Many of those recommendations are still valid, however, some are no longer realistic because of changing market conditions and related economic factors.

Both the 2003 Master Plan and the 2006 Main Street document encouraged the Borough to pursue the designation of this area as An Area In Need of Redevelopment or An Area In Need of Rehabilitation. The 2009 Master Plan Reexamination Report did the same. It should be noted that the Borough Council did take an initial step to determine if the Zinc Mine site qualified as An Area In Need of Redevelopment but declined to make that designation. However, nothing in the way of considering the Main St area, either as An Area In Need of Redevelopment or An Area In Need of Rehabilitation, has been undertaken until now. So this report constitutes the initial step in connection with the effort to determine the feasibility of designating this area as An Area In Need of Rehabilitation.

Once the recommendations of this report are accepted by the Borough Council, the next step will be to prepare an updated revitalization plan..... or rehabilitation plan.... for Main Street, which preferably will be coordinated with a detailed and realistic

redevelopment plan for the Zinc Mine site and adjoining properties. That area adjacent to Main St (known as Area A), which includes the Zinc Mine site is the subject of a companion report, which is aimed at designating those properties as An Area In Need of Redevelopment.

When the Rehabilitation Plan for Main Street and the Redevelopment Plan for Area A have been completed and adopted, then an implementation program can be devised. It is anticipated that such a program may be divided into 5 year segments, which will cover a 20 to 25 year period. Very simply, it must be understood that Main Street declined over a period of several decades and its revitalization will not be accomplished overnight. Furthermore, it will be important to tackle short term, relatively manageable pieces of the rehabilitation program in a series of stages or phases, so that some progress is visible over a period of just a few years .....and cumulatively those accomplishments will lead to a more complete revitalization, 20 to 25 years in the future.

In summary, there isn't anything much more important to Franklin's future than the future of Main Street. And the future of Main Street can only be enhanced if the Borough residents understand that importance and are willing to commit the time and resources to making it happen.

### **3.2 CONCLUSIONS AND RECOMMENDATIONS**

Clearly, the Main Street area is one of the oldest parts of the community, which is reflected in the age and condition of the infrastructure, as well as the architectural styles and functions of the structures that comprise the former commercial hub of the Borough.

As discussed at some length in this report, Main Street is no longer the commercial hub of the community and will never be again. There is just too much commercial square footage along the Route 23 Corridor for that part of the community to relinquish its role as the 21<sup>st</sup> century commercial hub of the Borough..... and to a certain extent the hub of a region consisting of several other municipalities in addition to Franklin. Main Street was the commercial hub for the better part of a century but that role began to fade in the 1950's and came to an end by the 1980's or earlier. Unfortunately, this decline has created a negative connotation with respect to Main Street and its future

However, the purpose of this rehabilitation area study is a positive one. It is evidence that the Borough has not given up on Main Street. It is evidence that any negativity has been pushed aside. This study starts from the assumption that Main Street, in conjunction with the Zinc Mine site and other properties, still has many assets and a potential, which is not being fully realized. Admittedly, there have been a number of false starts in the past, which collectively have left many with the impression that the goal of revitalizing Main Street is a fool's errand. This is not the case and twenty years from now, that fact will be more evident than it is today.

So, this study doesn't represent the end of Main Street as a viable entity, within the Borough. It represents a new beginning that will be shaped in the years ahead. It will start



with the primary recommendation resulting from this effort, which is for the Planning Board to adopt this report and for the Borough Council to take the legal steps necessary to designate Main Street as **“As An Area In Need of Rehabilitation”**. Prior to doing so, obviously the Planning Board and Council will need to obtain as much public input as possible. However, it is difficult to conceive of anyone raising any serious objections to this recommendation. To do so, would be to suggest that Main Street will somehow spontaneously and miraculously revitalize itself, via investment and other decisions made by the private sector. That is not going to happen for a variety of reasons.

The private sector, in this case, needs the public sector to be the initial catalyst. The initial part of this catalytic effort will be the rehabilitation area designation by the Council, to be followed by the other recommendations delineated in Section 3.1 of this report. The end result will be a new Main Street with a different role than it had previously and which is specifically tailored to its strengths and also to the realities of the 21st century.

**APPENDIX A**

**LIST OF MAIN STREET PROPERTIES**

**Area B: Main Street Core Rehabilitation Area**

<b>Main St. (Southeast side) between Hudson Street &amp; LaRue Street</b>			
<b>Property</b>	<b>Location</b>	<b>Size</b>	<b>Zone</b>
B30 L21	158 Main Street	0.188	R-4
B30 L20	156 Main Street	0.208	R-4
B30 L19	154 Main Street	0.215	R-4
B30 L18	152 Main Street	0.23	R-4
B30 L17	150 Main Street	0.238	R-4
B30 L16	148 Main Street	0.179	R-4
B30 L14	144-146 Main Street	0.334	R-4
B30 L11	140-142 Main Street	0.233	R-4
B30 L8	136-138 Main Street	0.231	R-4
B30 L5	134 Main Street	0.141	R-4
B30 L4	132 Main Street	0.143	B-1
B30 L3	130 Main Street	0.143	B-1
<b>Main St. (Southeast side) between LaRue Street and Parker Street</b>			
B31 L1	126-128 Main Street	0.061	B-1
B31 L2	124 Main Street	0.237	B-1
B31 L3	120 Main Street	0.145	B-1
B31 L4.01	116 Main Street	0.137	B-1
B31 L4.02	114 Main Street	0.143	B-1
B31 L5	112 Main Street	0.143	B-1
B31 L6.01	110 Main Street	0.125	B-1
B31 L6.02	108 Main Street	0.163	B-1
B31 L7	106 Main Street	0.154	B-1
B31 L8	104 Main Street	0.135	B-1
B31 L30.04 Boro Property	100 Main Street	0.76	R-3
<b>Main St. (Southeast side) between Parker Street &amp; Junction Street</b>			
B32 L1 Boro Property	94 Main Street	0.395	B-1
<b>Main St. (Southeast side) between Junction Street &amp; High Street</b>			
<b>Property</b>	<b>Location</b>	<b>Size</b>	<b>Zone</b>
B33 L1	19 Junction Street	0.285	B-1
B33 L2	84-86 Main Street	0.173	B-1
B33 L3	80-82 Main Street	0.141	B-1
B33 L4	78 Main Street	0.036	B-1
B33 L5	76 Main Street	0.018	B-1
B33 L6	74 Main Street	0.082	B-1
B33 L7	72 Main Street	0.035	B-1
<b>Main Street (southeast side) High Street to Borough Hall</b>			
B45 L2	50 Main Street	1.319	OSGU
B45 L3	46 Main Street	0.456	B-1
<b>Main Street (Northwest side) between Hudson Street &amp; Mill Street</b>			

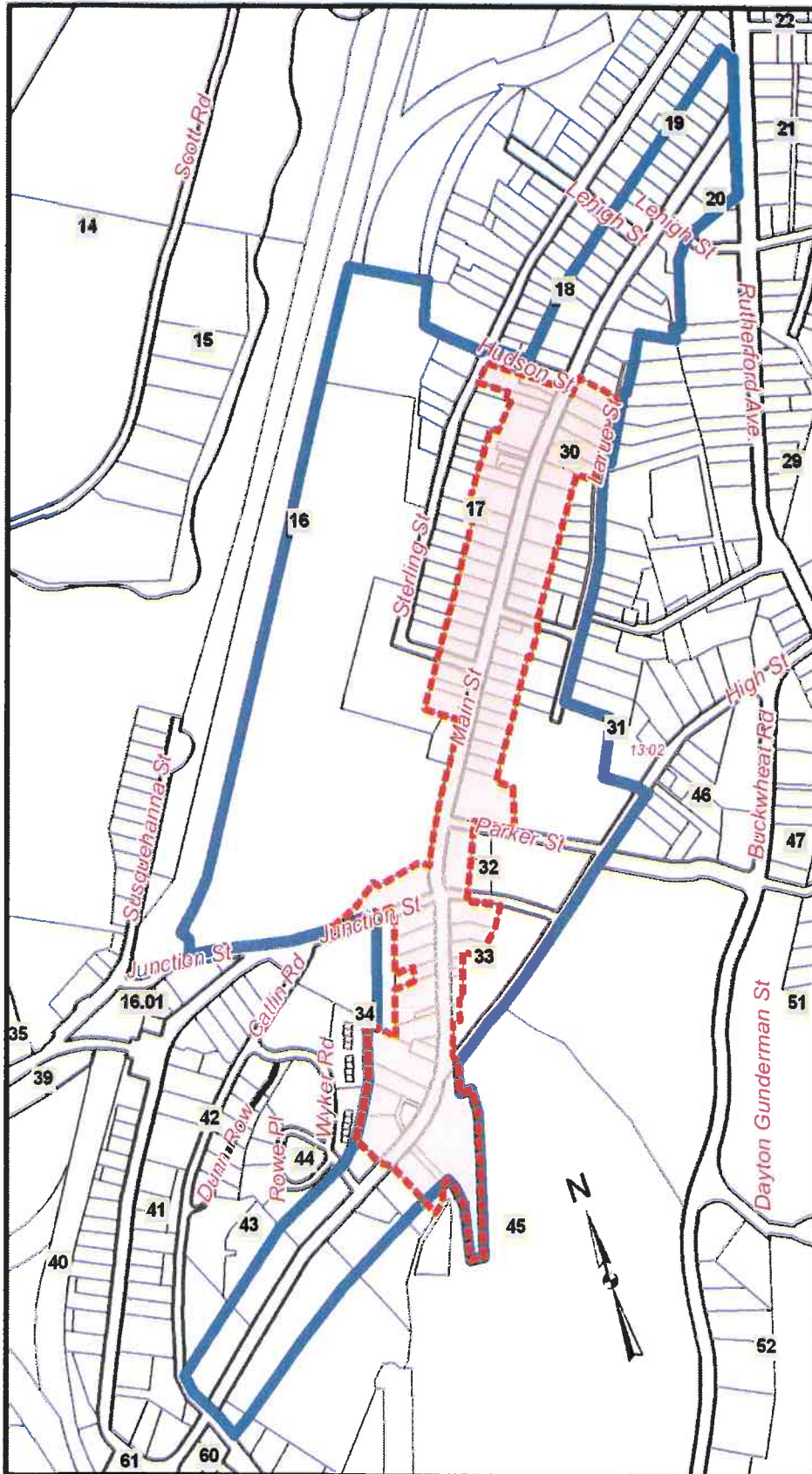
**Area B: Main Street Core Rehabilitation Area**

B17 L1	157 Main Street	0.093	B-2
B17 L2	155 Main Street	0.2592	B-2
B17 L4	153 Main Street	0.153	B-2
B17 L6	151 Main Street	0.517	B-2
B17 L11	149 Main Street	0.058	B-2
B17 L12	147 Main Street	0.075	B-2
B17 L13	145 Main Street	0.041	B-2
B17 L14	143 Main Street	0.148	B-2
B17 L15.01	141 Main Street	0.341	R-4
B17 L17	139 Main Street	0.16	R-4
B17 L19	137 Main Street	0.16	R-4
B17 L21	135 Main Street	0.16	R-4
B17 L23	133 Main Street	0.16	B-1
<b>Property</b>	<b>Location</b>	<b>Size</b>	<b>Zone</b>
B17 L25	131 Main Street	0.16	B-1
B17 L27	129 Main Street	0.144	B-1
B17 L29	125 Main Street	0.142	B-1
B17 L31	123 Main Street	0.15	B-1
B17 L33	121 Main Street	0.151	B-1
<b>Main Street (Northwest side) between Mill Street and Junction Street</b>			
B16 L44	113 Main Street	0.146	B-1
B16 L45	111 Main Street	0.097	B-1
B16 L46	109 Main Street	0.21	B-1
B16 L69	91 Main Street	0.6	ZM
<b>Main Street (Northwest side) Junction Street to Boro Hall</b>			
B34 L4	89 Main Street	0.209	B-1
B34 L5	85-87 Main Street	0.195	B-1
B34 L6	81-83 Main Street	0.173	B-1
B34 L8	77-79 Main Street	0.083	B-1
B34 L9	75 Main Street	0.37	B-1
B34 L10	73 Main Street	0.038	B-1
B34 L11	71 Main Street	0.212	B-1
B34 L12	63-65 Main Street	0.037	B-1
B34 L13	57-61 Main Street	0.082	B-1
B34 L14	55 Main Street	0.596	B-1
B34 L15	53 Main Street	0.244	B-1
B34 L16	51 Main Street	0.261	B-1
B34 L18	49 Main Street	0.08	B-1
B34 L19	47 Main Street	0.364	B-1

# APPENDIX B

## STUDY AREA MAPS





## EXHIBIT 1

### AREA B (PORTION OF MAIN STREET FROM MUNICIPAL BUILDING TO HUDSON STREET)

#### Legend

- Parcels
- Study Area
- Main Street Study  
By Hayer & Gruel

0 225 450  
Feet

January 9, 2012

#### Prepared By:

The Nelson Consulting Group  
2 Volcanic Hill Road  
Wantage, New Jersey



Harold E. Fallow & Associates, Inc.  
Consulting Engineers  
C.O.A. #24GA27959800  
Augusta, N.J.

"This map was developed using  
Sussex County Geographic  
Information System (SCGIS)  
digital data, but this secondary  
product has not been verified  
by SCGIS and is not  
county-authorized."



"This map was developed using  
New Jersey Department of  
Environmental Protection  
Geographic Information  
System digital data, but this  
secondary product has not  
been verified by NJDEP  
and is not state-authorized."



## EXHIBIT 2

### AREA B (PORTION OF MAIN STREET FROM MUNICIPAL BUILDING TO PARKER STREET)

#### Legend

-  Parcels
-  Study Area

0 100 200  
Feet

January 9, 2012

#### Prepared By:

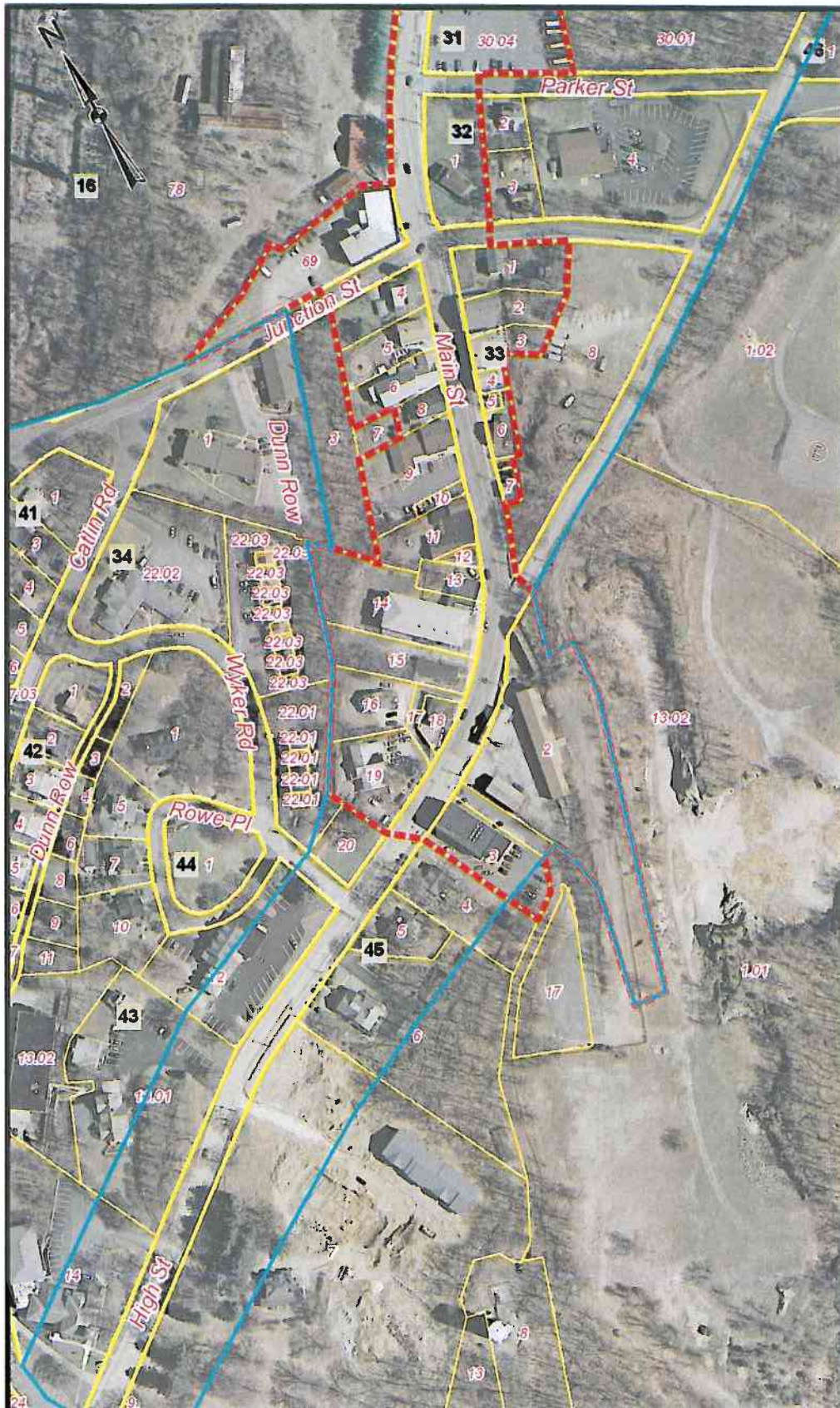
The Nelson Consulting Group  
2 Volcanic Hill Road  
Montage, New Jersey



Harold E. Fellow & Associates, Inc.  
Consulting Engineers  
C.O.A. #24GA27959300  
Augusta, N.J.

"This map was developed using Sussex County Geographic Information System (SCGIS) digital data, but this secondary product has not been verified by SCGIS and is not county-authorized."

"This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized."







## EXHIBIT 3

### AREA B (PORTION OF MAIN STREET FROM PARKER STREET TO HUDSON STREET)

#### Legend

-  Parcels
-  Study Area

0 100 200  
Feet

January 9, 2012

#### Prepared By:

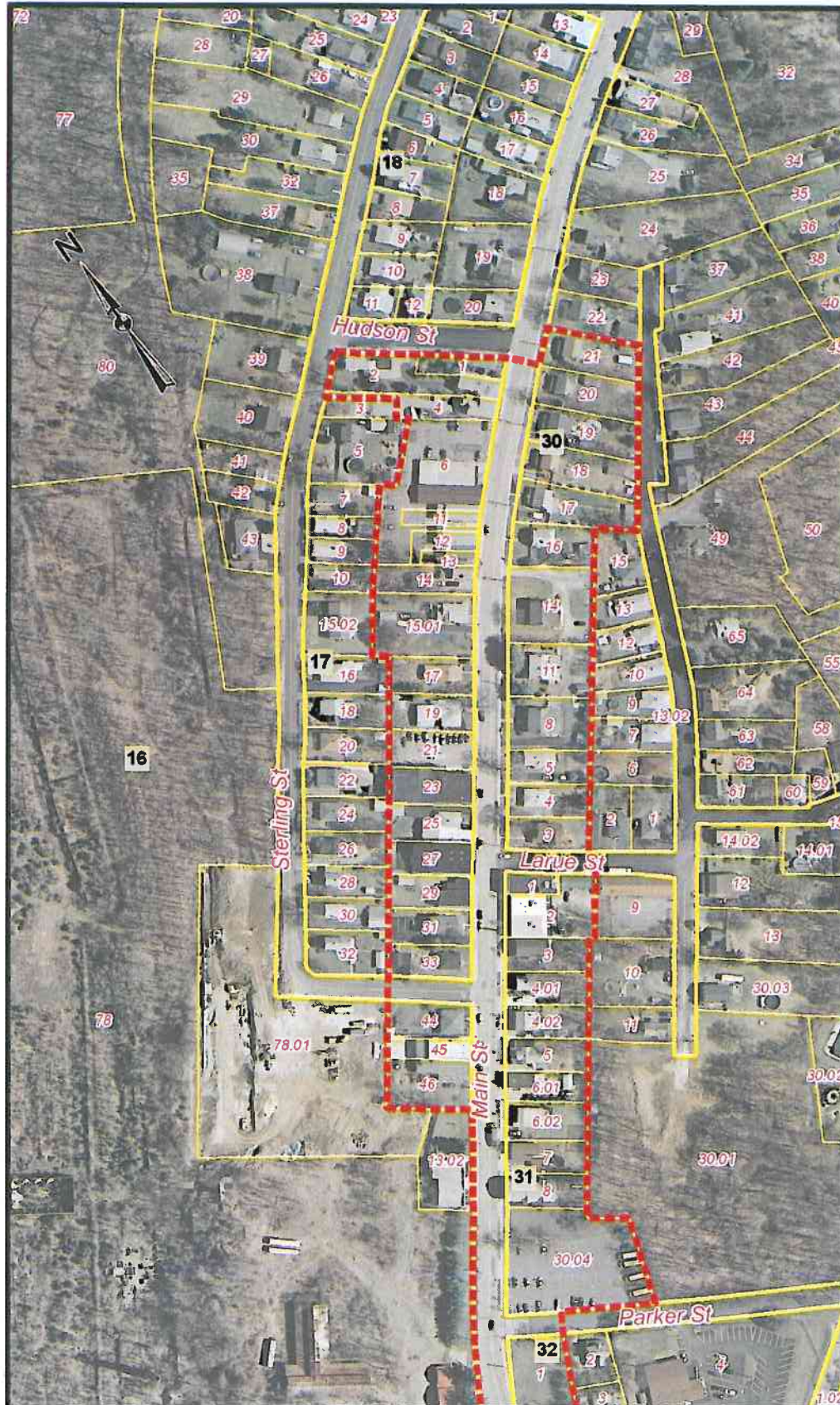
The Nelson Consulting Group  
2 Volcano Hill Road  
Wantage, New Jersey



Harold E. Fallow & Associates, Inc.  
Consulting Engineers  
C.O.A. #24GA27959300  
Augusta, N.J.

"This map was developed using  
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digital data, but this secondary  
product has not been verified  
by SCGIS and is not  
county-authorized."

"This map was developed using  
New Jersey Department of  
Environmental Protection  
Geographic Information  
System digital data, but this  
secondary product has not  
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and is not state-authorized."



# APPENDIX C

## SCHEDULE A

LAND DEVELOPMENT  
161 Attachment 2

Borough of Franklin

Schedule A

Permitted, Conditional and Accessory Uses & Structures

Borough of Franklin, Sussex County, New Jersey  
(Amended 6-23-2008 by Ord. No. 6-2008; 9-14-2010 by Ord. No. 9-2010)

Legend:  
P = Permitted principal use.  
A = Permitted accessory use.  
C = Conditional use.

Uses	R-1	R-2	R-3	R-4	MIF	ZM	B-1	B-2	HC	I	NHP	OS/GU	GC	Q	HMF	NC <sup>1</sup>
Detached single-family Aparthouses	P	P	P	P		Upper floors of upper section only	Upper floors only	Upper floors only							P	C Upper floors only
Attached single- family/townhouses					P	P	P								P	
Governmental buildings and uses	P	P	P	P	P	P (upper section only)		P	P	P	P	P	P			
Mixed-use buildings						P (upper section only)	P	P								P
Agricultural uses	P	P	P	P				P	P	P	P					
Mobile home parks											P					
Retail sales and trade						P (upper section only)	P	P	P							P
Financial institutions, non-drive- through						P	P	P	P	P						P
Offices						P (upper section only)	P	P	P	P	P		P			P
Restaurants (non-drive-through)							P	P	P							P

NOTES:

1. Sec. § 161-33F, Quarry Zone, for all permitted, conditional and accessory uses and structures.
2. Amended 3-13-2007 by Ord. No. 6-2007.
3. Note: Any use listed in Schedule A that is not included on the above referenced list is specifically prohibited in the NC Zone.
4. Note: A single use project may include an affordable housing component in addition to any commercial use, if the Planning Board determines that the affordable housing obligation should be addressed on site.



# FRANKLIN CODE

Uses	R-1	R-2	R-3	R-4	MF	2N	B-1	B-2	HC	I	MHP	OS/GU	GC	Q	IME	NC <sup>1</sup>
Theaters						C (upper section only)	C	C	P							
Funeral homes						P	P	P	P							
Vocational schools						(upper section only)	P	P								
Art, music, dance and photographic studios and galleries						P (upper section only)	P	P	P	P						P
Medical and dental clinics and health services associated with medical or dental offices						P (upper section only)	P	P	P	P						P
Nonprofit clubs, lodges, fraternal and charitable organizations							P	P	P	P						
Retail and personal service shops						P (upper section only)	P	P	P							P
Animal hospitals									P							P
Distribution centers, warehouses										P						
Packing materials, grain and feed establishments									P	P						
Automobile sales									P							
Automobile service stations									C							
Automotive repair service									C	P						
Bowling alleys, health clubs and buildings intended for tennis and similar sports activities						P (upper section only)			P	P						P
Retail greenhouses and nurseries						P (upper section only)			P	P						
Theaters and motels									P	P						
Golf courses, executive and regulation																

## NOTES:

- 1 See § 161-31F, Quarry Zone, for all permitted, conditional and accessory uses and structures.
- 2 Amended 3-13-2007 by Ord. No. 6-2007.
- 3 Note: A py use listed in Schedule A that is not included on the above referenced list is specifically prohibited in the NC Zone.
- 4 Note: A single use project may include an affordable housing component in addition to any commercial use, if the Planning Board determines that the affordable housing obligation should be addressed on site.

# LAND DEVELOPMENT

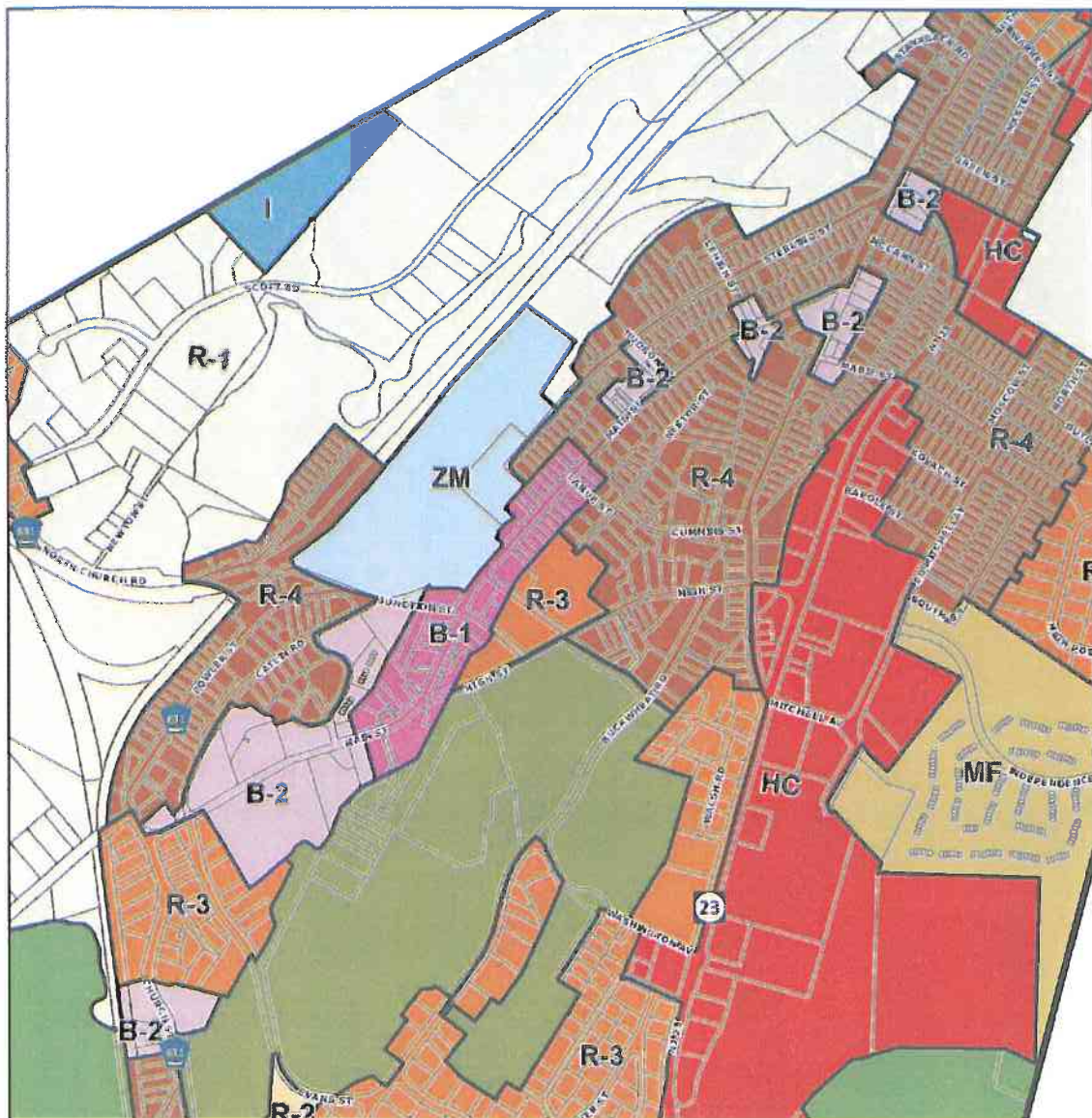
Uses	R-1	R-2	R-3	R-4	MF	2A1	B-1	B-2	HC	J	MHP	OS/GU	GC	Q	HMP	NCU
Research laboratories										P						
Manufacturing, fabrication and assembly										P						
Quarries																
Private garages	A	A	A	A	A											
Sheds, garages and similar structures	A	A	A	A											A	
Barns, silos and other customary structures in connection with permitted agricultural uses	A	A	A	A	A											
Off-street parking	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Signs	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Home occupations	A	A	A	A												
Recreation building and personal facilities	A	A	A	A	A	A									A	
Houses of worship	C	C	C	C			C	C	C	C						C
Private and public schools	C											C				
Commercial recreation facilities									C	C						
Drive-through uses									C							C
Museums						P (upper section)										
Mineralogical landmark uses		C														
Planned adult communities						P (lower section)										
Outdoor storage									A	A			A	A		A

## NOTES:

1. See § 161.314, Quarry Zone, for all permitted, conditional and accessory uses and structures.
2. Amended 3-13-2007 by Ord. No. 6-2007.
3. Note: Any use listed in Schedule A that is not included on the above referenced list is specifically prohibited in the NC Zone.
4. Note: A single use project may include an affordable housing component in addition to any commercial use, if the Planning Board determines that the affordable housing obligation should be addressed on site.

## APPENDIX D

### PORTION OF BOROUGH ZONING MAP



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