

**TOWNSHIP OF FRANKLIN
COUNTY OF GLOUCESTER
O-15-25**

**AN ORDINANCE TO AMEND CHAPTER 253 OF THE CODE OF
FRANKLIN TOWNSHIP TO REVISE THE PERMITTED
ACCESSORY USES IN THE BUSINESS DISTRICT CONSISTENT
WITH THE RECOMMENDATIONS CONTAINED WITHIN THE 2024
MASTER PLAN REEXAMINATION REPORT**

WHEREAS, the Franklin Township Committee recognized a need to reexamine the municipal Master Plan and Zoning Ordinance; and

WHEREAS, the Franklin Township Committee, in order to accomplish this goal, consistent with the Municipal Land Use Law, requested that the Township Planning Board reexamine the Master Plan; and

WHEREAS, the Township Planning Board prepared a Master Plan Reexamination Report that contained various recommended revisions and updates to the Master Plan and Zoning Ordinance; and

WHEREAS, the Township Planning Board held a public hearing on the report at the regularly scheduled September 17, 2024 meeting at which time the Planning Board considered and discussed the report and entertained and considered all comments made by the numerous members of the public who attended the meeting; and

WHEREAS, at the September 17, 2024 public hearing the Planning Board adopted the Master Plan Reexamination Report and;

WHEREAS, the Township Planning Board adopted a Memorializing Resolution to approve the 2024 Master Plan Reexamination Report at the October 15, 2024 Planning Board meeting; and

WHEREAS, this land development ordinance amendment is consistent with and drafted specifically to implement Recommendation number 19 regarding the permitted accessory uses in the business district set forth in the recommendations contained within the Master Plan Reexamination Report adopted by the Planning Board; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, THAT THE TOWNSHIP LAND DEVELOPMENT ORDINANCE SHALL BE AMENDED AS FOLLOWS:

(Deleted language is stricken, added language is underlined and in bold and italic type):

Section 1. Article XIV B Business District

8253-114.1 “Accessory uses” is amended as follows:

The following uses shall be permitted as accessory uses:

- A. Off-street parking as required by § 253-92.
- B. Signs as regulated by § 253-176.
- C. Enclosed facilities for storage of trash and recyclable materials.
- D. Fences as regulated by § 253-190.9.

- E. Retail sales of goods and/or materials manufactured or warehoused on site, provided that the retail sales area occupies no more than 10% of the building area.
- F. Home occupations in residential sections of a planned unit development as regulated by § 253-190.10.
- G. Farm labor facilities, customary farm buildings for livestock, for the storage of farm products or equipment or for the processing of farm products excepting therefrom the processing of livestock or as otherwise permitted by New Jersey statutes regarding agricultural uses.
- H. Accessory solar energy system.
- I. *Enclosed storage structures designed and constructed in accordance with the Uniform Construction Code.*

Section 2. All Ordinances or parts of Ordinances inconsistent with the provisions hereof, are hereby repealed insofar as said inconsistency exists.

Section 3. This Ordinance shall take effect immediately upon final passage and publications required by law.

Attest:

Township of Franklin

BARBARA FREIJOMIL, RMC

JOHN BRUNO, MAYOR

CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the Township of Franklin held on October 14, 2025 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on December 9, 2025 at which time any person interested therein will be given an opportunity to be heard.

BARBARA FREIJOMIL
Township Clerk

Introduced Oct 14 2025

Name	Motion		Second	Yes	No	Abstain	Absent
Bruno							
Doyle							
Fiorella							
Keen							
Marsh							

Adopted December 9, 2025

Name	Motion	Second	Yes	No	Abstain	Absent
Bruno						
Doyle						
Fiorella						
Keen						
Marsh						