

**TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET  
ORDINANCE NO. 4436-24**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 112, LAND DEVELOPMENT, TO REZONE LOTS ALONG SUPRA COURT FROM THE RR-3 ZONE TO THE R-10A ZONE CONSISTENT WITH ITS CURRENT DEVELOPMENT.**

**SUMMARY**

- Supra Court was approved and developed via Use Variance following the requirements of the R-10A zone (Princeton Highlands Developers, LLC and Woodfield Developers, LLC Docket No. ZBA 2002-0897). Thus, the lots and homes on Supra Court were laid out and built following the requirements of the R-10A zone (e.g., lot area and frontage, building setbacks, lot and impervious coverage, etc.)
- However, the Zoning Map still has the properties along Supra Court in the RR-3 zone (which requires 3 acres, with much larger building setbacks, much lower coverage requirements, etc.) which creates confusion among homeowners and their professionals (e.g., seeking permit approval for home improvements), staff and others (e.g., inquiries during home sales).
- The Princeton Highlands neighborhood (to which this street is connected) is located in the R-10A zone and was developed per the requirements of the R-10A zone.
- The rezoning would place Supra Court in the correct zoning district (R-10A), consistent with how these lots were approved and developed and consistent with the R-10A zoning of the rest of the neighborhood.
- The rezoning will not result in additional development (i.e., will not allow future subdivision) since the neighborhood was fully built-out per the R-10A zone.

**BE IT ORDAINED** by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey that the Code of the Township of Franklin is hereby amended as follows:

**SECTION I**

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the RR-3 (Rural Residential) zone to the R-10A (Single-Family Development) zone as reflected on the attached maps:

<b>BLOCK</b>	<b>LOT</b>	<b>BLOCK</b>	<b>LOT</b>	<b>BLOCK</b>	<b>LOT</b>
11.01	10.29	11.01	10.37	11.01	10.45
11.01	10.30	11.01	10.38	11.01	10.46
11.01	10.31	11.01	10.39	11.01	10.47
11.01	10.32	11.01	10.40	11.01	10.48
11.01	10.33	11.01	10.41	11.01	10.49
11.01	10.34	11.01	10.42	11.01	10.50
11.01	10.35	11.01	10.43	11.01	10.51
11.01	10.36	11.01	10.44	11.01	10.52

**SECTION II**

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

**SECTION III**

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

**SECTION IV**

This ordinance shall take effect immediately upon adoption and publication according to law.

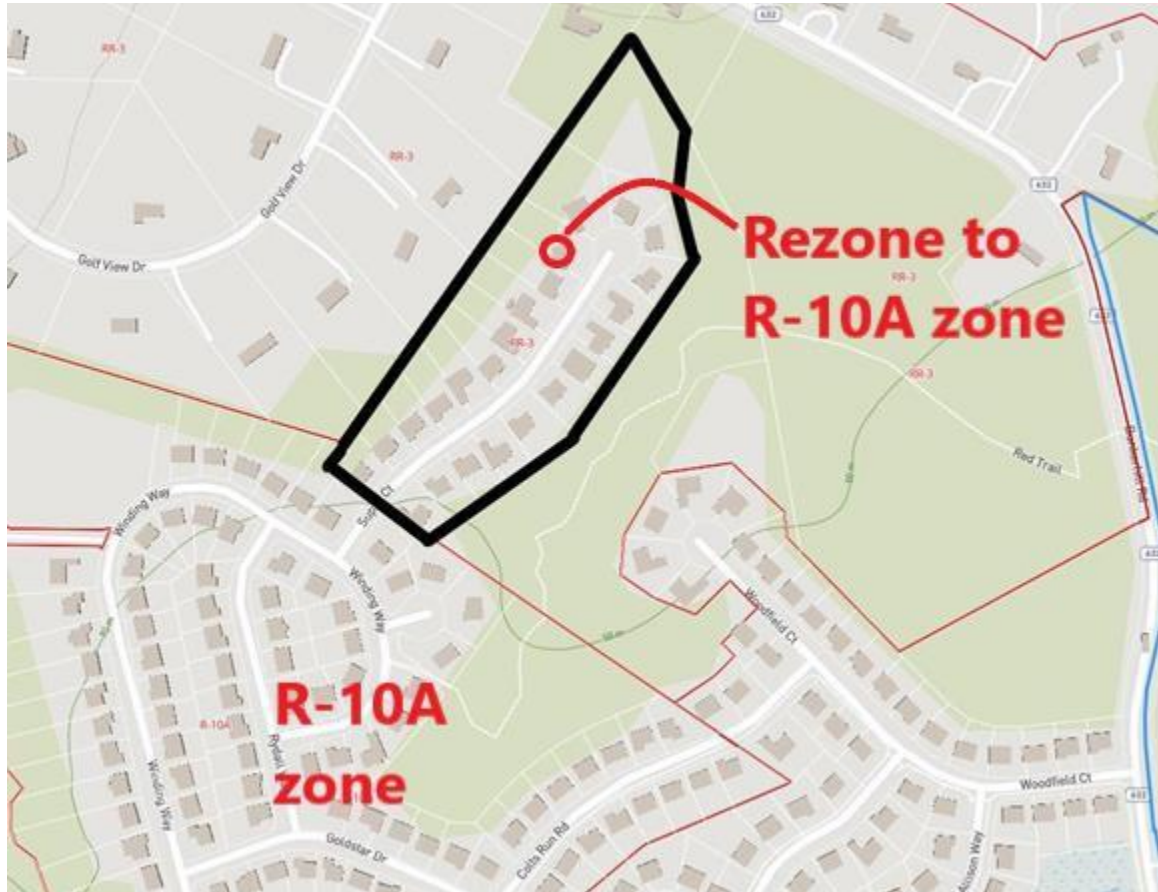
**Ordinance No. 4436-24**

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: 04/09/2024  
Published: 04/12/2024  
Public Hearing: 05/14/2024  
Adoption: 05/14/2024  
Published: 05/20/2024  
Effective: 06/10/2024

Ann Marie McCarthy, Township Clerk

**Exhibit A**



**Exhibit B**

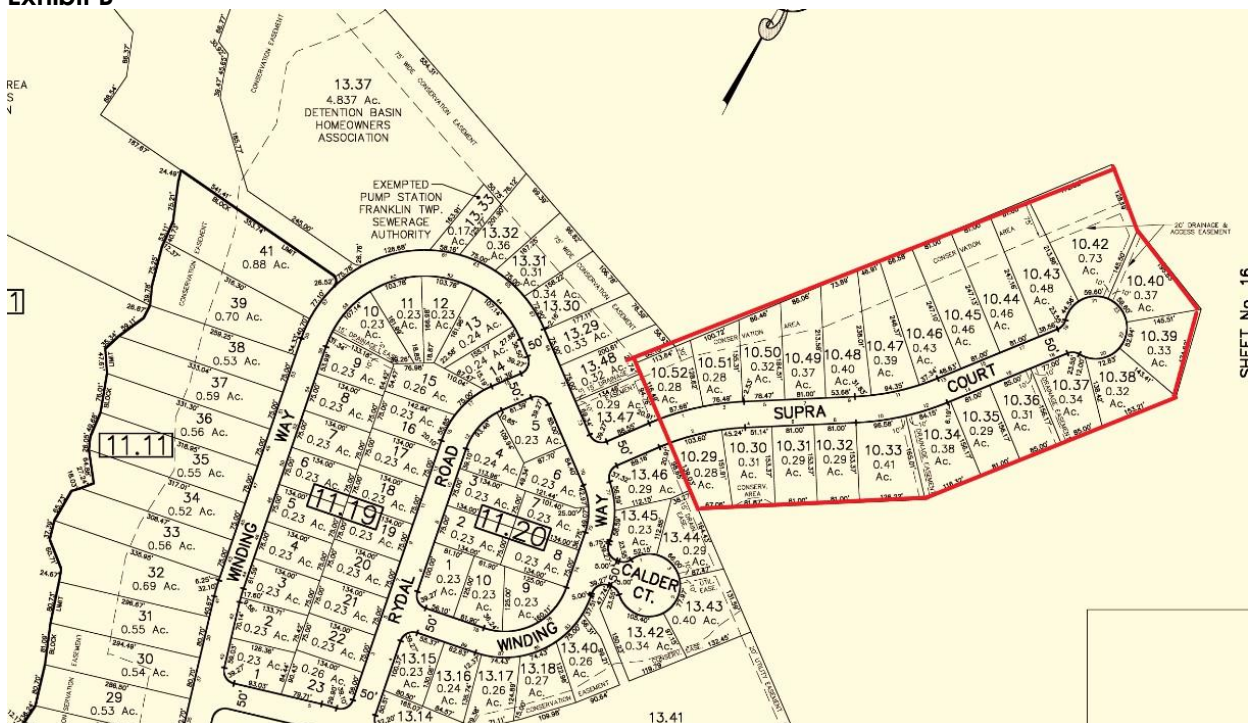


Exhibit C

