

Housing Element and Fair Share Plan



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Prepared by:



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2025 Housing Element and Fair Share Plan

Franklin Borough Sussex County, New Jersey

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1. Introduction

1.1 Community Overview

The Borough of Franklin is a compact, historically significant municipality located in the heart of Sussex County, New Jersey. Encompassing approximately 4.4 square miles (2,833 acres), the Borough is surrounded by the municipalities of Hardyston Township to the east and west, Hamburg Borough to the north, and Sparta Township and Ogdensburg Borough to the south. This central location within the County, combined with direct access to New Jersey State Highway (NJSH) Route 23, a major regional thoroughfare, positions Franklin as a critical connector between northern Sussex County communities and larger employment and service centers to the south. The Borough is located in the Council of Affordable Housing (COAH) Region 1, which includes Bergen, Hudson, Passaic, and Sussex Counties. In addition, the entire municipality is situated within the Planning Area of the New Jersey Highlands Region where conformance is entirely voluntary.

Originally developed as a thriving mining village, Franklin Borough is renowned for its rich mineral deposits and historic zinc mining industry, which earned it the nickname “The Fluorescent Mineral Capital of the World.” The remnants of this industrial legacy are still visible today, with the former New Jersey Zinc Company property and related infrastructure now playing a central role in future redevelopment efforts. Over time, Franklin has evolved into a primarily residential community while preserving its small-town character, historic architecture, and cultural heritage.

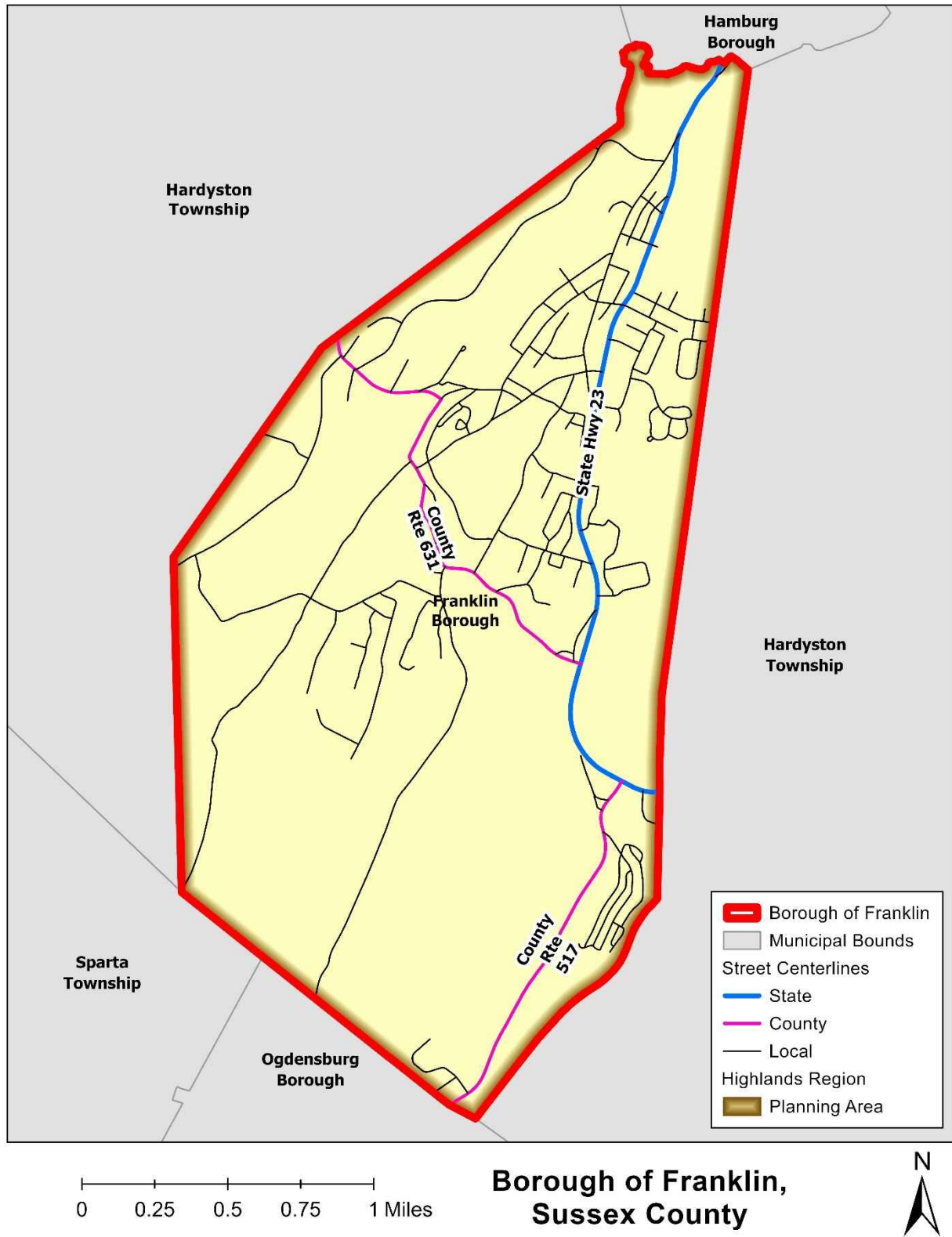
As of the 2020 U.S. Decennial Census, Franklin Borough had a population of 4,912 residents. The Borough has experienced modest population decline since 2000, reflecting broader regional trends of aging demographics and limited new housing production. The housing stock is diverse in type but aging in condition, with a significant share of homes constructed prior to 1940. Single-family homes remain the dominant housing type, but the Borough also contains a mix of multi-family dwellings, mobile homes, townhouses, and upper-story apartments located in mixed-use buildings along Main Street and NJSH Route 23. The variety of housing options, combined with existing water and sewer infrastructure, makes Franklin suitable for both rehabilitation and inclusionary development.

Franklin’s compact size and walkable layout contribute to its identity as a traditional town center. Local amenities include schools, parks, civic facilities, and community-oriented businesses. The Franklin Borough Park Recreation Area and the nearby Wallkill River National Wildlife Refuge and Wawayanda State Park provide access to open space and recreational opportunities, enhancing the Borough’s appeal to residents seeking a blend of small-town living and natural surroundings.

As the Borough looks toward the future, this Housing Element and Fair Share Plan (HEFSP) will serve as a guiding tool to address evolving housing needs, fulfill affordable housing obligations, and promote equitable, sustainable growth. Franklin remains committed to revitalizing underutilized areas, particularly former industrial lands, while ensuring that new development supports community character, affordability, and long-term livability for residents for all ages and income levels.

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Figure 1. Context Map



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1.2 Relationship to Other Plans

Municipal Master Plan

Franklin Borough's first comprehensive Master Plan was adopted in the 1960s and the most recent updated Master Plan was adopted in 2003 by the Planning Board. The 2003 Master Plan served as the basis for multiple zoning changes that were subsequently enacted by the Borough Council. The following goals and objectives which are of particular relevance to this HEFSP are as follows:

1. Preserve and enhance the existing established residential character of Franklin.
2. Revitalize the Main Street area.
3. Strengthen existing commercial districts and corridors by encouraging a mix of uses that provide employment, retail opportunities, services, and entertainment.
4. Promote "Smart Growth" principles.
5. Encourage the reuse of vacant non-residential buildings.
6. Use all available tools to protect and preserve environmentally sensitive natural resources of the Borough.
7. Utilize utility plans as a growth management tool by extending infrastructure only in areas intended for growth.

State Development and Redevelopment Plan (2001)

At the time of the preparation of this HEFSP the update to the New Jersey State Development and Redevelopment Plan (SDRP) is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001 and identified several goals and objectives for housing, specifically as they relate to the PA 4 – Rural Planning Area, the PA 4B – Rural/Environmentally Sensitive Planning Area, and the PA 5 – Environmentally Sensitive Planning Area. These goals, objectives, and policies, which in part guide the preparation of this HEFSP, are as follows:

1. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs, and family housing – is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

Highlands Regional Master Plan

The Highlands Regional Master Plan was adopted in 2008 in response to the Highlands Water Policy and Planning Protection Act (N.J.S.A. 13:20-1 et seq.) of 2004. This RMP has been updated several times, in 2018, 2019, and 2024. The entire Borough is situated within the Planning Area where conformance with the RMP is optional. While the Borough has explored Plan Conformance in the past, it has not elected to conform at this time.

The Highlands Council adopted, "RMP Addendum 2024-3: Highlands Affordable Housing Guidelines" on July 18, 2024, which established standards for identifying locations for affordable housing and availability of land and resources in the region. This guidance was used as part of the preparation of this HEFSP. This HEFSP also supports the RMP's Housing and Community

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Facilities Goal 60: “Market rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.”

County Comprehensive Plan

The Sussex County Strategic Growth Plan (SGP) was adopted in 2005 to provide guidance of the County’s development in a sustainable manner. This HEFSP is consistent with the following goals and policy objectives outlined in the 2005 Sussex County SGP:

1. Minimize sprawl through incentive for density transfer and focus development into designated growth areas (centers); and
2. Expand the range of housing opportunities through judicious planning of service infrastructure.

Surrounding Municipalities’ Master Plans

Hamburg Borough (Sussex County)

The Borough of Franklin shares its entire northern border with Hamburg Borough and the primary connection between the two municipalities is via NJSH Route 23. Given that the Highlands Planning Area encompasses both boroughs, strategic land use planning of this section is crucial. The recommendations set forth in this HEFSP do not negatively impact Hamburg Borough, its planning efforts, or its Master Plan.

Hardyston Township (Sussex County)

Franklin Borough is surrounded by Hardyston Township primarily to the east and west. A few local roads link Franklin and Hardyston including NJSH Route 23, North Church Road / County Road 631, and Davis Road. Hardyston’s 2003 Master Plan was last amended in 2016 and noted the importance of the Route 23 South Gateway as a significant entrance to the municipality; this HEFSP does not significantly impact this or other notable features of Hardyston.

Ogdensburg Borough (Sussex County)

A portion of Franklin’s southern municipal border is with Ogdensburg Borough. Primary connections between both municipalities include Munsonhurst Road / County Road 517, Beardslee Hill Drive, and Cork Hill Road. This HEFSP does not negatively impact Ogdensburg Borough’s 1991 Master Plan or its 2008 Master Plan Reexamination’s goals and objectives and recommendations.

Sparta Township (Sussex County)

A section of Franklin’s southern municipal border abuts Sparta Township and only one street¹ provides a direct link between the two municipalities. Sparta Township is currently updating its Master Plan, but most recently adopted a comprehensive update in 1984 and subsequent periodic Reexamination Reports. This HEFSP does not have a significant impact on issues identified within Sparta’s 2020 Reexamination Report.

¹ Wildcat Road.

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1.3 History of Affordable Housing in Franklin Borough

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing for their “fair share” of the region’s need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985. This act created the Council on Affordable Housing (COAH) to assess the statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation

Subsequently, the New Jersey Municipal Land Use Law (MLUL) was amended to require a housing element as a mandatory element of the municipal master plan. According to the MLUL, a “municipality’s housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.”

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH’s Third Round regulations, which required COAH to revise its Third Round Rules and precluded COAH from issuing Third Round Substantive Certifications until the new rules were adopted.

On October 8, 2010, the Appellate Division invalidated COAH’s Rules as per the decision entitled In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that COAH’s Third Round growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules.

On September 26, 2013, the Supreme Court affirmed the Appellate Division’s 2010 decision and remanded to COAH to undertake new rulemaking based on COAH’s Prior Round rules and methodologies. COAH failed to formally adopt amended Third Round Rules. As a consequence, on March 10, 2015, the Supreme Court ordered the following:

1. The Fair Housing Act’s exhaustion of administrative remedies requirements were dissolved and the Courts may resume their role as the forum of first resort for evaluating municipal compliance with Mount Laurel obligations.
2. The effective date of the Order was June 8, 2015.
3. Municipalities that were under COAH’s administrative review were permitted to file declaratory judgement actions with the Court by July 8, 2015.

At the local level, the Borough adopted its first HEFSP in 2005, and amended it in 2020 to re-petition COAH for substantive certification. Franklin Borough adopted an updated HEFSP in 2022 based on the Second Round Rules as identified by the Supreme Court for adoption by the Planning Board and a submission to the Courts for review and approval. The Borough has based its obligations for the Third Round Prospective Need and Gap Period need as extrapolated from the decision of the Honorable Mary C. Jacobson, A.J.S.C. on March 8, 2018. The methodology identifies the Borough’s total obligation to be 330 units with 304 units identified as Third Round Prospective Need.

On March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which set forth the rules and regulations governing the Fourth Round (2025-2035) of affordable housing obligations in New Jersey. This law abolished COAH and shifted implementation of the Fair

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Housing Act to the New Jersey Department of Community Affairs (DCA), creating the Affordable Housing Dispute Resolution Program (the Program).

On October 18, 2024, the DCA prepared and submitted a non-binding report (“DCA Report”)² on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Franklin Borough’s Fourth Round Present Need/Rehabilitation Obligation is 25 units and the Prospective Need is 381 units. The FHA, as amended by P.L. 2024, c.2, (“Amended FHA”) explicitly stated the DCA’s numbers are non-binding. In response, Franklin Borough’s staff and professionals conducted a site-by-site analysis to confirm the developability of lands identified as such by the DCA. This resulted in a decrease of lands which are “vacant and developable” and a subsequent decrease to the Prospective Need Obligation to 261 units.

On January 22, 2025, pursuant to P.L. 2024, c.2, the Borough Council adopted Resolution #2025-28, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the following obligations (not including any durational or vacant adjustments):

Table 1. Fourth Round Obligations

Fourth Round Rehabilitation/Present Need Obligation (pursuant to P.L. 2024, c.2 ³)	25
Fourth Round (2025-2035) Prospective Need Obligation (pursuant to P.L. 2024, c.2 ⁴)	261

Pursuant to the Amended FHA and Directive #14-24, the Borough filed a Declaratory Judgment action in Superior Court seeking approval of a HEFSP proposed to be approved by June 30, 2025. The Borough received an objection to its proposed Prospective Need obligation from the NJ Builder’s Association. Following a settlement meeting and a session before the Dispute Resolution Program, the Program agreed with Franklin Borough’s assessment and recommended that the Borough’s Prospective Need obligation be 261 units.

1.4 Purpose and Goals

The purpose of this HEFSP is to provide a realistic opportunity to address the housing needs of Franklin residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Borough. This Plan has been prepared to meet the requirements of the MLUL, Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SDRP), and Bill A4/S50 (P.L. 2024, c.2).

This HEFSP supports the goals of the Borough’s 2003 Master Plan, and as re-affirmed in subsequent Reexamination Reports.

1. Preserve and enhance the existing established residential character of Franklin.
2. Revitalize the Main Street area.
3. Strengthen existing commercial districts and corridors by encouraging a mix of uses that provide employment, retail opportunities, services, and entertainment.

² NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

³ David N. Kinsey, PhD, PP, FAICP, New Jersey Low- and Moderate-Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016.

⁴ Ibid.

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4. Promote “Smart Growth” principles.
5. Encourage the reuse of vacant non-residential buildings.
6. Use all available tools to protect and preserve environmentally sensitive natural resources of the Borough.
7. Utilize utility plans as a growth management tool by extending infrastructure only in areas intended for growth.

1.5 Contents of the Plan

Municipal Land Use Law (N.J.S. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the HEFSP include the following:

- a. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor’s office, including but not limited to the property record cards;
- b. A projection of the municipality’s housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality’s present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an

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analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands Regional Master Plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

2. Demographic Characteristics

2.1 Population

Population Change

The Borough of Franklin encompasses a total land area of approximately 4.4 square miles (2,833 acres) and had a population of 4,912 according to the 2020 U.S. Decennial Census which translates to a population density of about 1,116.4 people per square mile. This section analyzes population changes in Franklin Borough, Sussex County, and the State of New Jersey over the 30-year period from 1990 to 2020.

Between 1990 and 2020, Franklin Borough experienced modest but ultimately negative population growth, contrasting with broader County and State trends. The population rose slightly from 4,997 in 1990 to 5,160 in 2000, marking a 3.3% increase. However, this growth reversed in the following decades. From 2000 to 2010, the population declined by 2.2% to 5,045, and again by 2.6% to 4,912 in 2020. Overall, Franklin Borough saw a net population decrease of 1.7% over the 30-year period.

In contrast, Sussex County experienced a 10% population increase during the 1990s, a 4% increase in the 2000s, but a 3% decline from 2010 to 2020 – suggesting more recent regional stagnation or decline. Meanwhile, New Jersey's population steadily grew across all decades, increasing by 9% from 1990 to 2000, 4% from 2000 to 2010, and 6% from 2010 to 2020. These trends indicate that while the state as a whole has continued to grow, Franklin Borough faces ongoing population decline, highlighting potential challenges related to economic development, aging demographics, and housing demand.

Table 2. Population Change, 1990 - 2020

	1990	% Change	2000	% Change	2010	% Change	2020
Franklin Borough	4,997	3.3%	5,160	-2.2%	5,045	-2.6%	4,912
Sussex County	130,943	10%	144,166	4%	149,265	-3%	144,221
New Jersey	7,730,188	9%	8,414,347	4%	8,791,894	6%	9,288,994

Sources:

U.S. Census Bureau. (2010). POPULATION AND HOUSING UNITS: 1990 TO 2010; AND AREA MEASUREMENTS AND DENSITY: 2010.

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, Profile of General Population and Housing Characteristics, Table DP1.*

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Age

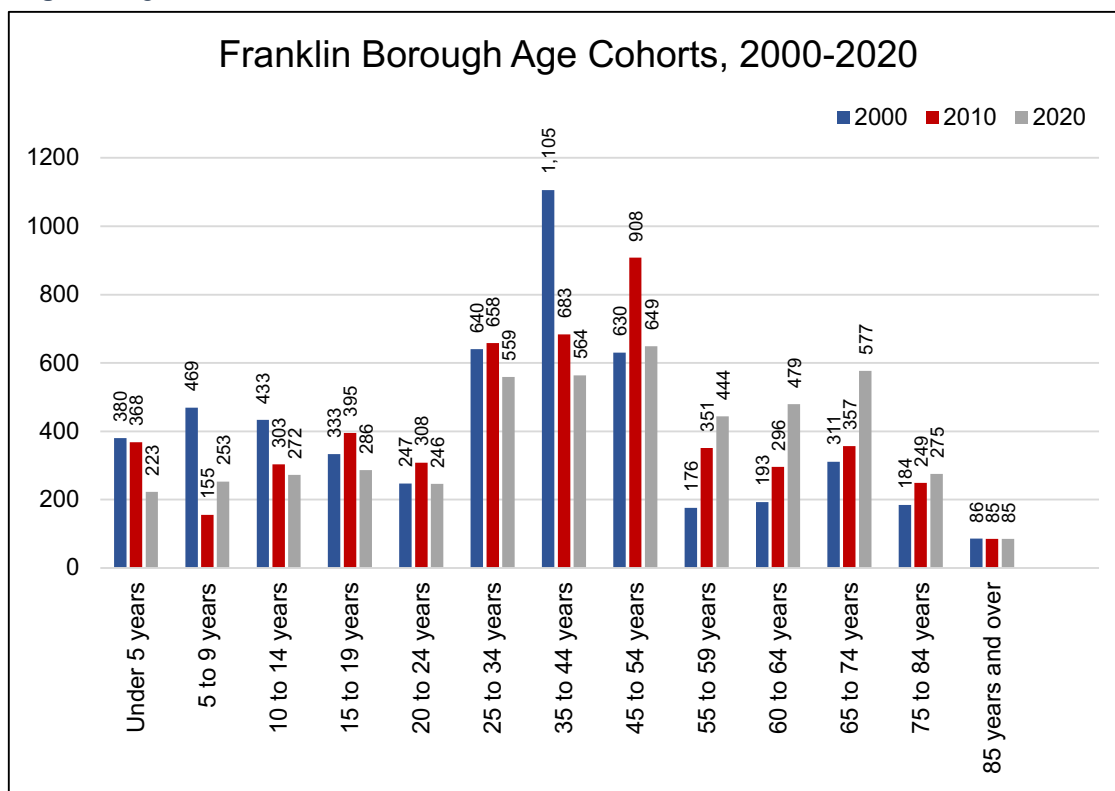
An examination of age cohort data for Franklin Borough from 2000 to 2020 reveals significant demographic shifts characterized by an aging population and declining youth representation. The number of children under the age of 15 declined across all three decades, with the “Under 5 years” group decreasing from 380 in 2000 to 223 in 2020, and the 5- to 9- and 10- to 14-year age groups showing similar downward trends. These changes suggest a reduced birth rate and potential outmigration of young families.

The working-age population, particularly those in the 35 to 44 age group, saw the most dramatic decline, dropping from 1,105 individuals in 2000 to 649 in 2020 – a 41% decrease. While the 25 to 34 and 45 to 54 age cohorts remained relatively stable, the sharp drop in the 35 to 44 segment indicates a loss of middle-aged residents who often serve as a community’s economic and civic backbone.

In contrast, older cohorts, especially those aged 55 to 74, increased substantially. For instance, the 65 to 74 age group grew from 316 in 2000 to 577 in 2020. This shift reflects both aging-in place among long-term residents and possibly an influx of retirees.

Overall, the data points to gradual aging in Franklin’s population and a shrinking base of younger residents. This trend has implications for local services, schools, and housing demand, and suggests a need for policies that can attract and retain younger families while also supporting an aging population.

Figure 2. Age Cohorts, 2000-2020



Sources:

U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. *American Community Survey, ACS 5-Year Estimates Data Profile, DP05.*

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

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Households

Between 2000 and 2020, Franklin Borough experienced a moderate increase in the total households, rising from 1,906 to 2,047, representing a 7.4% growth over two decades. During this time, the composition of household sizes shifted notably toward smaller household types. One-person households increased significantly, both in number and in share of households from 454 (23.8%) in 2000 to 645 (31.5%) in 2020. Similarly, two-person households remained relatively stable as the second-largest household type, increasing from 583 (30.6%) to 636 (31.1%). These changes reflect demographic aging and lifestyle shifts including more seniors aging in place and younger adults choosing to live alone or in smaller units.

In contrast, larger households saw a relative decline. Households with four-or-more-persons decreased from 540 in 2000 (28.3%) to 422 in 2020 (20.6%), while three-person households remained relatively flat, hovering around 17%. This trend mirrors patterns at the County and State levels, where the proportion of larger households is gradually declining, and smaller households, particularly one- and two-person households are becoming increasingly common.

Overall, the household trends in Franklin suggest a shift toward smaller household sizes, consistent with an aging population, smaller family units, and changing housing needs. This shift has important implications for housing policy, suggesting a growing need for smaller, more accessible housing units and services tailored to single-person and senior households.

Table 3. Household Size, 2000-2020

Household Size	2000	%	2010	%	2020	%
Total Households (Franklin)	1,906	100%	1,936	100%	2,047	100%
1-person household	454	23.8%	517	26.7%	645	31.5%
2-person household	583	30.6%	573	29.6%	636	31.1%
3-person household	329	17.3%	344	17.8%	344	16.8%
4-or-more-person household	540	28.3%	502	25.9%	422	20.6%
Total Households (County)	50,831	100%	54,752	100%	55,915	100%
1-person household	9,595	18.9%	11,482	21.0%	13,056	23.3%
2-person household	15,742	31.0%	17,807	32.5%	19,604	35.1%
3-person household	9,361	18.4%	10,100	18.4%	9,690	17.3%
4-or-more-person household	16,133	31.7%	15,363	28.1%	13,565	24.3%
Total Households (State)	3,064,645	100%	3,214,360	100%	3,426,102	100%
1-person household	751,353	24.5%	811,221	25.2%	876,661	25.6%
2-person household	927,354	30.3%	957,682	29.8%	1,026,368	30.0%
3-person household	531,987	17.4%	558,029	17.4%	592,617	17.3%
4-or-more-person household	853,951	27.9%	887,428	27.6%	930,456	27.2%

Source:

U.S. Census Bureau. (2000). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H016*.

U.S. Census Bureau. (2010). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H13*.

U.S. Census Bureau. (2020). HOUSEHOLD SIZE. *Decennial Census, Demographic and Housing Characteristics, Table H9*.

Income

Between 1999 and 2020, Franklin experienced substantial income growth alongside a noticeable shift in household income distribution toward higher earning brackets. The median household income rose from \$44,985 in 1999 to \$77,672 in 2020, reflecting inflation-adjusted economic improvement and overall rising income levels in the community. During this period, the share of

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households earning less than \$25,000 dropped from 21% in 1999 to just over 11% in 2020, signaling a reduction in lower-income households.

Simultaneously, the proportion of households earning \$75,000 or more increased significantly. Households in the \$75,000 to \$99,000 range rose from 9.7% in 1999 to 26.3% in 2020, while those earning \$100,000 to \$149,999 increased from 8.5% to 15.2%. Income brackets above \$150,000, which accounted for less than 2% of households in 1999 grew to 9.7% in 2020. This shift indicates upward income mobility and a growing presence of middle- and upper-income households in the Borough.

Although Franklin's 2020 median household income of \$77,672 trails behind Sussex County's median of \$96,222 and New Jersey's median of \$85,245, the Borough has made considerable progress over the past two decades. These trends point to a strengthening local economy but also highlight the continued opportunity to raise income levels further in alignment with County and State benchmarks.

Table 4. Income in the Past 12 Months, 2000 - 2020

Household Income	Percent of Households		
	1999	2010	2020
Total Households	1,911	2,025	2,243
Less than \$10,000	6.0%	6.6%	4.3%
\$10,000 to \$14,999	5.9%	5.0%	2.4%
\$15,000 to \$24,999	9.1%	10.5%	8.9%
\$25,000 to \$34,999	12.1%	4.7%	10.8%
\$35,000 to \$49,999	22.2%	11.8%	7.2%
\$50,000 to \$74,999	24.8%	19.3%	15.3%
\$75,000 to \$99,000	9.7%	10.3%	26.3%
\$100,000 to \$149,999	8.5%	20.5%	15.2%
\$150,000 to \$199,999	0.6%	7.8%	6.6%
\$200,000 or more	1.0%	3.5%	3.1%
Franklin Median Household Income	\$44,985	\$62,813	\$77,672
Sussex County Median Household Income	\$65,266	\$84,115	\$96,222
New Jersey Median Household Income	\$55,146	\$67,681	\$85,245

Source:

U.S. Census Bureau. (2000). PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2000. *Decennial Census*, DEC Summary File 4 Demographic Profile, Table DP3.

U.S. Census Bureau. (2010). INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901*.

U.S. Census Bureau. (2020). INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901*.

2.2 Employment Characteristics

Workforce

In 2020, Franklin Borough had a total population of 3,948 residents aged 16 years and older. Of this group, 59.9% (2,364 individuals) were part of the civilian labor force,⁵ with 56.1% employed and 3.7% unemployed. No residents were serving in the Armed Forces at the time. Meanwhile, 40.1% of the population (1,548 individuals) was not participating in the labor force, which may include retirees, students, or others not seeking employment.

⁵ According to the United States Census Bureau Glossary, "The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed."

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Franklin Borough's unemployment rate stood at 5.7%, slightly higher than the County average of 5.3% but just below the statewide rate of 5.8%. This suggests the Borough's labor market was relatively in line with broader regional and state trends. Although the labor force participation rate was lower than in some comparable communities, the Borough maintained employment level consistent with economic conditions at the time. These figures indicate a moderately active workforce, with opportunities to further strengthen employment outcomes and increase participation through workforce development and local job creation efforts.

Commuting Characteristics

In 2020, the American Community Survey (ACS) 5-Year Estimates reported that Franklin had 2,139 employed residents aged 16 and over commuting to work and only 3.6% working from home. The vast majority of commuters (93.8%) relied on personal vehicles with 84.5% using a car, truck, or van, and 9.3% driving alone. Carpooling was reported at 0%, and the use of multiple alternative modes of transportation was minimal with 1% using public transit, 1.6% bicycling, and 3.6% using taxis, motorcycles, or other means. Notably, walking to work was nonexistent among respondents.

Most residents worked within New Jersey (94.9%), though fewer than half (48.8%) were employed within Sussex County. A substantial portion (46.1%) worked outside the County but remained in-state, while 5.1% commuted out of state.

Commuting times varied, but a significant share faced long travel durations. While 14.9% had commutes under 10 minutes, over one-third (37.6%) had commutes of 45 minutes or longer, including 21.3% of commutes exceeding an hour. The average travel time to work was 35.4 minutes.

Table 5. Employment Status, 2020

Employment Status	Estimate	%
Population 16 years and older	3,948	
In labor force	2,364	59.9%
Civilian labor force	2,364	59.9%
Employed	2,216	56.1%
Unemployed	148	3.7%
Armed Forces	0	0.0%
Not in labor force	1,584	40.1%
Unemployment rate (Franklin)	5.7%	
Unemployment rate (Sussex County)	5.3%	
Unemployment rate (State)	5.8%	

Source:

U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.

Table 6. Commuting Characteristics, 2020

Commuting Characteristics	Estimate
Workers 16 years and over	2,139
Did not work from home	2,062
Means of transportation to work	93.8%
Car, truck, or van	84.5%
Drove alone	9.3%
Carpooled	0.0%
Public transportation (excluding taxicab)	1.0%
Walked	0.0%
Bicycle	1.6%
Taxicab, motorcycle, or other means	3.6%
Place of work	%
Worked in state of residence	94.9%
Worked in county of residence	48.8%
Worked outside county of residence	46.1%
Worked outside state of residence	5.1%
Travel time to work	%
Less than 10 minutes	14.9%
10 to 14 minutes	7.1%
15 to 19 minutes	6.7%
20 to 24 minutes	10.2%
25 to 29 minutes	4.9%
30 to 34 minutes	11.4%
35 to 44 minutes	7.0%
45 to 59 minutes	16.3%
60 or more minutes	21.3%
Mean Travel time to work (minutes)	35.4

Source:

U.S. Census Bureau. (2020). COMMUTING CHARACTERISTICS BY SEX. American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0801.

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These patterns suggest Franklin Borough is a predominantly auto-dependent community, with limited access to public transit or local employment opportunities. The long average commute time and reliance on out-of-county work emphasize the importance of regional transportation infrastructure and may indicate a mismatch between local housing affordability and proximity to jobs.

Employment by Industry

In 2020, the Borough's employed civilian population aged 16 and over totaled 2,216 individuals, with employment concentrated in a few key sectors. The largest share (20.3%) was employed in the educational services, health care, and social assistance sector, reflecting the importance of these fields to the local workforce. Retail trade was the second largest industry, employing 16.5% of workers, followed by manufacturing at 11.3%, and accommodation and food services combined with arts and entertainment at 10.7%.

Other notable sectors included professional, scientific, and management services (9.9%), construction (7.6%), and transportation and warehousing (7.4%). Finance, insurance, and real estate accounted for 5.2% of employment, while wholesale trade, information, and public administration each made up less than 4% individually. A small portion of the workforce (2%) was employed in other services, excluding public administration. Notably, no employment was reported in agriculture, forestry, fishing, hunting, or mining industries.

These figures illustrate a diversified but service-oriented local economy, with strong reliance on health, education, retail, and manufacturing sectors. The data suggest continued need for workforce development in these key areas, while also highlighting potential opportunities to grow underrepresented industries to support economic resiliency and expand employment options for residents.

Table 7. Industries of Employment, 2020

Industry	Estimate	%
Civilian employed population 16 years and over	2,216	
Educational services, and health care and social assistance	449	20.3%
Retail trade	366	16.5%
Manufacturing	250	11.3%
Arts, entertainment, and recreation, and accommodation and food services	238	10.7%
Professional, scientific, and management, and administrative and waste management services	220	9.9%
Construction	168	7.6%
Transportation and warehousing, and utilities	164	7.4%
Finance and insurance, and real estate and rental and leasing	116	5.2%
Wholesale trade	87	3.9%
Information	59	2.7%
Public administration	54	2.4%
Other services, except public administration	45	2.0%
Agriculture, forestry, fishing and hunting, and mining	0	0.0%

Source:

U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.*

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3. Housing Characteristics

3.1 Inventory of Housing Stock

Housing Occupancy and Tenure

In 2020, the U.S. Decennial Census reported a total of 2,177 housing units, with a housing occupancy rate of 94% in Franklin Borough, which was slightly higher than Sussex County's 89.2% and slightly lower than New Jersey's 91.1%. Of the 2,047 occupied housing units in Franklin, 61.9% were owner-occupied and 32.2% were renter-occupied. While owner occupancy remained the majority, Franklin's rental occupancy rate was nearly double the County average of 16.3% and slightly lower than the State average of 35.3%, suggesting a comparatively more balanced mix of owner and renter households than the surrounding county.

The Borough had 130 vacant housing units, reflecting a 6% total vacancy rate, which is lower than the Countywide combined rate of 10.8% and the Statewide rate of 8.9%. The homeowner vacancy rate in Franklin was 2.4%, slightly above Sussex County (2.2%) and well above New Jersey (1.5%). The rental vacancy rate, however, stood at 6.9%, in line with County and State averages.

Table 8. Housing Occupancy and Tenure, 2020

Housing Occupancy and Tenure	Estimate	%
Franklin		
Total housing units	2,177	100%
Occupied housing units	2,047	94.0%
Owner-occupied	1,347	61.9%
Renter-occupied	700	32.2%
Vacant housing units	130	6.0%
Homeowner vacancy rate	2.4%	
Rental vacancy rate	6.9%	
Sussex County		
Total housing units	62,709	100%
Occupied housing units	55,915	89.2%
Owner-occupied	45,705	72.9%
Renter-occupied	10,210	16.3%
Vacant housing units	6,794	10.8%
Homeowner vacancy rate	2.2%	
Rental vacancy rate	6.8%	
New Jersey		
Total housing units	3,761,229	100%
Occupied housing units	3,426,102	91.1%
Owner-occupied	2,098,500	55.8%
Renter-occupied	1,327,602	35.3%
Vacant housing units	335,127	8.9%
Homeowner vacancy rate	1.5%	
Rental vacancy rate	5.7%	

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

Overall, Franklin Borough demonstrates relatively high occupancy with a healthy distribution of both owner- and renter-occupied units. The data suggest a stable housing market with sufficient availability, though slightly elevated homeowner vacancy rates may indicate opportunities for targeted investment or revitalization to reduce housing turnover and improve-term stability.

2025 Housing Element and Fair Share Plan, Franklin Borough, Sussex County, New Jersey*Vacancy Status*

The Borough of Franklin had a total of 130 vacant housing units in 2020, accounting for 6% of its total housing stock. Of these, the largest share of 40% (52 units), was classified “for rent,” indicating an active rental market with available inventory. An additional 26.2% (34 units) were listed as “for sale only,” suggesting a moderate number of homes available for purchase. Together, these two categories comprised over two-thirds of all vacancies, underscoring a housing market with both rental and ownership opportunities in transition.

Table 9. Vacancy Housing Unit Type, 2020

Vacancy Status	Count	%
Total vacant units	130	6.0%
For rent	52	40.0%
Rented, not occupied	3	2.3%
For sale only	34	26.2%
Sold, not occupied	8	6.2%
For seasonal, recreational, or occasional use	3	2.3%
Other vacant	30	23.1%

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

Other categories of vacancy were less prominent. Units classified as “other vacant” made up 23.1% (30 units), while units that had been sold but were not yet occupied accounted for 6.2% (8 units).

The “other vacant” category includes a variety of situations,⁶ as follows:

1. The owner does not want to rent or sell;
2. The owner is elderly and living in a nursing home or with family members;
3. The unit being held by the settlement of an estate;
4. The unit is being renovated; or
5. The unit is being foreclosed.

Overall, the distribution of vacant units in Franklin Borough reflects a balanced mix of transitional housing status, with most vacancies representing homes that are either on the market or in the process of turnover. The relatively low proportion of seasonal and idle units indicates that housing is largely intended for permanent residency rather than part-time or recreational use. This pattern supports the presence of a stable, year-round residential community with ongoing housing activity.

⁶ Kresin, M. “Other” Vacant Housing Units: An Analysis from the Current Population Survey/Housing Vacancy Survey.” U.S. Census Bureau, Social, Economic, and Housing Statistics Division. Retrieved from <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>

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Units In Structure

In 2020, the Borough had a total of 2,532 housing units, with a housing stock characterized by a mix of single-family and multi-family structures. The majority were one-unit detached homes (50.4% or 1,277 units), reflecting Franklin's predominantly low-density, suburban character. An additional 6.8% (172 units) were one-unit attached structures, such as townhouses or duplexes.

Multi-family housing made up a significant portion of the remaining units. Notably, buildings with 10 to 19 units comprised 14.1% (356 units), the second-largest category after detached single-family homes. Smaller multi-family structures included 3- or 4-unit buildings 8.4% and those with 5 to 9 units (5.1%), while 5.7% (145 units) were in buildings with 20 or more units. Two-unit homes were less common, representing only 3.1% of the total. Mobile homes also contributed to the housing mix, accounting for 6.4% (162 units), while no housing units were reported in non-traditional structures such as boats, RVs, or vans.

Overall, Franklin Borough offers a diverse housing inventory, with a balance between single-family residences and a meaningful share of multi-family and mobile home options. This structural variety supports a range of household types and income levels, contributing to the Borough's overall housing accessibility and flexibility.

Year Structure Built

As of 2020, Franklin Borough's housing stock displayed a strong historical character, with a significant portion of its homes built prior to the mid-20th century. Of the 2,532 total housing units, 40% (1,013 units) were built in 1939 or earlier, which is by far the largest single-age category. This reflects the Borough's long established residential base and underscores the presence of aging housing infrastructure.

Only a small share of homes was constructed in the past two decades. Units built from 2014 onward accounted for just 0.9% of the total, and those constructed between 2010 and 2013 represented 0.8%. Together, homes built since 2000 made up just 10.2% of the housing stock, indicating limited recent residential development.

The remainder of the housing stock is relatively evenly distributed across the mid-to-late 20th century. Homes built in 1970 comprised 13.7%, followed by the 1980s at 10.8%, the 1960s at

Table 10. Units In Structure, 2020

Units In Structure	Estimate	%
Total housing units	2,532	100%
1-unit, detached	1,277	50.4%
1-unit, attached	172	6.8%
2-units	79	3.1%
3 or 4 units	213	8.4%
5 to 9 units	128	5.1%
10 to 19 units	356	14.1%
20 or more	145	5.7%
Mobile home	162	6.4%
Boat, RV, van, etc.	0	0.0%

Source:
U.S. Census Bureau. (2020). UNITS IN STRUCTURE. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table B25024.*

Table 11. Age/Year Structure Built

Year Structure Built	Estimate	%
Total	2,532	100%
Built 2014 or later	23	0.9%
Built 2010 to 2013	20	0.8%
Built 2000 to 2009	214	8.5%
Built 1990 to 1999	146	5.8%
Built 1980 to 1989	273	10.8%
Built 1970 to 1979	348	13.7%
Built 1960 to 1969	209	8.3%
Built 1950 to 1959	154	6.1%
Built 1940 to 1949	132	5.2%
Built 1939 or earlier	1,013	40.0%

Source:
U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*

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8.3%, the 2000s at 8.5%, and the 1990s at 5.8%. The smallest shares aside from the most recent decade, came from the 1940s (5.2%) and 1950s (6.1%).

In sum, Franklin Borough's housing inventory is heavily weighted toward older structures, particularly those built before World War II. This trend suggests a need for ongoing investment in housing rehabilitation and modernization, as well as opportunities to preserve the Borough's historic character while planning for future housing development.

3.2 Costs and Value

There are numerous methods by which to view the value of Franklin Borough's housing stock. The ACS provided counts for the following items: Selected Monthly Owner Costs (SMOC), the values of owner-occupied and renter-occupied units, and mortgage characteristics.

Selected Monthly Owner Costs

SMOC is a figure which consists of all costs associated with homeownership.⁷ In 2020, the ACS reported that SMOC data for Franklin reveal lower housing costs compared to County and State levels, particularly for homeowners with mortgages. Among the 764 housing units with a mortgage in Franklin, the median monthly owner cost was \$1,909, which is significantly below the Sussex County median of \$2,236 and the New Jersey median of \$2,476. Over one-third of these homeowners (34.4%) paid between \$1,500 and \$1,999 per month, while 22% paid between \$2,000 and \$2,499. Only 10.7% reported monthly costs of \$3,000 or more compared to 21.7% in Sussex County and 32.3% statewide.

Table 12. Selected Monthly Owner Costs (SMOC), 2020

SMOC	Count (Franklin)	%	Count (County)	%	Count (State)	%
Housing units with a mortgage	764	100%	32,078	100%	1,382,654	100%
Less than \$500	0	0.0%	38	0.1%	2,772	0.2%
\$500 to \$999	9	1.2%	691	2.2%	34,504	2.5%
\$1,000 to \$1,499	155	20.3%	4,195	13.1%	138,116	10.0%
\$1,500 to \$1,999	263	34.4%	7,702	24.0%	253,824	18.4%
\$2,000 to \$2,499	168	22.0%	7,236	22.6%	275,392	19.9%
\$2,500 to \$2,999	87	11.4%	5,269	16.4%	231,946	16.8%
\$3,000 or more	82	10.7%	6,947	21.7%	446,100	32.3%
Median	\$1,909		\$2,236		\$2,476	
Housing units without a mortgage	599	100%	13,210	100%	711,773	100%
Less than \$250	11	1.8%	257	1.9%	14,747	2.1%
\$250 to \$399	59	9.8%	253	1.9%	18,836	2.6%
\$400 to \$599	34	5.7%	1,012	7.7%	48,655	6.8%
\$600 to \$799	140	23.4%	2,698	20.4%	96,262	13.5%
\$800 to \$999	187	31.2%	3,207	24.3%	136,283	19.1%
\$1,000 or more	168	28.0%	5,783	43.8%	396,990	55.8%
Median	\$843		\$950		\$1,062	

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*

⁷ According to the United States Census Bureau Glossary, "Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail."

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For the 599 households without a mortgage, the median monthly cost was \$843, which again is lower than both the County median of \$950 and the State median of \$1,062. Most of these households (31.2%) paid between \$800 and \$999 monthly, while 28% paid \$1,000 or more. Notably, 24.3% had monthly costs between \$600 and \$799, and only a small percentage (1.8%) paid less than \$250.

These figures suggest that the Borough offers relatively more affordable homeownership options compared to regional and statewide benchmarks. This affordability may serve as an advantage for attracting and retaining residents, especially first-time buyers, retirees, and those seeking lower monthly housing expenses. However, the data also emphasize the importance of maintaining housing cost stability to ensure continued accessibility for a range of income levels.

Value

In 2020, the value of occupied housing units in Franklin Borough reflected a predominance of moderately priced owner-occupied homes and affordable rental options. Of the 1,363 owner-occupied housing units, the largest share (34.9%) was valued between \$200,000 and \$299,999. Homes valued below \$150,000 made up 37.9% of the market, with 21% in the \$100,000 to \$149,999 range and 10.8% valued under \$50,000. A relatively small portion of the housing stock fell in higher price brackets, with only 6.8% valued between \$300,000 and \$499,999 and 1.2% exceeding \$1 million. No units were valued between \$500,000 and \$999,999. The median home value was \$188,000 reflecting a generally affordable housing environment relative to County and State benchmarks.

The rental market was similarly characterized by affordability. Among the 856 occupied rental units, over half (51.2%) paid between \$1,000 and \$1,499 per month. Another 31% paid between \$500 and \$999, while higher rental tiers were uncommon with only 1.1% paid between \$2,000 and \$2,499, and no renters paid above \$2,500. The median rent was \$1,105. Additionally, 2.8% of rental units reported no rent paid, possibly indicating informal arrangements or housing assistance.

Overall, the data suggest that Franklin Borough offers a largely affordable housing market with a concentration of mid-range owner-occupied units and accessible rental prices, supporting a broad range of household types and income levels. This affordability presents an opportunity to retain long-term residents and attract new households while ensuring housing cost burdens remain low for most residents.

Table 13. Value of Occupied Units, 2020

Value of Occupied Units	Estimate	%
Owner-occupied units	1,363	100%
Less than \$50,000	147	10.8%
\$50,000 to \$99,000	83	6.1%
\$100,000 to \$149,999	286	21.0%
\$150,000 to \$199,999	262	19.2%
\$200,00 to \$299,999	476	34.9%
\$300,000 to \$499,999	93	6.8%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or more	16	1.2%
Median	\$188,000	
Occupied Units Paying Rent	856	100%
Less than \$500	10	1.2%
\$500 to \$999	265	31.0%
\$1,000 to \$1,499	438	51.2%
\$1,500 to \$1,999	134	15.7%
\$2,000 to \$2,499	9	1.1%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median	\$1,105	
No rent paid	24	

Source:
U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

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3.3 Housing Units Capable of Being Rehabilitated

As of 2020, the Borough of Franklin had a total of 2,243 occupied housing units, with a relatively small share identified as lacking basic facilities. No units were reported as lacking complete plumbing facilities, indicating full access to fundamental sanitation infrastructure across all occupied homes. However, 16 units (0.7%) were reported as lacking complete kitchen facilities, which may reflect older or converted housing stock in need of modernization.

In addition, 47 housing units (2.1%) were reported as having no telephone service available. While this figure is relatively low, it is more than double the Sussex County average of 1%, suggesting that some residents in Franklin may lack consistent access to essential communication services.

Overall, Franklin's housing stock appears to be in generally good condition, with very few units requiring rehabilitation for plumbing or kitchen improvements. The data suggest a modest need for targeted investments in modernization and connectivity, particularly for improving kitchen infrastructure and expanding access to communication services for all residents.

Table 14. Housing In Need of Rehabilitation, 2020

Facilities	Estimate	%
Franklin		
Occupied housing units	2,243	100%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	16	0.7%
No telephone service available	47	2.1%
Sussex County		
Occupied housing units	54,166	100%
Lacking complete plumbing facilities	60	0.1%
Lacking complete kitchen facilities	174	0.3%
No telephone service available	523	1.0%

Source:
United States Census Bureau, 2020 American Community Survey, 5-Year Estimates. *Data Profiles, Table DP04.*

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3.4 Projection of Housing Stock

Housing Units Certified

Between 2004 and September 2024, Franklin Borough certified a total of 124 housing units, reflecting a slow and sporadic pace of residential development over the two-decade period. The majority of units were certified in 2009, when 94 multi-family units were added, representing over 75% of all units certified during this timeframe. This spike was an outlier in an otherwise modest development pattern, with most other years recording only one to four housing units or none at all.

From 2004 to 2024, Franklin certified 26 one- and two-family units, 100 multi-family units, and four (4) mixed-use units. No new units were certified in several years, including 2007, 2012, 2015, 2016, 2017, 2021, and 2022. Mixed-use development has been minimal, with one unit certified each in 2010 and 2011, and two (2) more units over the remainder of the period. In 2024 to date, only six (6) multi-family units have been certified, signaling limited recent residential growth.

Overall, the data suggest that Franklin Borough has experienced very limited housing production in recent decades, with the exception of a single year of high multi-family development. This trend may reflect constrained land availability, infrastructure limitations, zoning restrictions, or low development demand, and points to a potential need for updated planning policies to encourage a more consistent and diversified housing pipeline moving forward.

Planning Board Approvals

The Borough of Franklin Planning Board approved one residential project on October 21, 2024 that generated two (2) new affordable housing units.⁸ A 12-unit mixed-used development was approved via a Planning Board Resolution for application number PB# 1-24-02. The project involves two (2) proposed affordable housing units including one (1) one-bedroom unit and one (1) two-bedroom unit.

Table 15. Housing Units Certified, 2004 - 2024

	1&2 Family	Multi	Mixed-use	Total
2004	6	0	0	6
2005	4	0	3	7
2006	1	0	0	1
2007	0	0	0	0
2008	2	0	0	2
2009	0	94	0	94
2010	2	0	0	2
2011	0	0	1	1
2012	0	0	0	0
2013	3	0	0	3
2014	4	0	0	4
2015	0	0	0	0
2016	0	0	0	0
2017	0	0	0	0
2018	1	0	0	1
2019	0	0	0	0
2020	2	0	0	2
2021	0	0	0	0
2022	0	0	0	0
2023	1	0	0	1
Sept 2024 YTD	0	6	0	0
Total	26	100	4	124

Source:
New Jersey Department of Community Affairs, *Housing Units Certified, 2000 - 2024*

⁸ Block 1404, Lots 5, 6, and 7.

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Lands Available for New Construction and Redevelopment

The potential for large-scale new development in the Borough is restricted by a lack of developable land due to most of the Borough already being built-out and due to utility constraints. The Highlands Planning Area covers the entire Borough which promotes development, however many of the developable lots greater than one acre are either largely built-out and/or there is a lack of sewer and water infrastructure to support new development.

The municipality should also continue to support the rehabilitation of the existing housing stock for affordable housing opportunities through funding sources such as participating in New Jersey's Small Cities Community Development Block Grant (CDBG) program. The CDBG program is a federally funded initiative administered by the New Jersey DCA. It is part of the broader U.S. Department of Housing and Urban Development (HUD) CDBG program, which provides annual grants to states, cities, and counties to support a wide range of community development needs.

Looking at historic trends combined with the limited availability of developable land in the Borough, it is unlikely that there will be any large increases in the number of new housing units within the Borough, and most new housing units will fall under Redevelopment Area Designations and the redevelopment of existing sites.

Residential Zones

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource constraints.

R-1, Single-Family Residential (Three-Acre Density) Zone

The purpose and intent of the R-1 Zone in Franklin is to preserve and enhance the Borough's low-density residential character by maintaining larger lot sizes that promote privacy, open space, and rural aesthetics. This zoning designation is intended to support orderly and compatible residential development while limiting the intensity of land use in areas with environmental sensitivity, limited infrastructure, or rural surroundings. The R-1 Zone also helps to guide growth in a manner that protects natural resources and aligns with the Borough's long-term planning goals.

Permitted residential uses in the R-1 Zone include single-family detached dwellings situated on individual lots of at least three acres in size. The zone may also allow customary accessory uses typically associated with residential living, such as garages, sheds, home occupations, and recreational structures, provided they comply with applicable bulk, setback, and coverage requirements. The intent is to encourage a spacious residential environment while preserving the character and environmental integrity of the surrounding area.

R-2, Single-Family Residential (One-Acre) Zone

The intent of the R-2 Zone is to provide for low-density residential development that balances the need for housing with the preservation of the Borough's semi-rural character. This zoning district is designed to accommodate single-family homes on one-acre lots, offering a residential option that supports spacious living environments while still being consistent with the Borough's land use planning objectives. The R-2 Zone aims to protect neighborhood stability, promote orderly growth, and ensure that development is compatible with existing infrastructure, environmental features, and surrounding land uses.

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Permitted residential uses include single-family detached dwellings on lots with a minimum size of one (1) acre. In addition to the principal residential use, customary accessory uses are also permitted such as private garages, sheds, swimming pools, and home-based occupations, provided they meet zoning standards and do not alter the residential nature of the neighborhood. This district supports a suburban-style development pattern while maintaining adequate space for landscaping, privacy, and environmental sustainability.

R-3, Single-Family Residential (15,000 Square Feet) Zone

The purpose and intent of the R-3 Zone in Franklin Borough, is to support moderate-density residential development that accommodates the Borough's housing needs while preserving neighborhood character and ensuring compatibility with surrounding land uses. This zoning district is intended for established residential areas or locations suited for infill development, where public utilities and infrastructure can support more compact lot sizes. The R-3 Zone aims to promote a traditional suburban living environment with single-family homes on reasonably sized lots, encouraging efficient land use while maintaining aesthetic and spatial qualities appropriate for residential neighborhoods.

Permitted residential uses in the RR-3 Zone include single-family detached dwellings on lots with a minimum area of 15,000 square feet as well as customary accessory uses that are incidental to the primary residence. These uses are regulated to ensure they do not detract from the residential nature of the area. The R-3 Zone strikes a balance between housing diversity and community character, making it suitable for families and individuals seeking a neighborhood-oriented setting with manageable lot sizes.

R-4, Single-Family Residential (6,250 Square Feet) Zone

The R-4 Zone is intended to allow for higher density residential development in areas that are already developed or well-served by public infrastructure. This zoning district is designed to accommodate smaller lot sizes while maintaining the character and livability of single-family neighborhoods. The purpose of the R-4 Zone is to encourage efficient land use, support a more diverse and affordable housing stock, and promote residential development that complements the Borough's existing built environment, especially in proximity to downtown or transit-accessible areas.

Permitted residential uses in the R-4 Zone include single-family detached homes on lots with a minimum size of 6,250 square feet. Accessory uses typically associated with residential living are allowed provided they remain secondary to the principal use and comply with zoning regulations. The R-4 zone supports a compact neighborhood form while preserving the residential character and overall quality of life in the community.

MF, Multi-Family Residential Zone

The MF Zone in Franklin is intended to support higher-density residential development that offers a range of housing types beyond traditional single-family homes. This district allows for the construction of multi-family residences such as apartments, townhouses, and condominiums with the goal of increasing housing variety and affordability within the Borough. The zone is typically applied in areas with access to public infrastructure and transit, making it suitable for compact, walkable communities. It also helps meet the housing needs of diverse populations, including seniors, smaller households, and individuals seeking rental or shared

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living arrangements. Furthermore, the MF Zone promotes thoughtful, efficient land use and supports Franklin's goals of creative inclusive, well-planned residential environments.

ZM, Zinc Mine Mixed Use Zone

The purpose and intent of the ZM Zone is to encourage the thoughtful redevelopment of the former zinc mine property through a flexible, mixed-use zoning framework. This district is designed to promote the adaptive reuse of underutilized or historically significant land by allowing a blend of residential, commercial, and recreational uses in a coordinated, master-planned setting. The ZM Zone supports the Borough's long-term goals of revitalization, economic development, and environmental stewardship, while preserving the unique character and history of the former mining site.

Permitted uses within the ZM Zone include multi-family residential apartments located on the upper floors of a building. These residential uses are intended to be integrated with non-residential components such as retail, office, and public open space to create a cohesive, livable community. All development within the zone must conform to an overall conceptual plan and design standards that ensure compatibility, sustainability, and alignment with the Borough's planning objectives.

B-1, Main Street Retail Zone

The purpose of the B-1 Zone is to preserve and enhance the traditional character and economic vitality of the Borough's central business district. This zone is intended to support a pedestrian-friendly, mixed-use environment that encourages retail, service, and office uses at street level while allowing for residential opportunities above ground-floor commercial spaces. The B-1 Zone plays a key role in promoting local business activity, fostering a vibrant downtown atmosphere, and preserving the architectural and historic integrity of Main Street.

Permitted residential uses in the B-1 Zone are limited to upper-story dwellings located above ground-floor commercial establishments. These may include apartments situated on the second floor or higher within mixed-use buildings. This approach supports a compact, walkable downtown by integrating residential living with commercial uses, helping sustain local businesses and contribute to a more active and economically resilient town center.

B-2, Main Street Mixed Use Zone

The B-2 Zone is intended to promote a diverse and integrated mix of residential, commercial, and professional uses in a way that enhances walkability, supports local businesses, and contributes to a lively, community-oriented environment. This zone encourages both new construction and the adaptive reuse of existing buildings, particularly in areas just beyond Franklin's central business district. The goal is to create flexible land use opportunities that support live-work spaces, maintain architectural character, and strengthen the economic and visual appeal of the Main Street corridor.

Residential uses permitted in the B-2 Zone include apartments or living units located above commercial spaces, as well as dwellings situated behind storefronts within mixed-use buildings. In certain instances, standalone residential apartment structures may be permitted if they align with the mixed-use goals and design standards of the district. This approach

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promotes a walkable, active streetscape by integrating housing with commercial uses, supporting both a strong local economy and a vibrant, livable neighborhood environment.

HC-1, Highway Commercial-1 Zone

The purpose and intent of the HC-1 Zone in Franklin Borough is to accommodate a broad range of commercial uses that serve both local residents and the regional population, particularly along major transportation corridors. This zoning district is designed to support retail, service, and office establishments that benefit from the high visibility and accessibility along NJSH Route 23, while also maintaining safe traffic circulation, adequate buffering from nearby residential areas, and an attractive commercial environment. The HC-1 Zone encourages responsible development that enhances the Borough's economic base without compromising adjacent land uses or community character.

Residential uses in the HC-1 Zone are limited, but include dwelling units located above first-floor commercial uses in mixed-use buildings. These residential components are intended to complement the commercial function of the district, not to dominate it, and must adhere to specific zoning and design standards. Standalone residential buildings are typically not permitted. The inclusion of upper-story dwellings helps support walkability and workforce housing opportunities while reinforcing the commercial focus of the corridor.

HC-2A, Highway Commercial-2A Zone

The HC-2A Zone is intended to accommodate commercial development that caters to both local residents and the traveling public. The zone is particularly suited for businesses that benefit from highway visibility and access, including retail stores, service providers, restaurants, and automotive-related uses. Its purpose is to encourage economic growth along NJSH Route 23 while ensuring safe site access, reducing traffic impacts, and maintaining compatibility with adjacent land uses. The HC-2A Zone also prioritizes high-quality site design, ample parking, and thoughtful landscaping to foster an attractive and efficient commercial corridor.

Residential development within the HC-2A Zone is limited, as the district is primarily focused on commercial activity. However, residential units may be permitted on upper floors of mixed-use buildings as a conditional use and provided they are accessory to principal use and meet zoning requirements. Standalone residential apartments are generally not permitted in the Zone. This limited residential component supports the mixed-use character of the HC-2A Zone while preserving its primary function as a commercial area.

HC-2B, Highway Commercial-2B Zone

This Zone is established to support a diverse mix of commercial and residential uses specifically along the NJSH Route 23 corridor. This zoning district is intended to accommodate a wide range of commercial enterprises such as retail shops, dining establishments, offices, and automotive-related businesses that benefit from high traffic exposure and convenient access. It also encourages mixed-use development that enhances land use efficiency, walkability, and overall corridor vitality, while remaining compatible with the surrounding community and infrastructure.

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Residential uses in the HC-2B Zone are permitted only as part of mixed-use development, typically in the form of apartments above ground-floor commercial spaces. These residential components are meant to complement the district's commercial character and contribute to a more active and livable environment. Standalone residential buildings are generally not permitted, as the intent of the zone is to prioritize commercial activity while allowing limited residential integration in a supporting role.

Q, Quarry Zone

The purpose and intent of the Q Zone in Franklin is to regulate and manage land designated for extractive and quarrying activities in a manner that minimizes environmental and community impacts. This zone is specifically intended to accommodate the excavation and processing of mineral and stone resources, while ensuring public safety, protecting surrounding land uses, and preserving the Borough's natural and scenic character. The Q Zone includes strict controls on operations, access, and site rehabilitation to ensure that quarry activities are conducted responsibly and do not negatively affect nearby residential or commercial areas.

Residential uses are not permitted in the Q Zone, as the primary focus of this district is industrial in nature and not compatible with residential development. However, it is understood that the estimated useful life of the quarry operation will be several decades. Certain uses such as residential or multi-family housing are particularly incompatible with active quarrying operations but may become suitable upon reclamation and closure of the quarry. Consequently, it is difficult to predict what the future use of the property should be once the quarry operation is completed.

HMF, Hospital Multi-Family Zone

The HMF Zone is established to encourage the coordinated development of healthcare facilities and single- and multi-family residential housing within a thoughtfully planned setting. This zone is intended to accommodate hospitals, medical offices, and related health services while also providing residential options that may serve medical personnel, patients in recovery, or members of the general public. The purpose of the HMF Zone is to promote efficient land use, improve access to healthcare, and create a walkable, integrated environment that supports both medical and residential needs.

Residential uses permitted in the HMF Zone include single-family detached dwellings and various multi-family housing types such as apartments and townhouses. The Redevelopment Plan is expected to generate approximately 111 units, with a 15% set-aside.

NC, Neighborhood Planned Residential District

The purpose and intent of the NC Zone is to promote thoughtfully designed residential communities that incorporate a mix of housing types, open space, and neighborhood-scale amenities. This zone is intended to support planned developments that foster a sense of community, encourage walkability, and preserve natural features through clustered layouts and integrated site planning. The NC Zone emphasizes flexibility in design to achieve a cohesive residential environment that aligns with the Borough's growth management and land use objectives.

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Permitted residential uses in the NC Zone include mixed-use buildings and apartments on the upper floors only as a conditional use. These uses are typically arranged within a unified design that may also include shared open space, pedestrian pathways, and limited neighborhood-serving, non-residential uses. All development within the NC Zone must adhere to master planning and design guidelines to ensure compatibility, quality, and a strong sense of place within the community.

RT23, 520 Route 23 Inclusionary Zone

The RT23 Zone in Franklin Borough is intended to support the development of a mixed-income residential community that advances the Borough's affordable housing obligations under the New Jersey FHA. This zoning district specifically applies to the property at 520 NJSH Route 23, Block 104, Lot 2, and is designed to promote the construction of both market-rate and affordable housing units within a townhouse style development at a density of six (6) units per acre with a 20% set-aside for low- and moderate-income units.

120 NJSH Route 23 Redevelopment Plan

The 120 Route 23 Redevelopment Plan in Franklin Borough is intended to support the development of a townhouse residential community that advances the Borough's affordable housing obligations under the New Jersey FHA. This zoning district specifically applies to the property at 120 NJSH Route 23, Block 1601, Lot 5, and is designed to promote the construction of both market-rate and affordable housing units. The Redevelopment Plan permits townhouses and stacked flats at a density of eight (8) du/acre for a total proposed maximum of 160 units, with a 20% set-aside for low- and moderate-income units.

Multigenerational Housing

P.L. 2021, c. 273 established the Multigenerational Family Housing Continuity Commission (the Commission) and assigned the Commission the responsibility of preparing and adopting, "...recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas" (N.J.S.A. 52:27D-329.20f[1]). Municipalities are now required to provide an analysis of the extent to which local ordinances advance or detract from these recommendations. At the time this HEFSP is being prepared, no such recommendations have been published by the Commission. Franklin Borough should explore options for providing for multigenerational housing.

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4. Fair Share Plan

4.1 Plan Purpose and Goals

The Fair Share Plan will describe specific projects, programs, strategies, and funding sources to meet the Borough's affordable housing obligation while also complying with the Fourth Round Regulations, Fair Housing Act, and the Dispute Resolution Program Directive #14-24. The overriding goal of this Fair Share Plan is to present a framework for the Borough to provide for its fair share of the present and prospective regional need for low- and moderate-income housing for the Fourth Round period of 2025 through 2035.

4.2 Determination of Housing Need

On March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which set forth the rules and regulations governing the Fourth Round (2025-2035) of affordable housing obligations in New Jersey. This law abolished COAH and shifted implementation of the Fair Housing Act to the New Jersey Department of Community Affairs (DCA), creating the Affordable Housing Dispute Resolution Program (the Program).

On October 18, 2024, the Department of Community Affairs ("DCA") prepared and submitted a non-binding report ("DCA Report")⁹ on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Franklin Borough's Fourth Round Present Need/Rehabilitation Obligation is 25 units and the Prospective Need is 381 units. The FHA, as amended by P.L. 2024, c.2, ("Amended FHA") explicitly stated the DCA's numbers are non-binding. In response, Franklin Borough's staff and professionals conducted a site-by-site analysis to confirm the developability of lands identified as such by the DCA. This resulted in a decrease of lands which are "vacant and developable" and a subsequent decrease to the Prospective Need Obligation to 261 units. The Dispute Resolution Program agreed with Franklin Borough's assessment and recommended that the Borough's Prospective Need obligation be 261 units.

On January 22, 2025, pursuant to P.L. 2024, c.2, the Borough Council adopted Resolution #2025-28, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the following obligations (not including any durational or vacant adjustments):

Table 16. *Fourth Round Obligations*

Fourth Round Rehabilitation/Present Need Obligation	25
Fourth Round (2025-2035) Prospective Need Obligation	261

Pursuant to the Amended FHA and Directive #14-24, the Borough filed a Declaratory Judgment action in Superior Court seeking approval of a HEFSP proposed to be approved by June 30, 2025.

⁹ NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

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Prior Round & Third Round Obligations

The Borough of Franklin identified a municipal fair share summary obligation of for the Prior Round and Third Round of 330 units. This number is extrapolated from the Hon. Mary C. Jacobson, A.J.S.C. decision from March 8, 2018, which was formulated into a report by Econsult Solutions, Inc., that identified obligations for the entire state based on this court decision. The Borough's Prior Round obligation refers to affordable housing obligations assigned to the Borough from the first and second rounds from 1987 to 1999. Present Need includes housing in need of rehabilitation that is occupied by low- or moderate-income households, regardless of the percentage of housing cost burden relative to income. Prospective Need projects net change in low- and moderate-income households in New Jersey and Franklin's share of that need from 1999 to 2025.

Table 17. Prior Round and Third Round Obligations

Franklin Borough Affordable Housing Obligation	Jacobson
Prior Round (1987-1999)	9
Present Need (2015)	17
Cumulative Prospective Need (1999-2025)	304
Total Obligation	330

Source: "Statewide and Municipal Obligations Under the Jacobsen Opinion", Econsult Report, dated March 2018.

Prior Round

The Borough's Prior Round obligation totals 9 units. The Borough can apply four (4) units from group home units and four (4) units from senior units from Concetta Towers. The Borough is eligible for two (2) rental unit bonuses for the Prior Round, resulting in 10 units, with one carryover into the Third Round.

Community Hope VIII (Block 705, Lot 11): Community Hope operates a 4-bedroom supportive living residence for women with disabilities; it qualifies as four (4) units.

Concetta Towers (Block 907, Lot 15): This building is a HUD-operated 40-unit facility that provides 1-bedroom rental housing for seniors.

Table 18. Prior Round and Third Round Obligations

Borough of Franklin Affordable Housing Credits – Prior Round					
Project	Mechanism	Type	Units/Credits	Total	Applied to Prior Round
Community Hope	Alternative Living	Supportive/Special Needs	4	4	4
Concetta Towers	100% Affordable	Senior Rental	40	40	4
Bonus Credits				2	2
Total Units				46	9
Total Carried into Future Rounds					37

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The following are mechanisms through which the Borough identified to meet its Third Round affordable housing obligation:

Present Need (Rehabilitation) Program

The Borough has an active rehabilitation program, funded through Small Cities and development fees. Funding for rehabilitation may go towards owner- or renter-occupied units, as long as the households in those units are of low- or moderate- income. The program requires a ten-year affordability control in the form of a lien (owner-occupied) or deed restriction and potential lien (renter-occupied).

*Third Round Compliance Mechanisms*Existing Affordable Units

The Borough has the following existing deed-restricted affordable housing units proposed to apply to the Third Round:

Franklin House Senior Apartments (Block 904, Lot 2): This is a 100% affordable senior housing development with 94 affordable age-restricted units.

Westwind Manor (Block 907, Lot 13): This is a licensed residential health care facility, or assisted living facility. This facility includes 35 beds and seven (7) apartments. The apartments include five (5) one-bedroom, one (1) two-bedroom, and one (1) three-bedroom units. Each bedroom provides a unit, resulting in 45 units. The Planning Board approved an expansion to 61 units. This results in 61 total units at the facility. As a licensed assisted living facility, a 10 percent set-aside for Medicaid beds is required by State law, resulting in seven (7) units of affordable housing.

Units Approved or Under Construction

JCM Investors: JCM Investors is a 260-unit residential development that has received approval from the Planning Board. The development includes 52 units of affordable family rentals.

Inclusionary Zones / Redevelopment Plans

Block 1504, Lots 13 and 44 - HMF Zone: The Hospital Multi-Family Zone is a redevelopment area that is zoned for inclusionary residential single-family and multi-family uses. The area is expected to generate up to 111 residential units, with a 15% set-aside, providing 17 affordable rental units. The redevelopment plan for the area, Block 1504, Lots 13 and 44, was last revised November 17, 2017.

Block 605, Lot 5, 390 Rutherford Avenue: This property is located on Block 605, Lot 5, 390 Rutherford Avenue, and has frontage along NJSH Route 23 and Rutherford Avenue. The property is 1.84 acres, is zoned HC-2 Highway Commercial 2 and is the site of a former lumberyard. The proposed zoning is to provide for 51 apartments in a four-story residential structure with parking under the building in addition to surface parking. The proposal would require a 20 percent set-aside for a total of 11 units of affordable family rental housing. The site was designated an area in need of redevelopment and the redevelopment plan still needs to be adopted.

Block 1601, Lot 5, Former Super Walmart Site: The property includes approximately 44 acres and is zoned Highway Commercial 1. The site is a redevelopment area that was

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previously proposed as a Super Walmart Store. The site has environmental constraints, including wetlands, however, its location behind existing commercial uses along NJSH Route 23, makes it a natural location for residential uses. Given the environmental constraints, inclusionary zoning for townhouse type units with a density of eight (8) units per developable acre would be appropriate. The site has approximately 20 acres that could be developed for residential uses. This would provide for a development of approximately 160 units, with a 20 percent set-aside yielding 32 units of affordable family for-sale units.

Block 104, Lot 2, 520 NJSH Route 23: The property includes approximately 75 acres and is zone R-1 Residential. The site has frontage along NJSH Route 23 and borders both the northern and eastern boundaries of the Borough with Hamburg Borough and Hardyston Township. While the property is large, it has constraints relative primarily to steep slopes. For this reason, the proposal is to zone approximately 30 acres of the property for townhouse-style development at six (6) units-per-acre for a development of approximately 180 units with a 20 percent set-aside yielding 36 units of affordable family for-sale units.

Table 19. Third Round Credits

Borough of Franklin Affordable Housing Credits for Third Round					
Project	Mechanism	Type	Units/Credits	Bonus Credits	Applied to Third Round
Carryover Unit	Alternative Living	Supportive/ Special Needs	1		1
SCARC	Alternative Living	Supportive/ Special Needs	5		0
Franklin House	100% Affordable	Senior Rental	94*		76
Sunrise House	Alternative Living	Transitional Housing	12		0
JCM	Inclusionary	Family Rental	52	52	104
Miner's Cove	Inclusionary	Family Rental	4		0
Habitat for Humanity	Gut Rehab	Family for Sale	3		3
Hospital Redevelopment Zone	Inclusionary	Family Rental	17	17	34
390 Rutherford Avenue	Proposed Redevelopment Plan	Family Rental	11	7	18
Former Super Walmart Site.	Redevelopment Plan	Family for Sale	32		32
520 Rt. 23	Inclusionary	Family for Sale	36		36
			Subtotal	76	304
Total Applied to Third Round					304

*18 + 36 units = 54 units of Senior carried over to 4th Round Obligation/Other units not applied, apply to 4th Round.

2025 Housing Element and Fair Share Plan, Franklin Borough, Sussex County, New Jersey**Table 20.** *Distribution of Obligation (Micro-Requirements)*

Distribution of Obligation (304 Unit Obligation)		
Requirement	Micro-Requirements	# of Units* Proposed
Maximum 25% senior units	76	76
Minimum 50% family housing	152	231
Minimum 25% rental	76	233
Minimum 50% family rental	38	156
Minimum 13% for very low income	40	40
Maximum 25% bonus credits	76	76

* Rows are not cumulative.

Fourth Round Obligation (2025-2035)

Franklin Borough has a Fourth Round present need, or rehabilitation, obligation of **25 units** and a prospective need of **261 units**.

Table 21. *Franklin Borough Fourth Round Affordable Housing Obligations*

Fourth Round Affordable Housing Obligation	
Fourth Round Prospective Need	261 units
Present Need Obligation	25 units

4.3 Lands Available for New Construction and Redevelopment***Vacant Land Adjustment***

Pursuant to N.J.S.A. 52:27D-310.1 and N.J.A.C. 5:93-4.2, Franklin Borough has conducted an analysis of vacant land available for affordable housing purposes. The Borough did not apply a vacant land adjustment to its Third Round obligation; however, the Borough is getting closer to being built-out due to development and environmentally constrained lands. The following is the methodology utilized for this Fourth Round vacant land analysis.

In reviewing the Borough's vacant, developable land, the parcels considered included the following property classes:

1. Vacant Land (1) – 96 properties
2. Farmland (3A or 3B) – 29 properties
3. Public School Property (15A) – 2 properties
4. Public Property (15C) – 81 properties
5. Properties with no property class associated in the 2025 MODIV data – 26 properties

This list yielded 234 properties. Upon further investigation (other parcels' MODIV data and Borough Tax Maps) all of the properties with no property class associated with them were found to be "additional parcels" to a separate parcel, developed, and/or common areas to existing commercial or residential uses. Those 26 properties were excluded from consideration, resulting in a list of 208 parcels considered in this vacant land analysis.

The following exclusions were applied to the list:

1. Preservation Status – land preserved as open space, farmland, or historic properties on the State or National Registers.
2. Municipal Use – properties owned by the Borough were excluded if they are used for a public purpose (school, municipal building, etc.)

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3. Existing Inclusionary Zones
4. Existing Sewer Service Area
5. Conservation or Utility Easements
6. Environmental Constraints – all of the following constraints were reviewed and eliminated in part or in whole numerous parcels:
 - a. Wetlands and associated buffers;
 - b. Category 1 Waterways and Riparian Areas;
 - c. Severely Constrained Slopes (> 20%)
 - d. Critical Wildlife Habitat (parcels removed only if CWH *and* outside of Existing Sewer Service Area)
 - e. FEMA Flood Hazard Areas

A thorough review of each parcel was conducted to review for any potential developable area and parcels which have a portion of accessible, developable land were reduced in size to account for any constraints. Seven (7) parcels, or portions of parcels, were identified as potentially generating RDP in the Fourth Round (these parcels are highlighted in the attached table). Each parcel was assigned a density of six (6) units per acre with a 20% affordable housing set-aside, resulting in a total **RDP of 69 affordable units**. Pursuant to N.J.S.A. 52:27D-310.1, which requires municipalities seeking a vacant land adjustment to adopt zoning for 25 percent of its adjusted prospective need to allow for redevelopment of existing developed areas, the Borough proposes to address at least 18 additional affordable units as a Redevelopment RDP, for a total combined RDP of **87 affordable units**.

Table 22. *Franklin Borough Vacant Land Adjustment, RDP and Unmet Need*

Item	RDP
RDP	69 units
Redevelopment RDP	18 units
Combined RDP	87 units
Fourth Round Prospective Need	261 units
Potential Unmet Need	174 units

Lack of Water and Sewer

According to N.J.A.C. 5:93-4.3, if a community has insufficient water and/or sewer to support inclusionary development, it may seek a durational adjustment. The Borough seeks a durational adjustment for lack of water as there are currently limitations on the Borough's water availability, which it is working to rectify. Additionally, the Zinc Mine Zone has a large portion of the zone outside of the sewer service area. This is because the NJDEP removed it from the Borough's sewer service area. The property owner is working to bring the property back into the sewer service area; however, the process is ongoing. The Borough is proposing to meet its RDP, however, there may be some delays in implementation due to water issues and/or sewer service area concerns.

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4.4 Proposed Mechanisms

100% Affordable Senior Housing

Franklin House Senior Apartments (Block 904, Lot 2): This is a 100% affordable senior housing development with 94 affordable age-restricted units, with 76 units applied to the Third Round, 18 senior rental units are available for to the Fourth Round; however, due to a senior cap based on the number of units proposed five (5) units are applied to the Fourth Round and 13 units are applied to potential unmet need.

Concetta Towers (Block 907, Lot 15): This building is a HUD-operated 40-unit facility that provides one-bedroom rental housing for seniors. Four (4) units were applied to the Prior Round. The remaining 36 senior rental units are applied to the Fourth Round. As age-restricted units, a 0.5 credit bonus is available up to 10% of the senior units in the plan. The provides five (5) bonus credits.

Transitional Housing/Group Homes

SCARC Group Homes (Block 2702, Lot 1): SCARC has two group homes in Franklin Borough, one (1) three-bedroom facility and one (1) two-bedroom facility that qualify as five (5) units. The five (5) group home units are applied to the Fourth Round. As a group home, the project is eligible for one (1c) bonus credit per unit or five (5) bonus credits.

Sunrise House (Block 907, Lot 1): This is a transitional living facility for homeless people that provides 12 beds, resulting in 12 units. The 12 transitional living units are applied to the Fourth Round.

Inclusionary Zones / Redevelopment Plans

Block 904, Lots 1.01, 1.02 & 1.03 Former Zinc Mine Redevelopment Area: The Plan Area occupies approximately 21 acres and is bounded by Main Street, Junction Street, and Sterling Street to the south and east, and a rail line to the west. The Plan Area is in the northern part of the Borough along Main Street approximately a quarter mile from both State Route 23 and the Hardyston Township border. The Redevelopment Plan for the Plan Area allows mixed-use and multi-family buildings at a density of 17.5 du/acre with a 15% set-aside for rental units and 20% set-aside for owner-occupied units. The Plan Area is expected to yield 55 affordable family rental units. As a redevelopment project, the project is eligible for 0.5 credit bonus per unit, or 27 bonuses.

Miner's Cove: Miner's Cove is an existing approved development with an affordable housing obligation of **four (4) family rental units**.

Present Need (Rehabilitation) Program

The Borough has an active rehabilitation program, funded through Small Cities and development fees. Funding for rehabilitation may go towards owner- or renter-occupied units, as long as the households in those units are of low or moderate income. The program requires a ten-year affordability control in the form of a lien (owner-occupied) or deed restriction and potential lien (renter-occupied). The Borough proposes to rehabilitate **25 units** with its rehabilitation program. The Borough may seek additional funding outside of the Affordable Housing Trust Fund, including Small Cities Grants.

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Summary Table

Table 23. Fourth Round Credits

Borough of Franklin Affordable Housing Credits for Fourth Round (261 unit Obligation – 87 unit Combined RDP)					
Project	Mechanism	Type	Units/Credits	Bonus Credits	Applied to Fourth Round
Franklin House	100% Affordable	Senior Rental	18*		5
Concetta Towers	100% Affordable	Senior Rental	36	5	41
SCARC	Alternative Living	Supportive/ Special Needs	5	5	10
Sunrise House	Alternative Living	Transitional Housing	12		12
Zinc Mine Redevelopment Zone	Inclusionary	Family Rental	55	27	82
Miner's Cove	Inclusionary	Family Rental	4		4
Subtotal				37	154
Total Applied to Fourth Round					154
RDP Met					69
Redevelopment RDP					18
Additional Unmet Need Met (67 remaining +13 senior=81)					80
Remaining Unmet Need					94*

*Additional Unmet Need- Senior 13 units

Table 24. Distribution of Obligation (Micro-Requirements)

Distribution of Obligation (Based on 154 Credits)		
Requirement	Micro-Requirements	# of Units* Proposed
Maximum 30% senior units	46	46
Minimum 50% family housing	77	86
Minimum 25% rental	39	154
Minimum 50% family rental	20	86
Minimum 13% for very low income	20	20
Maximum 25% bonus credits	38	37

*Rows are not cumulative.

Appendix A – Resolutions

Borough of Franklin, County of Sussex

Resolution #2025-21

RESOLUTION OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX, STATE OF NEW JERSEY, COMMITTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED NUMBERS AS MODIFIED

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Borough of Franklin's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 25 units and a Prospective Need or New Construction Obligation of 381 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Borough of Franklin has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit

data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, the Borough of Franklin relies on the DCA calculations of the Borough of Franklin's fair share obligations as modified herein to account for the Borough's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Borough's affordable housing planner, and the Borough seeks to commit to provide its fair share of 25 units present need and 261 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough of Franklin reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, the Borough of Franklin also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Borough of Franklin reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Governing Body finds that it is in the best interest of the Borough of Franklin to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Governing Body finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Borough of Franklin to direct the filing of an action in the form of a declaratory judgment complaint within 48 hours after adoption of the within resolution of fair share obligations, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE, BE IT RESOLVED on this 28th day of January, 2025 by the Governing Body of the Borough of Franklin, County of Sussex, State of New Jersey as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The Borough of Franklin hereby commits to the DCA's Round 4 Present Need Obligation of 25 units, and a modification of the DCA's Round 4 Prospective Need Obligation of

381 units to 261 units, as explained above and in the attached memo from the Borough of Franklin's affordable housing planner, and subject to all reservations of rights set forth above

3. The Borough of Franklin hereby directs its Attorney to file a declaratory judgment complaint in Sussex County within 48 hours after adoption of the within resolution and attaching this resolution as an exhibit with the attached memo.

4. The Borough of Franklin authorizes its Attorney to submit and/or file the within resolution with attached memo with the Program or any other such entity as may be determined to be appropriate.

5. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, Colleen L. Little, Borough Clerk of the Borough of Franklin, County of Sussex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Governing Body at a meeting held on January 28, 2025.



Colleen L. Little, Borough Clerk

RECORD OF COUNCIL VOTES				
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT
PATRICIA CARNES	X			
CONCETTO FORMICA	X			
RACHEL HEATH	X			
JOSEPH LIMON	X			
STEPHEN SKELLENGER	X			
GILBERT SNYDER	X			
MAYOR SOWDEN (Tie Only)				

Appendix B – Ordinances

ARTICLE XI
Affordable Housing Development Fees
[Added 11-25-2008 by Ord. No. 17-2008¹]

§ 161-57. Purpose.

- A. In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27D-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- B. Pursuant to N.J.S.A. 52:27D-329.2 and the Statewide Non-residential Development Fee Act, N.J.S.A. 40:55D-8.1 through 40:55D-8.7, COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from nonresidential development.
- C. This article establishes standards for the collection, maintenance, and expenditure of development fees. Fees collected pursuant to this article shall be used for the sole purpose of providing low- and moderate-income housing. This article shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

§ 161-58. Basic requirements.

- A. This article shall not be effective until approved by COAH pursuant to N.J.A.C. 5:96-5.1.
- B. The Borough of Franklin shall not spend development fees until COAH has approved a plan for spending such fees in conformance with N.J.A.C. 5:97-8.10 and N.J.A.C. 5:96-5.3.

§ 161-59. Definitions.

The following terms, as used in this article, shall have the following meanings:

AFFORDABLE HOUSING DEVELOPMENT — A development included in the Housing Element and Fair Share Plan and includes, but is not limited to, an inclusionary development, a municipal construction project or a one-hundred-percent affordable development.

COAH or THE COUNCIL — The New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the state.

DEVELOPER — The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

1. Editor's Note: This ordinance also repealed former Art. XI, Affordable Housing Development Fees, adopted 9-9-2008 by Ord. No. 13-2008. In addition, in Section 4, Repealer, this ordinance provided that it also "repeals and replaces all prior development and growth share fee ordinances," including Ord. Nos. 2-2004, 19-2004, 20-2004 and 8-2005.

DEVELOPMENT FEE — Money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:97-8.3.

EQUALIZED ASSESSED VALUE — The assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with N.J.S.A. .54:1-35a through 54:1-35c.

GREEN BUILDING STRATEGIES — Those strategies that minimize the impact of development on the environment and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

§ 161-60. Residential development fees.

A. Imposed fees.

- (1) Within the Borough of Franklin, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1 1/2% of the equalized assessed value for residential development, provided no increased density is permitted.
- (2) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

B. Eligible exactions, ineligible exactions and exemptions for residential development.

- (1) Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- (2) Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- (3) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

§ 161-61. Nonresidential development fees.

A. Imposed fees.

- (1) Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new nonresidential construction on an unimproved lot or lots.
- (2) Nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.
- (3) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the preexisting land and improvement and the equalized assessed value of the newly improved structure, i.e., land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

B. Eligible exactions, ineligible exactions and exemptions for nonresidential development.

- (1) The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the development fee of 2.5%, unless otherwise exempted below.
- (2) The fee of 2.5% shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- (3) Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L. 2008, c. 46.² Any exemption claimed by a developer shall be substantiated by that developer.
- (4) A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.
- (5) If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by Borough of Franklin as a lien against the real property of the owner.

§ 161-62. Collection procedures.

2. Editor's Note: See N.J.S.A. 40:55D-8.1, The Statewide Non-residential Development Fee Act.

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- A. Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the Construction Official responsible for the issuance of a building permit.
- B. For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey NonResidential Development Certification/Exemption," to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- C. The Construction Official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
- D. Within 90 days of receipt of that notice, the Municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- E. The Construction Official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- F. Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development, calculate the development fee, and thereafter notify the developer of the amount of the fee.
- G. Should the Borough of Franklin fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in N.J.S.A. 40:55D-8.6.
- H. The developer shall pay 100% of the calculated development fee amount prior to the municipal issuance of a final certificate of occupancy for the subject property.
- I. Appeal of development fees.
 - (1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by the Borough of Franklin. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - (2) A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the

Borough of Franklin. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 161-63. Affordable Housing Trust Fund.

- A. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls.
- B. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - (1) Payments in lieu of on-site construction of affordable units;
 - (2) Developer contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - (3) Rental income from municipally operated units;
 - (4) Repayments from affordable housing program loans;
 - (5) Recapture funds;
 - (6) Proceeds from the sale of affordable units; and
 - (7) Any other funds collected in connection with the Borough of Franklin's affordable housing program.
- C. Within seven days from the opening of the trust fund account, the Borough of Franklin shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and COAH, to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- D. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

§ 161-64. Use of funds.

- A. The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Borough of Franklin's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to, preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable

housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 5:97-8.9 and specified in the approved spending plan.

- B. Funds shall not be expended to reimburse the Borough of Franklin for past housing activities.
- C. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal fair share plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
 - (1) Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.
 - (2) Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the municipal fair share plan to make them affordable to households earning 30% or less of median income. The use of development fees in this manner shall entitle the Borough of Franklin to bonus credits pursuant to N.J.A.C. 5:97-3.7.
 - (3) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- D. The Borough of Franklin may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- E. No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the Affordable Housing Trust Fund.

§ 161-65. Monitoring.

The Borough of Franklin shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from

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the sale of units with extinguished controls, barrier-free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Borough of Franklin's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

§ 161-66. Ongoing collection of fees.

The ability for the Borough of Franklin to impose, collect and expend development fees shall expire with its substantive certification unless the Borough of Franklin has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its Development Fee Ordinance. If the Borough of Franklin fails to renew its ability to impose and collect development fees prior to the expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320). The Borough of Franklin shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the Borough of Franklin retroactively impose a development fee on such a development. The Borough of Franklin shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

Appendix C – Spending Plan

AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

BOROUGH OF

FRANKLIN

SUSSEX COUNTY, NEW JERSEY

June 2025

Prepared by: Jessica C. Caldwell, P.P., A.I.C.P.
NJPP License #5944

SPENDING PLAN

INTRODUCTION

Franklin Borough, Sussex County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the present and prospective affordable housing need in accordance with the Municipal Land Use Law (MLUL), the Fair Housing Act (FHA), the regulations of the Council on Affordable Housing (COAH) and recent decisions by the Courts.

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines was adopted in April 2004 and amended in October 2008. The ordinance established a fee of 1.5% of equalized assessed value for new residential construction and 2.5% for new commercial construction. The ordinance established the need for a Borough of Franklin Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate-interest-bearing affordable housing trust fund account for the purposes of affordable housing.

Franklin Borough has prepared this Spending Plan (2025) to guide the allocation of funds within the Borough of Franklin Affordable Housing Trust Fund. As of December 31, 2024, the Borough of Franklin has no funds in its Affordable Housing Trust Fund. The funds shall be spent in accordance N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round substantive certification, Franklin Borough considered the following:

- (a) Development fees:
 - 1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
 - 2. All nonresidential projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
 - 3. Future development that is likely to occur based on historical rates of development.
- (b) Payments in Lieu (PIL): Payments in Lieu of development into the Borough's Housing Trust are permitted in limited cases pursuant to the Franklin Borough Code.
- (c) Other funding sources: The Borough reserves the option to pursue various public funding options to support its municipal rehabilitation program.
- (d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate is 0.5% based on prevailing interest rates for savings accounts.

Projected Revenue Schedule, 2025-2035
Borough of Franklin Affordable Housing Trust Fund

Source of Funds	Up to 12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development Fees	\$332,172												
1. Approved Residential and Nonresidential Development Projects	NA	\$2,500	\$2,500	\$2,500									\$7,500
2. Projected Residential Development Projects Only	NA	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$99,000
3. Projected Non-Residential Development Projects (New construction only)	NA	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$55,000
(b) Payments in lieu of Construction	NA												
(c) Other Funds (specify source)	NA												
Subtotal	\$332,172	\$16,500	\$16,500	\$16,500	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$161,500
(d) Interest	NA	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$4,268
Total Revenue from Development Fees	\$332,172	\$16,888	\$16,888	\$16,888	\$14,388	\$14,388	\$14,388	\$14,388	\$14,388	\$14,388	\$14,388	\$14,388	\$497,940

Franklin Borough projects a total of **\$165,768** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction in addition to the \$332,172.60 in the fund as of December 31, 2024, for a total projected amount of \$497,940. Projections are based on projected development as it relates to permits issued within the Borough over the last five years and revenues generated by the fund over the last six years.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Franklin Borough will follow the process for the collection and distribution of development fee revenues detailed below.

- (a) Collection of development fee revenues: Franklin Borough will collect development fee revenues in a manner that is consistent with the Borough's development fee ordinance for both residential and nonresidential development and in accordance with applicable regulations.
- (b) Distribution of development fee revenues: Franklin Borough will distribute funds with the oversight of the Borough Council. The Council will work with the Borough Administrator and the Municipal Housing Liaison to manage the projects outlined in this spending plan.

DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

Franklin Borough proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

- (a) **Rehabilitation Projects** (N.J.A.C. 5:97-6.2): Franklin Borough will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:
Borough Rehabilitation Program: At least \$12,500 per unit for a total of 25 units for a budget of \$312,500.
 - **Additional funding for rehabilitation units will be sought through the Small Cities CDBG funding and other available public funding sources.**
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) Franklin Borough will dedicate no more than 20 percent of revenue from the affordable housing trust fund to be used for administrative purposes. **The current budget for administrative expenses is \$34,990 subject to the 20 percent cap are as follows:**
 - Administration of affordable housing programs;
 - Legal fees associated with affordable housing administration;
 - Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and
 - Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within Franklin.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-6.7): Franklin Borough will dedicate funds to affordability assistance. The budgeted amount is 30% of the projected total fund or **\$150,000**,

depending on funds available at the time of the development. This will include at least 30% of the funds available to very low-income families.

- (d) **Excess Funds:** Any excess funds will be dedicated to rehabilitation of eligible housing units within the Borough, extensions of transitional housing, group homes or emerging projects or to 100% affordable/market to affordable units.

Projected Expenditure Schedule, 2025-2035
Borough of Franklin Affordable Housing Trust Fund

[illegible]

SUMMARY

Franklin Borough intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the affordable housing programs outlined in the Borough 's Housing Element and Fair Share Plan dated June 16, 2025.

**Spending Plan Summary
Franklin Borough Affordable Housing Trust Fund**

Trust fund balance as of 12/31/2024	\$332,172
Projected Revenue (2025-2035)	
Development fees	\$161,500
Payments in lieu of construction	
Other funds	
Interest	\$4,268
Total Revenue (Rounded)	\$497,490
Expenditures	
Rehabilitation	\$312,500
Affordability Assistance	\$150,000
Administration	\$34,990
Excess Funds	\$*
Total Projected Expenditures	\$497,490
*Additional Funds to Be Spent as Noted Above	

Appendix D – Marketing Plan

**BOROUGH OF FRANKLIN
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

Affordable Housing

Affirmative Marketing Plan

Borough of Franklin Municipal Building
46 Main Street
Franklin, NJ 07416
973-827-9280

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Overview

All affordable units are required to be affirmatively marketed using the Borough of Franklin's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Borough of Franklin provides this Affirmative Marketing Plan for any affordable housing within the Borough. Individual projects may develop their own affirmative marketing plan in compliance with this plan.

Every Affirmative Marketing Plan must include all of the following:

1. Publication of at least one advertisement in a newspaper of general circulation within the housing region;
2. Broadcast of at least one advertisement by radio or television throughout the housing region; and
3. At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious, and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

1. The address of the project and development name, if any;
2. The number of rental units;
3. The price ranges of the rental units;
4. The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager, or landlord;
5. A description of the Random Selection method that will be used to select applicants for affordable housing; and
6. Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;

5. The maximum income permitted to qualify for the housing units;
6. The locations of applications for the housing units;
7. The business hours when interested households may obtain an application for a housing unit; and
8. Application fees, if any.

Regional Preference

The Borough of Franklin has provided that households that live or work in Housing Region #1 (comprised of Bergen, Hudson, Passaic, and Sussex Counties) shall be selected for an affordable housing unit before households from outside of this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

Implementation

The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in the Borough of Franklin's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available and there is no wait list for existing units and when any new units may be constructed in the future:

1. New Jersey Herald

The primary marketing will take the form of at least one (1) press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis. The advertisement will include a description of the:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;
5. Maximum income permitted to qualify for the units;
6. Location of applications;
7. Business hours when interested households may obtain an application; and
8. Application fees.

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

1. New Jersey Herald
2. New Jersey Sunday Herald

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

1. Station(s): Choose from Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region #1 (attached to and hereby made part of this Resolution) as well as the following entities:

1. Quarterly informational flyers and applications shall be sent to the Bergen, Hudson, Passaic, and Sussex Counties' Boards of Realtors for publication in their journals and for circulation among their members; and
2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the municipalities and counties of Bergen, Hudson, Passaic, and Sussex.

Applications will be mailed to prospective applicants upon request.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program, including specific employment centers within the region:

1. Municipal Building: 46 Main Street, Franklin, NJ 07416
2. Municipal Library: 103 Main Street Franklin, NJ 07416

The following is the community contact person who will aid the affirmative marketing program:

Municipal Housing Liaison
46 Main Street
Franklin, NJ 07416
973-827-9280

Additionally, quarterly informational circulars and applications for new units which may be constructed in the future will be sent to the chief administrative employees of each of the following agencies in the counties of Bergen, Hudson, Passaic, and Sussex:

1. Welfare or Social Service Board;
2. Rental assistance office (local office of DCA);
3. Office on Aging.
4. Housing Agency or Authority.
5. County Library.
6. Area community action agencies.

Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. Borough of Franklin Administrative Offices;
2. Borough of Franklin website;
3. Developer's Sales/Rental Offices;
4. Bergen, Hudson, Passaic, and Sussex Counties' Administration Buildings;
5. Bergen, Hudson, Passaic, and Sussex Counties' Libraries (all branches); and
6. Other public buildings and agencies as deemed appropriate by the Administrative Agent.

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the foregoing entities shall be notified directly whenever an affordable housing unit(s) becomes available in the Borough of Franklin.

The following is a listing of community contact person(s) and/or organizations in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low-and moderate-income units:

1. Promise of Sussex County: www.familypromisesussex.org ; 973-579-1180
2. NJHMFA: www.nj.gov.dca.hmf; 609-278-7400
3. Norwescap: www.norwescap.org; 908-454-7000
4. New Jersey Housing Resource Center: www.nj.gov.njhrc ; 1-877-428-8844

5. Affordable Housing Alliance: www.housingall.org ; 732-389-2958

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region #1, comprised of Bergen, Hudson, Passaic, and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income-eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the Borough's affordability assistance programs and to assist with the implementation of such programs.

All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the Borough's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

1. When a re-rental affordable unit becomes available Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above. The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.

Sample Advertisement for Available Rental Units

The **Town/Township/Borough** of **municipality** hereby announces that **# affordable housing units** will be available for rent in the **name of development/project**. The housing is under development by **developer** and is available for **type of income** households. **Development** is located at **address, description**.

The affordable housing available includes rents from **\$/###/month** and includes **#-bedroom units**. **Utilities are included (if applicable)**. Interested households will be required to submit **application, documentation if applicable, and any other requirements** in order to qualify. The maximum household incomes permitted are **\$41,471 for a one person household, \$47,395 for a two person household, \$53,320 for a three person household, \$59,244 for a four person household, \$63,984 for a five person household, and \$69,723 for a six person household**. Once certified, households will be matched to affordable units through a lottery system. All successful applicants will be required to demonstrate the ability to pay a security deposit (**requirements of security deposit**).

Applications are available at **Location(s), hours of operation**. Applications can also be requested via mail by calling **Realtor** at **Phone #**. Applications will be accepted until **mm/dd/yy and there is a \$5 fee for the credit check**.

Visit www.njhousing.gov or call 1-877-428-8844 for more affordable housing opportunities.

Although any income eligible households may apply, workers of **[Insert counties in the COAH Housing regional preference zone]**; Sussex County will be selected before residents of other counties or states.

Sample Public Service Announcement

10 second slot:

Affordability priced homes available in Mayberry Borough. Income restrictions apply. Call (800) 555-1234 for information.

30-35 second slot:

Affordably priced, brand new two, three, and four-bedroom attractive homes with nice amenities are available at the Equality at Mayberry Development in desirable Mayberry Borough. Call A Home For You at (800) 555-1234 for information on sales prices and income limits and to get a pre-application. The deadline to submit a pre-application is August 1, 2020, so don't delay. These homes are in accordance with State requirements for low- and moderate-income housing.

Random Selection & Applicant Pool(s)

The following is a description of the random selection method that will be used to select occupants for low- and moderate-income housing:

There will be a period in which to complete and submit applications. Households that have completed applications in that timeframe and have been determined that they are income eligible will be randomly selected to establish an order (service list) in which they will be evaluated by the Administrative Agent for the available unit(s). A copy of the first page of the applications will be folded and placed in a container of sufficient size to allow the applications to be randomly mixed. Once mixed, all applications will be drawn one by one from the container until none are left. The first application drawn will be the first position on the service list, and so on.

At least two people will be present during a random selection and both will sign the resulting service list as having participated and/or witnessed the random selection. Once the applicant is placed on the service list, they shall remain in that position until they are served or asked to be withdrawn from the list. Applicants on the service list shall not be a part of any future random selections. If the household on the list is not of an appropriate household size, income or does not live or work in the Housing Region, that applicant will be skipped and the next applicant household with sufficient income will be evaluated for the available unit. This will continue until a properly sized household with sufficient income or purchase or rent the unit is reached.

The applicant household will be required to submit a complete application to establish their eligibility as defined by the Fair Housing Act. If the end of the service list is reached before an appropriately-sized household that lives or works in the New Jersey Housing Region is identified the Administrative Agent will review skipped households in the order of the random selection. Households that live or work in the Housing Region that are smaller than the ideal household size, as defined by the Borough's Affordable Housing Ordinance, will be considered next.

Any applicants that are skipped for size, income or regional preference will remain on the list and continue to be considered for future restricted units in the order in which they were selected in the random selection.

Unless applicants ask to be removed from the list or become ineligible for assistance, or are unresponsive to our communications, they will remain on the service list. Therefore, these applicants will not need to be in future random selections. Instead, the service order created by future random selections will be placed at the end of the service list set by all prior random selections.

If there are sufficient names remaining on the service list to fill two years of resales and rentals, the applicant pool may be closed by the Administrative Agent. The Administrative Agent will notify the Borough in writing if it intends to close the waiting list. Any households calling or writing to express their interest in an affordable home will be directed to call back on a future date determined by the Administrative Agent. When the applicant pool is being depleted to a point where there is not a sufficient number of people to fill two (2) years of re-sales or rentals, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The service list established by subsequent random selection shall be added to the end of the previous service list.

Initial Randomization

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).
3. Households are informed of the date, time and location of the lottery and invited to attend.
4. An applicant pool is created by listing applicants in the order selected.
5. Applications are reviewed for income-eligibility.
6. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.
7. Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as [regional preference or] the need for an accessible unit).
8. If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.
9. When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

Randomization After Certification

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. All applications are reviewed and households are either certified or informed of non-eligibility. (The certification is valid for 180 days, and may be renewed by updating income-verification information.)
3. Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as regional preference or the need for an accessible unit)
4. When a unit is available, only the certified households in need of that type of unit are selected for a lottery.
5. Households are informed of the date, time, and location of the lottery and invited to attend.

6. After the lottery is conducted, the first household selected is given 3 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)
7. Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

Matching Households to Available Units

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:
 - a. Maximum of two person per bedroom;
 - b. Children of same sex in same bedroom;
 - c. Unrelated adults or persons of the opposite sex other than husband and wife in separate bedrooms;
 - d. Children not in same bedroom with parents;
 - e. Provide an occupant for each unit bedroom;
 - f. Provide children of different sex with separate bedrooms;
 - g. Require that all the bedrooms be used as bedrooms; and
 - h. Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

In no case shall a household be referred to an affordable housing unit that provides for more than one additional bedroom per household occupancy as stated in the policies above.

The Administrative Agent cannot require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

ATTACHMENT A

Affirmative Fair Housing Marketing Plan
For Affordable Housing in Region #1

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in **(REGION 1)**

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To	1e. State and Federal Funding Sources (if any)	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Bergen, Hudson, Passaic, Sussex		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

☐ White (non-Hispanic)
 ☒ Black (non-Hispanic)
 ☒ Hispanic
 ☐ American Indian or Alaskan Native
 ☒ Asian or Pacific Islander
 ☐ Other group:

3b. **HOUSING RESOURCE CENTER** (www.njhousing.gov) A free, online listing of affordable housing

☐

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 1			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	Northern and Central New Jersey
TARGETS PARTIAL HOUSING REGION 1			
Daily Newspaper			
<input type="checkbox"/>		Record, The	Bergen
<input type="checkbox"/>		Jersey Journal	Hudson
<input type="checkbox"/>		Herald News	Passaic
<input type="checkbox"/>		New Jersey Herald	Sussex
TARGETS PARTIAL HOUSING REGION 1			
Non-Daily Newspaper			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
<input type="checkbox"/>		Bayonne Community News	Hudson
<input type="checkbox"/>		Northern Valley Suburbanite	Northern Bergen
<input type="checkbox"/>		Teaneck Suburbanite	Teaneck, Bergen
<input type="checkbox"/>		Twin Boro News	Northern Bergen
<input type="checkbox"/>		Shopper News	Bergen
<input type="checkbox"/>		The Ramsey Reporter	Ramsey, Bergen
<input type="checkbox"/>		The Town Journal	Franklin Lakes, Bergen

<input type="checkbox"/>		The Village Gazette	Ridgewood, Bergen
<input type="checkbox"/>		Messenger	Garfield, Bergen
<input type="checkbox"/>		Observer	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Weekly News	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Hawthorne Press	Hawthorne, Passaic
<input type="checkbox"/>		Journal America	Passaic
<input type="checkbox"/>		Hoboken Reporter	Hoboken, Hudson
<input type="checkbox"/>		Hudson Current	Hudson
<input type="checkbox"/>		Jersey City Register	Hudson
<input type="checkbox"/>		The Shoppers' Friend	Sussex
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		North Bergen Register	Hudson
<input type="checkbox"/>		Secaucus Reporter	Secaucus, Hudson
<input type="checkbox"/>		Weehawken Reporter	Weehawken, Hudson
<input type="checkbox"/>		West New York/Union City Reporter	West New York/Union City, Hudson
<input type="checkbox"/>		Observer	Hudson
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		The Leader Free Press	Lyndhurst, Bergen
<input type="checkbox"/>		News Leader of Rutherford	Rutherford, Bergen
<input type="checkbox"/>		North Arlington Leader	North Arlington, Bergen

<input type="checkbox"/>		Our Town	Maywood, Bergen
<input type="checkbox"/>		The Ridgewood Times – Zone 2	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Villadom Times Midland Park	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Palisadian	Bergen
<input type="checkbox"/>		Aim Community News/Aim Action Ads	Passaic
<input type="checkbox"/>		Shoppers Guide to Sussex County	Sussex
<input type="checkbox"/>		Bergen News	Bergen
<input type="checkbox"/>		Press Journal	Palisades Park, Bergen
<input type="checkbox"/>		Korean Bergen News	Bergen
<input type="checkbox"/>		Sun Bulletin	Bergen
<input type="checkbox"/>		News Beacon	Paramus
<input type="checkbox"/>		Slovak Catholic Falcon	(Slovak/English) Passaic
<input type="checkbox"/>		Independence News	Passaic
<input type="checkbox"/>		Home and Store News	Bergen
<input type="checkbox"/>		Our Town	Northern Bergen
<input type="checkbox"/>		The Glen Rock Gazette	Glen Rock, Bergen
<input type="checkbox"/>		Ridgewood News	Ridgewood, Bergen
<input type="checkbox"/>		Suburban News	Northern Bergen
<input type="checkbox"/>		Town News	Northern Bergen
<input type="checkbox"/>		Wyckoff Suburban News	Wyckoff, Bergen

<input type="checkbox"/>		The South Bergenite	Southern Bergen
<input type="checkbox"/>		Secaucus Home News	Secaucus, Hudson
<input type="checkbox"/>		The Advertiser	Sussex
<input type="checkbox"/>		The Advertiser News	Sussex
<input type="checkbox"/>		Sparta Independent	Sparta, Sussex
<input type="checkbox"/>		Sussex County Chronicle	Sparta, Sussex
<input type="checkbox"/>		The Connection Newspaper	Southern Bergen
<input type="checkbox"/>		Jewish Community News	(Jewish) Bergen
<input type="checkbox"/>		Jewish Standard	(Jewish) Bergen
<input type="checkbox"/>		Avance	(Spanish) Hudson
<input type="checkbox"/>		Continental	(Spanish) Hudson
<input type="checkbox"/>		La Tribuna de North Jersey	(Spanish) Hudson
<input type="checkbox"/>		The Argus	West Paterson, Passaic
<input type="checkbox"/>		Suburban Life	Passaic
<input type="checkbox"/>		Today Newspaper	Passaic
<input type="checkbox"/>		Community Life	Northern Bergen
<input type="checkbox"/>		Wood Ridge Independent	Wood Ridge

TARGETS ENTIRE HOUSING REGION 1

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	NYC Metropolitan Area
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	NYC Metropolitan Area
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	NYC Metropolitan Area
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	NYC Metropolitan Area
<input type="checkbox"/>		13 Wpix, Inc. (Tribune) Educational Broadcasting Corporation	NYC Metropolitan Area
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	NYC Metropolitan Area
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	NYC Metropolitan Area
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	New Jersey
<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	Hudson Valley
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcating Corporation	Northern New Jersey, Various ethnic

<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Northern New Jersey, Christian
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	NYC Metropolitan Area, Spanish-language
TARGETS PARTIAL HOUSING REGION 1			
<input type="checkbox"/>		8 WTNH Wtnh Broadcasting, Inc. (LIN TV Corp.)	Bergen
<input type="checkbox"/>		49 WEDW Connecticut Public Broadcasting, Inc.	Bergen
<input type="checkbox"/>		17 WEBR-CA K Licensee, Inc.	Bergen, Hudson (Christian)
<input type="checkbox"/>		26 WNXV-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		32 WXYN-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		35 WNYX-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		39 WNYN-LP Island Broadcasting Company	Bergen, Hudson (Spanish)
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Bergen, Hudson, Passaic
<input type="checkbox"/>		60 W60AI Ventana Television, Inc.	Bergen, Hudson, Passaic
<input type="checkbox"/>		6 WNYZ-LP Island Broadcasting Co.	Bergen, Sussex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Hudson
<input type="checkbox"/>		34 WPXO-LP Paxson Communications License Company, Llc	Hudson

<input type="checkbox"/>		42 WKOB-LP Nave Communications, Llc	Hudson (Christian)
<input type="checkbox"/>		3 WBQM-LP Renard Communications Corp.	Hudson, Sussex
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Hudson, Sussex
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Passaic, Sussex
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Passaic, Sussex
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Sussex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Sussex
<input type="checkbox"/>		23 W23AZ Centenary College	Sussex
<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Sussex
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Sussex
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Sussex
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Sussex
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Sussex
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Sussex

<input type="checkbox"/>		64 WQPX Paxson Communications License Company, Llc (Ion Media Networks)	Sussex
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Sussex
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 1			
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic

<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex

<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 1			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WHTZ 100.3	

<input type="checkbox"/>		WHUD 100.7	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<input type="checkbox"/>		WBLS 107.5	
TARGETS PARTIAL HOUSING REGION 1			
AM			
<input type="checkbox"/>		WEEX 1230	Bergen
<input type="checkbox"/>		WKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
<input type="checkbox"/>		WMCA 570	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WNYC 820	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKL 910	Bergen, Hudson, Passaic (Polish)
<input type="checkbox"/>		WPAT 930	Bergen, Hudson, Passaic (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WINS 1010	Bergen, Hudson, Passaic

<input type="checkbox"/>		WEPN 1050	Bergen, Hudson, Passaic
<input type="checkbox"/>		WVNJ 1160	Bergen, Hudson, Passaic
<input type="checkbox"/>		WLIB 1190	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WADO 1280	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WWRV 1330	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
<input type="checkbox"/>		WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
<input type="checkbox"/>		WQEW 1560	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRL 1600	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRU 1660	Bergen, Hudson, Passaic (Korean)
<input type="checkbox"/>		WMTR 1250	Passaic
<input type="checkbox"/>		WGHT 1500	Passaic
<input type="checkbox"/>		WNNJ 1360	Sussex
FM			
<input type="checkbox"/>		WSOU 89.5	Bergen, Hudson
<input type="checkbox"/>		WCAA 105.9	Bergen, Hudson (Latino)
<input type="checkbox"/>		WBGO 88.3	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFDU 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WKCR-FM 89.9	Bergen, Hudson, Passaic

<input type="checkbox"/>		WNYU-FM 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFUV 90.7	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFMU 91.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYE 91.5	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKS 98.7	Bergen, Hudson, Sussex
<input type="checkbox"/>		WRTN 93.5	Bergen, Hudson, Sussex
<input type="checkbox"/>		WHCR-FM 90.3	Bergen, Passaic
<input type="checkbox"/>		WPSC-FM 88.7	Passaic
<input type="checkbox"/>		WRHV 88.7	Passaic
<input type="checkbox"/>		WNJP 88.5	Sussex
<input type="checkbox"/>		WNTI 91.9	Sussex
<input type="checkbox"/>		WCTO 96.1	Sussex
<input type="checkbox"/>		WSUS 102.3	Sussex
<input type="checkbox"/>		WNNJ-FM 103.7	Sussex
<input type="checkbox"/>		WDHA -FM 105.5	Sussex
<input type="checkbox"/>		WHCY 106.3	Sussex
<input type="checkbox"/>		WWYY 107.1	Sussex
3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)			
	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

TARGETS ENTIRE HOUSING REGION 1				
Bi-weekly				
<input type="checkbox"/>		Al Manassah		Arab-American
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 1				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language
<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lydenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language

<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
DURATION & FREQUENCY OF OUTREACH		NAME OF EMPLOYER/COMPANY		LOCATION
Hudson County				
<input type="checkbox"/>		United Parcel Service Inc. NY Corp	492 County Ave, Secaucus	
<input type="checkbox"/>		USPS	80 County Road, Jersey City	
<input type="checkbox"/>		Liz Claiborne Inc	1 Claiborne Ave, North Bergen	
<input type="checkbox"/>		Credit Suisse First Boston LLC	1 Pershing Plz Jersey City	
<input type="checkbox"/>		HealthCare Staffing and Consult	26 Journal Square, Jersey City	
<input type="checkbox"/>		Ritter Sysco Food Service	20 Theodore Conrad Dr. Jersey City	
<input type="checkbox"/>		Jersey City Medical Center Inc.	50 Grand St, Secaucus	
<input type="checkbox"/>		Marsh USA Inc.	121 River St, Hoboken	
<input type="checkbox"/>		National Retail Systems Inc.	2820 16th St North Bergen	
<input type="checkbox"/>		Community Corrections Corp	Lincoln Hwy Kearny	
<input type="checkbox"/>		Marine Personnel & Provisioning Inc.	1200 Harbor Blvd Weehawken	
<input type="checkbox"/>		Port Authority of NY and NJ	241 Erie St. Jersey City and 120 Academy St. Jersey City	
<input type="checkbox"/>		Christ Hospital Health Service	176 Palisade Ave, Jersey City	
<input type="checkbox"/>		Bayonne Hospital	29th Street and Ave E, Bayonne	
<input type="checkbox"/>		Salson Logistics Inc.	2100 88th St.and 7373 West Side Ave, North Bergen, NJ	

<input type="checkbox"/>		National Financial Service	1000 Plaza, Jersey City
<input type="checkbox"/>		Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City
<input type="checkbox"/>		Maidenform Inc	154 Ave E, Bayonne
<input type="checkbox"/>		Lord Abbett & Company	90 Hudson City, Jersey City
<input type="checkbox"/>		Liberty Health Plan Inc.	50 Baldwin Ave Jersey City
<input type="checkbox"/>		Port Imperial Ferry Corp.	Pershing Rd Secaucus
<input type="checkbox"/>		Hudson News	1305 Paterson Plank Rd, North Bergen
<input type="checkbox"/>		Palisades General Hospital	7600 River Rd North Bergen, NJ
<input type="checkbox"/>		Equiserve Inc.	525 Washington Blvd Jersey city
<input type="checkbox"/>		Ciricorp Data Systems Incorporated	1919 Park Ave Secaucus
<input type="checkbox"/>		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
<input type="checkbox"/>		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
<input type="checkbox"/>		Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
<input type="checkbox"/>		Bowne Business Communications Inc.	215 County Ave Secaucus
<input type="checkbox"/>		North Hudson Community Action Corp.	5301 Broadway West New York 07093
<input type="checkbox"/>		Goya Foods Inc.	100 Seaview Dr. Secaucus
<input type="checkbox"/>		Cristi Cleaning Service	204 Paterson Plank Rd Union, NJ
Bergen County			
<input type="checkbox"/>		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
<input type="checkbox"/>		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee

<input type="checkbox"/>		County of Bergen, NJ	1 Bergen County Plaza Hackensack, NJ 07601
<input type="checkbox"/>		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
<input type="checkbox"/>		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
<input type="checkbox"/>		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
<input type="checkbox"/>		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
<input type="checkbox"/>		AT&T	15 E Midland Ave Paramus
<input type="checkbox"/>		Englewood Hospital and Medical Center	350 Engle St. Englewood
<input type="checkbox"/>		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
<input type="checkbox"/>		Holy Name Hospital	718 Teaneck Road Teaneck
<input type="checkbox"/>		Doherty Enterprises Inc	7 Pearl Ct Allendale
<input type="checkbox"/>		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
<input type="checkbox"/>		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
<input type="checkbox"/>		Howmedica Osteonics Corp	59 Route 17 Allendale
<input type="checkbox"/>		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes
<input type="checkbox"/>		Pearson Education, Inc.	1 Lake St. Upper Saddle River
Passaic County			
<input type="checkbox"/>		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
<input type="checkbox"/>		Acme Markets	467 AllWood Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
<input type="checkbox"/>		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403

<input type="checkbox"/>		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
<input type="checkbox"/>		Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
<input type="checkbox"/>		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
<input type="checkbox"/>		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
<input type="checkbox"/>		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
<input type="checkbox"/>		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
<input type="checkbox"/>		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470

Sussex County

<input type="checkbox"/>		Selective Insurance	40 Wantage Ave, Branchville, NJ
<input type="checkbox"/>		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
<input type="checkbox"/>		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
<input type="checkbox"/>		County of Sussex	One Spring Street, Newton, NJ 07860
<input type="checkbox"/>		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
<input type="checkbox"/>		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
<input type="checkbox"/>		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
<input type="checkbox"/>		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
<input type="checkbox"/>		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
<input type="checkbox"/>		Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:																
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)																
	<table border="1"> <thead> <tr> <th></th> <th>BUILDING</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td>Sussex County Main Library</td> <td>125 Morris Turnpike, Newton, NJ 07860</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Hudson County Administration Building</td> <td>595 Newark Avenue, Jersey City, NJ 07306</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Passaic County Administration Building</td> <td>401 Grand Street, Paterson, NJ 07505 (973) 225-3632</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Bergen County Administration Building</td> <td>One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000</td> </tr> </tbody> </table>		BUILDING	LOCATION	<input type="checkbox"/>	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860	<input type="checkbox"/>	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306	<input type="checkbox"/>	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632	<input type="checkbox"/>	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
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<input type="checkbox"/>	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860														
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<input type="checkbox"/>	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000														
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)																
4c. Sales/Rental Office for units (if applicable)																

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality’s substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).

—

Name (Type or Print)

—

Title/Municipality

—

Signature

Date

Appendix E – Vacant Land Adjustment

Vacant Land Adjustment

In reviewing the Borough's vacant, developable land, the parcels considered included the following property classes:

1. Vacant Land (1) – 96 properties
2. Farmland (3A or 3B) – 29 properties
3. Public School Property (15A) – 2 properties
4. Public Property (15C) – 81 properties
5. Properties with no property class associated in the 2025 MODIV data – 26 properties

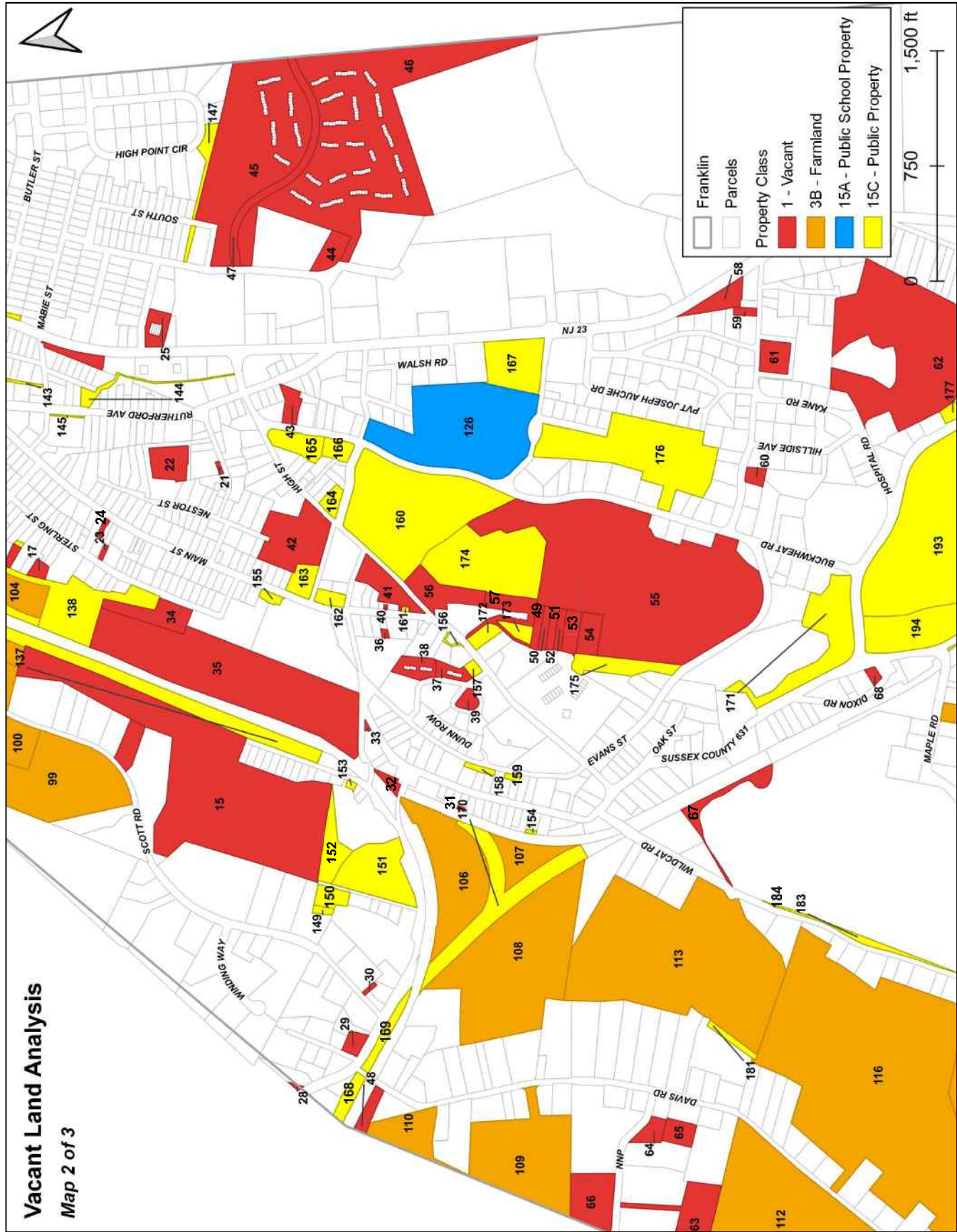
This list yielded 234 properties. Upon further investigation (other parcels' MODIV data and Borough Tax Maps) all of the properties with no property class associated with them were found to be "additional parcels" to a separate parcel, developed, and/or common areas to existing commercial or residential uses. Those 26 properties were excluded from consideration, resulting in a list of 208 parcels considered in this vacant land analysis.

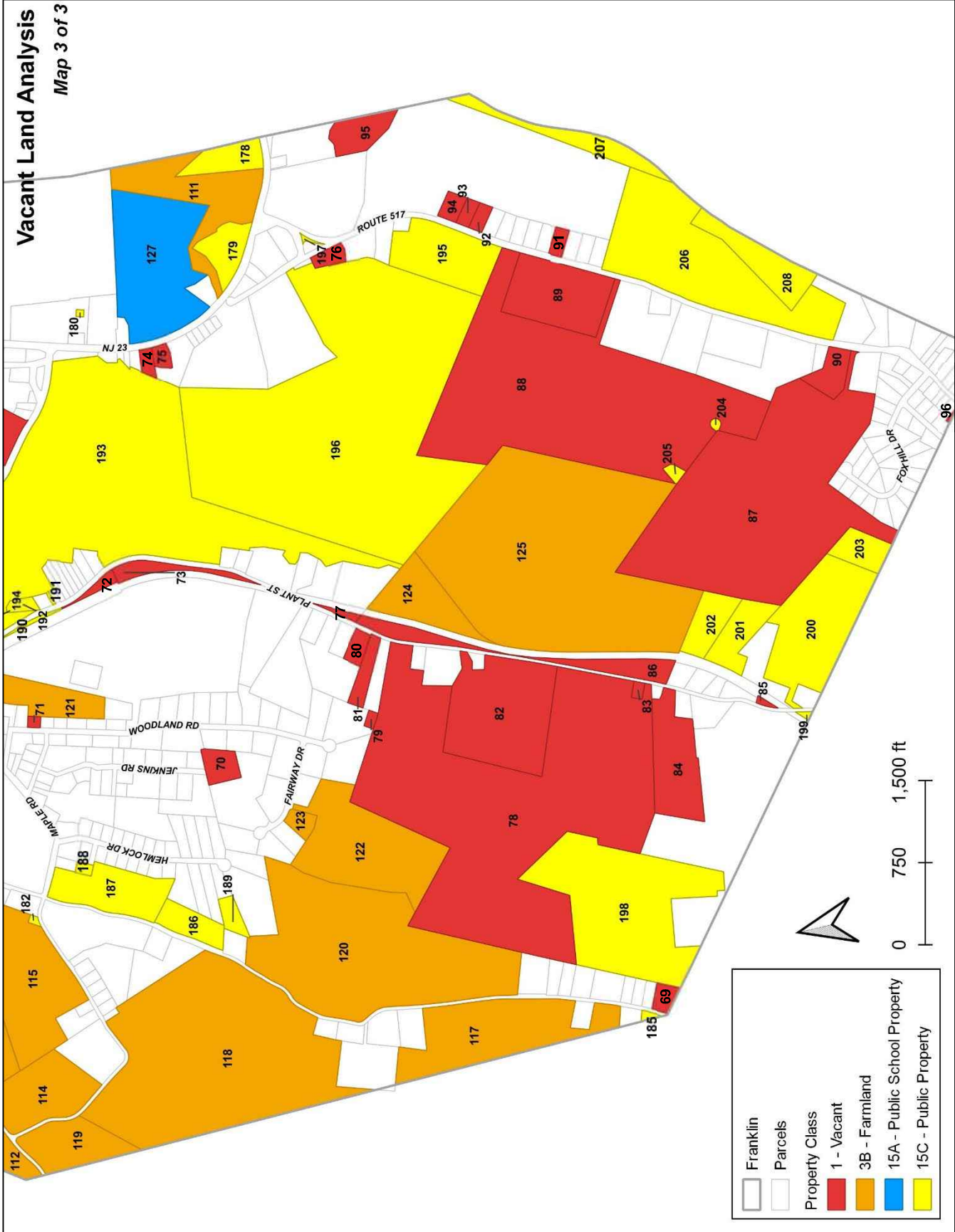
The following exclusions were applied to the list:

1. Preservation Status – land preserved as open space, farmland, or historic properties on the State or National Registers.
2. Municipal Use – properties owned by the Borough were excluded if they are used for a public purpose (school, municipal building, etc.)
3. Existing Inclusionary Zones
4. Existing Sewer Service Area
5. Conservation or Utility Easements
6. Environmental Constraints – all of the following constraints were reviewed and eliminated in part or in whole numerous parcels:
 - a. Wetlands and associated buffers;
 - b. Category 1 Waterways and Riparian Areas;
 - c. Severely Constrained Slopes (> 20%)
 - d. Critical Wildlife Habitat (parcels removed only if CWH *and* outside of Existing Sewer Service Area)
 - e. FEMA Flood Hazard Areas

A thorough review of each parcel was conducted to review for any potential developable area and parcels which have a portion of accessible, developable land were reduced in size to account for any constraints. Seven (7) parcels, or portions of parcels, were identified as potentially generating RDP in the Fourth Round (these parcels are highlighted in the attached table). Each parcel was assigned a density of six (6) units per acre with a 20% affordable housing set-aside, resulting in a total RDP of **69 affordable units**.







Map Key	Block	Lot	Property Class	Property Address	Owner Address	Ac.	Notes	Total Constrained Ac.	Dev. Ac.	Density	RDP
1	102	2	1	359 SCOTT RD	1504 SHREWSBURY DR, BENSLEM, PA	18.49		10.89	7.60	6	9.1
2	102	2.01	1	577 RT 23	20 BIRCH ST, JERSEY CITY, NJ	10.83	riparian area is 3.04 ac. within SSA; developable area inaccessible	10.83	-	-	-
3	102	3	1	597 RT 23	69 SANDPOND ROAD, HAMBURG, NJ	3.20	developable portion of lot inaccessible	3.16	-	-	-
4	104	6	1	584 RT 23	602 RT 23, FRANKLIN, NJ	0.24	small lot	-	-	-	-
5	104	7	1	582 RT 23	602 RT 23, FRANKLIN, NJ	1.46	environmentally constrained	1.35	-	-	-
6	104	10	1	574 RT 23	PO BOX 159, VERNON, NJ	0.45	small lot	0.44	-	-	-
7	104	20	1	548 RT 23	550 RT 23, FRANKLIN, NJ	1.45	environmentally constrained	1.44	-	-	-
8	104	21	1	536 RT 23	588 NORTH BRIDGE ST, BRIDGEWATER, NJ	1.70	Sewer pump station	1.68	-	-	-
9	104	23	1	534 RT 23	588 NORTH BRIDGE ST, BRIDGEWATER, NJ	0.58	small lot	0.57	-	-	-
10	105	24	1	520 RT 23	9415 W. SPRING COVE ROAD, HOMOSASSA, FL	0.00	small lot	-	-	-	-
11	106	1	1	SCOTT RD REAR	3621 RT 94, HAMBURG, NJ	2.32	inaccessible	-	-	-	-
12	201	1	1	335 SCOTT RD	3621 RT 94, HAMBURG, NJ	11.70	environmentally constrained	11.10	-	-	-
13	204	23	1	370 SCOTT RD	451 RUTHERFORD AVE, FRANKLIN, NJ	0.06	small lot	0.01	-	-	-
14	402	3	1	112 SCOTT RD	631 WEST OLD MAIN ROAD, LOWELL, MAINE	0.78	small lot	0.78	-	-	-
15	501	5	1	25-A SUSQUEHANNA ST	1504 SHREWSBURY DR, BENSLEM, PA	19.30	environmentally constrained	19.30	-	-	-
16	601	35	1	51-B STERLING ST	51 STERLING ST, FRANKLIN, NJ	0.18	small lot, inaccessible	-	-	-	-
17	601	40	1	STERLING ST REAR	39 STERLING ST, FRANKLIN, NJ	0.26	small lot, inaccessible	0.24	-	-	-
18	602	13	1	90 STERLING ST	88 STERLING ST, FRANKLIN, NJ	0.12	small lot, existing development	0.07	-	-	-
19	605	1	1	182 RUTHERFORD AVE	31 BUNN RD, HAMBURG, NJ	0.13	small lot	0.10	-	-	-
20	606	29	1	429 RT 23	1504 SHREWSBURY DR, BENSLEM, PA	0.50	small lot, irregularly shaped	-	-	-	-
21	607	37	1	19 CUMMINS ST	6 SECOND STREET, BLOOMINGDALE, NJ	0.05	small lot	0.05	-	-	-
22	607	46	1	323 RUTHERFORD AVE	1670 60TH AVE, BROOKLYN, NY	1.17	environmentally constrained	0.27	-	-	-

23	609	16	1	36 STERLING ST	8 MALIBU DR, VERNON, NJ	0.07	small lot, existing parking area	-	-
24	609	18	1	157 MAIN ST	155 MAIN ST, FRANKLIN, NJ	0.09	small lot	-	-
25	701	8	1	418 RT 23	46 MAIN ST, FRANKLIN, NJ	-	small lot, common area for commercial units	-	-
26	705	3	1	12 MOSCOW ST	57 BROADWAY, HOPATCONG, NJ	0.12	small lot	-	-
27	705	6	1	16 MOSCOW ST	9 NORTH ST, FRANKLIN, NJ	0.14	small lot	0.03	-
28	801	1	1	90 NORTH CHURCH RD	341 SKYLINE LAKE DR, RINGWOOD, NJ	0.03	small lot	-	-
29	801	18	1	68 NORTH CHURCH RD	68 NORTH CHURCH RD, FRANKLIN, NJ	0.39	small lot	0.38	-
30	802	2	1	8 SCOTT RD	64 NORTH CHURCH RD, FRANKLIN, NJ	0.06	small lot	0.02	-
31	901	6	1	FOWLER ST REAR	46 MAIN ST, FRANKLIN, NJ	0.03	small lot, inaccessible	0.03	-
32	903	1	1	NORTH CHURCH RD	46 MAIN ST, FRANKLIN, NJ	0.25	small lot, irregularly shaped	0.24	-
33	903	6	1	FOWLER & JUNCTION ST	46 MAIN ST, FRANKLIN, NJ	0.10	small lot, irregularly shaped	0.03	-
34	904	1.02	1	15 STERLING ST	680 PASSAIC AVE, CLIFTON, NJ	1.50	environmentally constrained	1.50	-
35	904	1.03	1	30 JUNCTION ST	680 PASSAIC AVE, CLIFTON, NJ	14.26	environmentally constrained	14.24	-
36	905	7	1	81-A MAIN ST	81-83 MAIN ST, FRANKLIN, NJ	0.06	small lot, inaccessible	-	-
37	905	21	1	20 WYKER RD	46 MAIN ST, FRANKLIN, NJ	0.46	small lot, common area for apartments	0.19	-
38	905	22	1	30 WYKER RD	46 MAIN ST, FRANKLIN, NJ	0.76	small lot, common area for apartments	0.11	-
39	906	1	1	2 ROWE PL	13 ROWE PLACE, FRANKLIN, NJ	0.32	small lot	-	-
40	1002	3	1	76 MAIN ST	78 MAIN ST, FRANKLIN, NJ	0.02	small lot, parking area	0.01	-
41	1002	8	1	1 HIGH ST	31 JENKINS ROAD, FRANKLIN, NJ	0.94	small lot	0.42	-
42	1004	15	1	24 PARKER ST	20 NESTOR ST, FRANKLIN, NJ	3.29	developable portion of lot inaccessible; environmentally constrained	1.01	-
43	1006	7	1	140 BUCKWHEAT RD	TAX DEPT/PO BOX 2599, OLATHE, KS	0.55	small lot, existing driveway and parking area	-	-
44	1101	10	1	55 MITCHELL AVE	565 NEW BRUNSWICK AVE, FORDS NJ	0.75	small lot	0.75	-
45	1101	191	1	CONSTITUTION WAY	46 MAIN ST, FRANKLIN, NJ	11.79	common area for condos	8.69	-
46	1101	192	1	CONSTITUTION WAY	PO BOX 36899, CHARLOTTE, NC	19.73	common area for condos	11.33	-

47	1101	194	1	DINA'S WAY	46 MAIN ST, FRANKLIN, NJ	1.89	ROW - condos	1.14	-	-
48	1205	1	1	12 DAVIS RD	23 MOUNTAIN ROAD, WAYNE, NJ	0.52	small lot	0.52	-	-
49	1302	8	1	OFF MAIN ST	32 EVANS ST, FRANKLIN, NJ	0.33	small lot, inaccessible	0.07	-	-
50	1302	9	1	OFF MAIN ST	32 EVANS ST/PO BOX 54, FRANKLIN, NJ	0.33	small lot, inaccessible	0.04	-	-
51	1302	10	1	OFF MAIN ST	32 EVANS ST, FRANKLIN, NJ	0.32	small lot, inaccessible	0.05	-	-
52	1302	11	1	OFF MAIN ST	32 EVANS ST, FRANKLIN, NJ	0.31	small lot, inaccessible	0.05	-	-
53	1302	12	1	OFF MAIN ST	128 LAKE POCHUNG RD, SUSSEX, NJ	0.64	small lot, inaccessible	0.09	-	-
54	1302	13	1	OFF MAIN ST	128 LAKE POCHUNG RD, SUSSEX, NJ	0.85	small lot, inaccessible	0.27	-	-
55	1302	16	1	65 BUCKWHEAT RD	128 LAKE POCHUNG RD, SUSSEX, NJ	26.20	lake/pond	20.26	-	-
56	1302	16.01	1	2 HIGH ST	128 LAKE POCHUNG RD, SUSSEX, NJ	1.67	small lot after constraints	1.56	-	-
57	1302	16.02	1	48 MAIN ST	32 EVANS ST, FRANKLIN, NJ	1.24	small lot after constraints	0.71	-	-
58	1404	5	1	175 RT 23	489 S LIVINGSTON AVE, LIVINGSTON, NJ	0.91	small lot	0.16	-	-
59	1404	8	1	39 TAYLOR RD	3 LOZAW RD, FRANKLIN, NJ	0.18	small lot	0.03	-	-
60	1501	3	1	14 TAYLOR RD	32 EVANS ST, FRANKLIN, NJ	0.31	small lot	0.31	-	-
61	1503	1	1	38 TAYLOR RD	106 BUENA VISTA DR, RINGWOOD, NJ	0.90	small lot, parking area	-	-	-
62	1504	13	1	19 SGT.DENNIS PREMOCK RD	1717 ARCH ST SUITE 3820, PHILADELPHIA,PA	16.68	existing inclusionary redevelopment zone	13.15	-	-
63	1701	2	1	7 ESTELL DR	PO BOX 56, VERNON, NJ	3.02		3.02	3.02	6 3.6
64	1701	6	1	1 ESTELL DR	3590 RT 9 S, OLD BRIDGE, NJ	0.54	small lot	0.53	-	-
65	1701	9	1	100 DAVIS RD	108 DAVIS RD, FRANKLIN, NJ	0.69	small lot, inaccessible	-	-	-
66	1702	1	1	6 ESTELL DR	30 LARK LANE, OAK RIDGE NJ	2.22		2.18	2.22	6 2.7
67	2001	7	1	40 MAPLE RD REAR	34 MAPLE RD, FRANKLIN, NJ	1.59	irregularly shaped, inaccessible	1.04	-	-
68	2003	1	1	19 CHURCH ST	62 WASHINGTON AVE, FRANKLIN, NJ	0.17	small lot	0.16	-	-
69	2102	1	1	297 WILDCAT RD	295 WILDCAT RD, FRANKLIN, NJ	1.15	environmentally constrained	0.99	-	-
70	2201	70.02	1	39 JENKINS RD	518 ROXBURY ROAD, BELFORD, NJ	2.01	developable portion of lot inaccessible	2.01	-	-
71	2301	15	1	7 WOODLAND RD	9 WOODLAND RD, FRANKLIN, NJ	0.27	small lot	0.23	-	-

72	2301	30	1	66 CORK HILL RD	12 CORK HILL RD, FRANKLIN, NJ	0.73	small lot, irregularly shaped	0.73	-
73	2301	31	1	110 CORK HILL RD	12 CORK HILL RD, FRANKLIN, NJ	2.16	existing development	2.16	-
74	2401	12	1	59 RT 23	6 RICHARD ST, PEQUANNOCK, NJ	0.67	small lot	0.67	-
75	2401	13	1	53-55 RT 23	6 RICHARD ST, PEQUANNOCK, NJ	0.73	small lot	0.73	-
76	2401	24	1	40 MUNSONHURST RD	PO BOX 4747, OAKBROOK, IL	1.02	environmentally constrained	1.00	-
77	2404	1	1	135 CORK HILL RD	133 CORK HILL RD, FRANKLIN, NJ	0.34	Part of Paulinskill Valley Trail	0.34	-
78	2501	4	1	210 CORK HILL RD	PO BOX 8246, HALEDON, NJ	117.10	developable portion of lot inaccessible	97.28	-
79	2501	12	1	WOODLAND RD REAR	46 MAIN ST, FRANKLIN, NJ	0.31	small lot; utility	0.31	-
80	2501	18	1	160 CORK HILL RD	4 WINDING WAY, APT. 101, HAMBURG, NJ	1.11	almost entirely steep slopes > 20%	1.11	-
81	2501	19	1	162 CORK HILL RD	539 SOUTH BEVERWYCK RD, PARSIPPANY, NJ	1.82	almost entirely steep slopes > 20%	1.82	-
82	2501	24	1	200 CORK HILL RD	PO BOX 8246, HALEDON, NJ	19.96	entirely environmentally constrained	19.73	-
83	2501	25	1	250 CORK HILL RD	400-402 CENTRAL AVE, HALEDON, NJ	0.35	small lot	0.34	-
84	2501	27	1	258 CORK HILL RD	PO BOX 8246, HALEDON, NJ	9.59	almost entirely environmentally constrained	9.38	-
85	2601	1	1	287 CORK HILL RD	400-402 CENTRAL AVE, HALEDON, NJ	0.20	small lot, environmentally constrained	0.20	-
86	2601	6	1	245 CORK HILL RD	400-402 CENTRAL AVE, HALEDON, NJ	6.03	environmentally constrained; irregularly shaped	6.03	-
87	2701	1	1	236 MUNSONHURST RD	6 BROOK LN, TOWACO, NJ	64.15	environmentally constrained	63.95	-
88	2701	2	1	110 MUNSONHURST RD	175 BROADWAY, PATTERSON, NJ	71.46	received approval from the Borough Planning Board and was included in the Borough's 2022 Housing Element and Fair Share Plan;	71.02	-
89	2701	3	1	130 MUNSONHURST RD	961 TEANECK RD, TEANECK, NJ	11.65	Environmentally constrained	11.65	-
90	2701	10	1	230 MUNSONHURST RD	261 SPRINGFIELD AVE #103, BERKLEY HEIGHTS, NJ	2.63	Environmentally constrained	2.59	-

91	2702	8	1	125 MUNSONHURST RD	46 HAWTHORNE AVE, HOLMDEL, NJ	0.73	small lot	0.53	-	-	-
92	2702	14	1	113 MUNSONHURST RD	261 SPRINGFIELD AVE #103, BERKELEY HEIGHTS, NJ	0.73	small lot	0.73	-	-	-
93	2702	15	1	111 MUNSONHURST RD	261 SPRINGFIELD AVE #103, BERKELEY HEIGHTS, NJ	0.71	small lot	0.71	-	-	-
94	2702	16	1	109 MUNSONHURST RD	261 SPRINGFIELD AVE #103, BERKELEY HEIGHTS, NJ	1.03	environmentally constrained	1.02	-	-	-
95	2702	21	1	9 RT 23	C/O 320 LAKEVIEW AVE., RINGWOOD, NJ	3.61	environmentally constrained; inaccessible	3.36	-	-	-
96	2802	10	1	250 MUNSONHURST RD	4 MAIN ST, OGDENSBURG, NJ	0.10	small lot; part of Ogdensburg property	0.01	-	-	-
97	102	4.01	3B	601 RT 23	433 HACKENSACK AVE., S803, HACKENSACK, NJ	0.16	small lot; inaccessible	0.16	-	-	-
98	104	2	3B	520 RT 23	433 HACKENSACK AVE., S803, HACKENSACK, NJ	75.81	Partially developable outside of environmental constraints; outside SSA	74.63	1.18	6	1.4
99	401	6.01	3B	95 SCOTT RD	95 SCOTT RD, FRANKLIN, NJ	6.76	existing development	1.51	-	-	-
100	401	6.03	3B	99 SCOTT RD	95 SCOTT RD, FRANKLIN, NJ	1.62	severely constrained slopes	0.92	-	-	-
101	401	7	3B	171 SCOTT RD	17-68 RIVER RD, FAIR LAWN, NJ	15.00	existing development	8.51	-	-	-
102	402	9	3B	170 SCOTT RD	17-68 RIVER RD, FAIR LAWN, NJ	9.50	Environmentally constrained	8.66	-	-	-
103	501	6	3B	SCOTT RD REAR	17-68 RIVER RD, FAIR LAWN, NJ	2.00	environmentally constrained; inaccessible	2.00	-	-	-
104	601	2	3B	SCOTT RD REAR	17-68 RIVER RD, FAIR LAWN, NJ	2.30	inaccessible	2.30	-	-	-
105	601	5	3B	SCOTT RD REAR	17-68 RIVER RD, FAIR LAWN, NJ	5.00	inaccessible	4.49	-	-	-
106	1204	1	3B	18-27 STONEMILL RD	BOX 169, FRANKLIN, NJ	6.35	inaccessible; Walkill River; sewer easement	6.18	-	-	-
107	1204	3	3B	STONEMILL RD REAR	BOX 169, FRANKLIN, NJ	1.50	pond	1.50	-	-	-
108	1204	5	3B	STONEMILL RD REAR	BOX 169, FRANKLIN, NJ	13.39	existing development	13.39	-	-	-
109	1205	9	3B	58 DAVIS RD	58 DAVIS RD, FRANKLIN, NJ	7.75	access road; existing development	5.64	-	-	-
110	1205	11	3B	30-34 DAVIS RD	34 DAVIS RD, FRANKLIN, NJ	1.47	existing development	1.26	-	-	-
111	1601	6	3B	10 RT 23 N	10 RT 23 N, FRANKLIN, NJ	13.30	NJP&L easements bisecting property	13.10	-	-	-

112	1701	1	3B	120 DAVIS RD	120 DAVIS RD, FRANKLIN, NJ	30.19	existing development	30.19	30.19	6	36.2
113	1801	2	3B	36 WILDCAT RD	36 WILD CAT RD, FRANKLIN, NJ	18.00	existing development	18.00	-	-	-
114	1901	1	3B	204 MAPLE RD	204 MAPLE RD, FRANKLIN, NJ	9.50	existing development	9.50	-	-	-
115	1901	27.01	3B	120 MAPLE RD	120 MAPLE RD, FRANKLIN, NJ	18.55	existing development	18.34	-	-	-
116	1901	27.02	3B	147 DAVIS RD	137 DAVIS RD, FRANKLIN, NJ	37.23	existing development	37.23	-	-	-
117	2101	3.01	3B	260 WILDCAT RD	8 BUTTERNUT WAY, SPARTA, NJ	20.25	existing development	19.60	-	-	-
118	2101	5	3B	171 MAPLE RD	8 BUTTERNUT WAY, SPARTA, NJ	61.12	existing development	61.12	-	-	-
119	2101	6	3B	205 MAPLE RD	120 DAVIS RD, FRANKLIN, NJ	9.50	existing development	7.15	-	-	-
120	2102	10	3B	271 WILDCAT RD	8 BUTTERNUT WAY, SPARTA, NJ	50.25	environmentally constrained	48.28	-	-	-
121	2301	22	3B	19 MAPLE RD	23 MAPLE RD, FRANKLIN, NJ	5.60	existing development	4.22	-	-	-
122	2501	5	3B	5 FAIRWAY DR	5 FAIRWAY DR, FRANKLIN, NJ	19.48	existing development	19.48	-	-	-
123	2501	8	3B	7 FAIRWAY DR	5 FAIRWAY DR, FRANKLIN, NJ	1.18	wetlands/steep slopes	1.18	-	-	-
124	2602	7	3B	193 CORK HILL RD	193 CORK HILL RD, FRANKLIN, NJ	7.62	existing development	7.62	-	-	-
125	2602	9	3B	191 CORK HILL RD	193 CORK HILL RD, FRANKLIN, NJ	74.31	existing development	71.43	-	-	-
126	1010	1	15A	49 WASHINGTON AVE	49 WASHINGTON AVE, FRANKLIN, NJ	10.83		0.25	10.58	6	12.7
127	1601	10	15A	50 RT 23	50 RT 23, FRANKLIN, NJ	21.48	Hardyston Township Elementary School; remainder of lot environmentally constrained	11.46	-	-	-
128	101	1.01	15C	SCOTT ROAD REAR	46 MAIN ST, FRANKLIN, NJ	1.76	inaccessible	1.76	-	-	-
129	102	1	15C	SCOTT RD REAR	401 EAST STATE ST, TRENTON, NJ	1.51	Kittatinny State Park	1.51	-	-	-
130	102	6	15C	605 RT 23	46 MAIN ST, FRANKLIN, NJ	0.12	small lot	0.12	-	-	-
131	104	22	15C	542 RT 23	46 MAIN ST, FRANKLIN, NJ	0.12	Sewer pump station	0.11	-	-	-
132	105	2	15C	SCOTT RD REAR	46 MAIN ST, FRANKLIN, NJ	0.41	Drainage	0.10	-	-	-
133	202	1	15C	196 SCOTT RD	46 MAIN STREET, FRANKLIN, NJ	0.79	small lot	0.79	-	-	-
134	202	8	15C	SCOTT RD S W REAR	46 MAIN ST, FRANKLIN, NJ	2.83	irregularly shaped	2.83	-	-	-
135	204	1	15C	STANABACK RD	401 EAST STATE ST, TRENTON, NJ	9.94	Kittatinny State Park	9.89	-	-	-

136	501	7	15C	SCOTT RD EAST 30	46 MAIN ST, FRANKLIN, NJ	0.71	small lot, irregularly shaped	0.71	-
137	501	8	15C	SUSQUEHANNA ST	46 MAIN ST, FRANKLIN, NJ	4.25	irregularly shaped	4.25	-
138	601	1	15C	19 STERLING ST	46 MAIN STREET, FRANKLIN, NJ	4.36	environmentally constrained; mostly steep slopes	3.86	-
139	601	3	15C	STERLING ST REAR	46 MAIN ST, FRANKLIN, NJ	2.93	irregularly shaped	2.93	-
140	601	6	15C	389 RUTHERFORD AVE	46 MAIN ST, FRANKLIN, NJ	4.24	environmental constraints; outside of SSA	4.24	-
141	601	34	15C	51-A STERLING ST	46 MAIN ST, FRANKLIN, NJ	0.04	small lot, inaccessible	-	-
142	602	14	15C	383 RUTHERFORD AVE	46 MAIN ST, FRANKLIN, NJ	0.10	small lot	0.10	-
143	604	23	15C	13 MABIE ST	46 MAIN ST, FRANKLIN, NJ	0.20	small lot, irregularly shaped	0.02	-
144	606	16	15C	346-A RUTHERFORD AVE	46 MAIN ST, FRANKLIN, NJ	0.49	small lot, irregularly shaped	0.06	-
145	607	22	15C	349 RUTHERFORD AVE	46 MAIN ST, FRANKLIN, NJ	0.05	small lot, irregularly shaped	-	-
146	703	2	15C	450 RT 23	46 MAIN ST, FRANKLIN, NJ	0.08	small lot	0.02	-
147	709	53	15C	19 HIGH POINT CI	46 MAIN ST, FRANKLIN, NJ	0.61	Borough water tower	0.19	-
148	710	2	15C	25 MITCHELL AVE	46 MAIN ST, FRANKLIN, NJ	0.15	small lot, irregularly shaped	-	-
149	802	6	15C	NEWTON ST REAR	46 MAIN STREET, FRANKLIN, NJ	0.15	small lot, irregularly shaped	0.15	-
150	802	7	15C	39-41 NEWTON ST	PO BOX 216, HAMBURG, NJ	0.59	Municipal sewer	0.59	-
151	803	1	15C	36 NORTH CHURCH RD	1 SPRING ST, NEWTON, NJ	3.30	environmental constraints; partially outside of SSA	3.30	-
152	803	2	15C	44 NEWTON ST	PO BOX 216, HAMBURG, NJ	1.27	Municipal sewer	1.27	-
153	803	4	15C	25 SUSQUEHANNA ST	46 MAIN ST, FRANKLIN, NJ	0.07	small lot	0.07	-
154	901	16	15C	FOWLER ST REAR	46 MAIN ST, FRANKLIN, NJ	0.04	small lot, inaccessible	0.04	-
155	904	6	15C	105 MAIN ST	HIGH ST, NEWTON, NJ	0.21	Sussex County Library	-	-
156	905	17	15C	POST OFFICE CT	46 MAIN ST, FRANKLIN, NJ	0.07	small lot, access road	-	-
157	905	20	15C	43 MAIN ST	46 MAIN ST, FRANKLIN, NJ	0.18	small lot	0.01	-
158	908	24	15C	64 CATLIN RD	46 MAIN ST, FRANKLIN, NJ	0.16	small lot	0.16	-
159	908	25	15C	70 CATLIN RD	46 MAIN ST, FRANKLIN, NJ	0.10	small lot	0.10	-
160	1001	1	15C	99 BUCKWHEAT RD	46 MAIN ST, FRANKLIN, NJ	11.35	Borough Park	10.75	-

161	1002	1	15C	72 MAIN ST	46 MAIN ST, FRANKLIN, NJ	0.04	small lot	0.01	-	-	-
162	1003	1	15C	94 MAIN ST	46 MAIN ST, FRANKLIN, NJ	0.40	small lot	-	-	-	-
163	1004	1	15C	100 MAIN ST	46 MAIN ST, FRANKLIN, NJ	0.76	small lot	-	-	-	-
164	1005	1	15C	46 HIGH ST	46 MAIN ST, FRANKLIN, NJ	0.40	small lot	-	-	-	-
165	1005	11	15C	137 BUCKWHEAT RD	46 MAIN ST, FRANKLIN, NJ	1.09	Franklin Fire Department	0.09	-	-	-
166	1005	12	15C	129 BUCKWHEAT RD	46 MAIN ST, FRANKLIN, NJ	0.54	small lot	0.02	-	-	-
167	1010	11	15C	263 RT 23	49 WASHINGTON AVE, FRANKLIN, NJ	2.69		0.38	2.31	6	2.8
168	1201	3	15C	8 DAVIS RD	HIGH ST, NEWTON, NJ	0.60	Sussex County land	0.60	-	-	-
169	1202	1	15C	69 NORTH CHURCH RD	PO BOX 709, NEWTON, NJ	0.66	Sussex County land	0.66	-	-	-
170	1204	2	15C	FOWLER ST REAR	PO BOX 709, NEWTON, NJ	4.45	irregularly shaped	4.45	-	-	-
171	1301	25	15C	40 CHURCH ST	46 MAIN ST, FRANKLIN, NJ	3.88	Franklin DPW	3.88	-	-	-
172	1302	6	15C	46 MAIN ST	46 MAIN ST, FRANKLIN, NJ	0.46	small lot	0.03	-	-	-
173	1302	7	15C	44 MAIN ST	46 MAIN ST, FRANKLIN, NJ	0.43	small lot	0.12	-	-	-
174	1302	15	15C	OFF MAIN ST	46 MAIN ST, FRANKLIN, NJ	6.50	Borough Park; environmentally constrained; inaccessible	6.49	-	-	-
175	1302	21	15C	19 EVANS ST	46 MAIN ST, FRANKLIN, NJ	1.36	water tank	1.12	-	-	-
176	1401	3	15C	50 WASHINGTON AVE	49 WASHINGTON AVE, FRANKLIN, NJ	8.23	Parking lot for Franklin Elementary School	2.87	-	-	-
177	1504	38	15C	46 FRANKLIN AVE	46 MAIN ST, FRANKLIN, NJ	0.32	small lot	0.32	-	-	-
178	1601	7	15C	2 RT 23	401 EAST STATE ST, TRENTON, NJ	3.76	Hamburg Mountain Wildlife Management Area	3.76	-	-	-
179	1601	8	15C	20 RT 23	PO BOX 412, TRENTON, NJ	3.90	NJDEP	3.90	-	-	-
180	1601	14	15C	100 RT 23 REAR	46 MAIN ST, FRANKLIN, NJ	0.10	small lot	-	-	-	-
181	1801	10	15C	109 DAVIS RD	46 MAIN ST, FRANKLIN, NJ	0.34	small lot	0.34	-	-	-
182	1901	26	15C	124 MAPLE RD	46 MAIN ST, FRANKLIN, NJ	0.16	small lot	0.16	-	-	-
183	2001	3	15C	61 WILDCAT RD	46 MAIN ST, FRANKLIN, NJ	0.62	small lot	0.62	-	-	-
184	2001	4	15C	47 WILDCAT RD	46 MAIN ST, FRANKLIN, NJ	0.13	small lot	0.13	-	-	-
185	2101	1	15C	296 WILDCAT RD	46 MAIN STREET, FRANKLIN, NJ	0.33	small lot	0.33	-	-	-
186	2201	2	15C	151 WILDCAT RD	401 EAST STATE ST, TRENTON, NJ	3.39	Kittatinny State Park	3.39	-	-	-
187	2201	3	15C	135 WILDCAT RD	25 MARKET ST, PO BOX 093, TRENTON, NJ	8.80	Kittatinny State Park	8.80	-	-	-
188	2201	7	15C	HEMLOCK DR REAR	46 MAIN ST, FRANKLIN, NJ	0.34	small lot	0.34	-	-	-

189	2201	18	15C	HEMLOCK RD REAR	PO BOX 412, TRENTON, NJ	1.33	Kittatiny State Park	1.33	-	-
190	2301	29	15C	50 CORK HILL RD	46 MAIN ST, FRANKLIN, NJ	0.38	small lot	0.38	-	-
191	2302	10	15C	53 CORK HILL RD	46 MAIN ST, FRANKLIN, NJ	0.07	small lot	-	-	-
192	2302	12	15C	49 CORK HILL RD	46 MAIN ST, FRANKLIN, NJ	0.70	Borough Park	0.08	-	-
193	2401	6	15C	75 CORK HILL RD	46 MAIN ST, FRANKLIN, NJ	88.37	Franklin Pond	87.64	-	-
194	2401	6.01	15C	15 CORK HILL RD	46 MAIN ST, FRANKLIN, NJ	5.00	Borough Park	3.61	-	-
195	2401	28	15C	90 MUNSONHURST RD	401 E STATE ST, TRENTON, NJ	10.40	Walkill Preserve	10.34	-	-
196	2401	29	15C	30 MUNSONHURST RD	401 E STATE ST, TRENTON, NJ	108.14	Walkill Preserve	107.16	-	-
197	2403	2	15C	35 MUNSONHURST RD	46 MAIN ST, FRANKLIN, NJ	0.24	small lot	-	-	-
198	2501	1.01	15C	282 CORK HILL RD	PO BOX 412, TRENTON, NJ	32.39	Kittatiny State Park	31.52	-	-
199	2501	30	15C	300 CORK HILL RD	46 MAIN ST, FRANKLIN, NJ	0.15	small lot	0.15	-	-
200	2602	2	15C	305 CORK HILL RD	PO BOX 412, TRENTON, NJ	17.47	Walkill Preserve	17.47	-	-
201	2602	5	15C	CORK HILL RD REAR	46 MAIN STREET, FRANKLIN, NJ	4.50	inaccessible; environmentally constrained	4.50	-	-
202	2602	6	15C	CORK HILL RD	PO BOX 412, TRENTON, NJ	4.10	Walkill Preserve	4.10	-	-
203	2602	10	15C	CORK HILL RD REAR	PO BOX 412, TRENTON, NJ	4.13	Walkill Preserve	4.13	-	-
204	2701	2.01	15C	122 MUNSONHURST RD	46 MAIN ST, FRANKLIN, NJ	0.20	small lot	0.20	-	-
205	2701	2.02	15C	120 MUNSONHURST RD	46 MAIN ST, FRANKLIN, NJ	0.46	small lot	0.46	-	-
206	2702	4	15C	145 MUNSONHURST RD	PO BOX 412, TRENTON, NJ	30.23	Hamburg Mountain Wildlife Management Area	30.12	-	-
207	2702	22	15C	133 MUNSONHURST RD	PO BOX 412, TRENTON, NJ	5.26	Hamburg Mountain Wildlife Management Area	5.26	-	-
208	2702	23	15C	165 MUNSONHURST RD	PO BOX 412, TRENTON, NJ	6.67	Hamburg Mountain Wildlife Management Area	6.67	-	-
						1,499.59		57.10	RDP:	68.5

Appendix F – Deed Restrictions

TO BE PROVIDED

**RESOLUTION ADOPTING MASTER PLAN
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 which amended various provisions of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. ("Amended FHA")); and

WHEREAS, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

WHEREAS, the Amended FHA requires, among other things, that municipalities prepare and adopt a Housing Element & Fair Share Plan on or before June 30, 2025;

WHEREAS, as a result of the passage of the Amended FHA, the Board has determined to adopt a Fourth Round Housing Element & Fair Share Plan for the Borough of Franklin; and

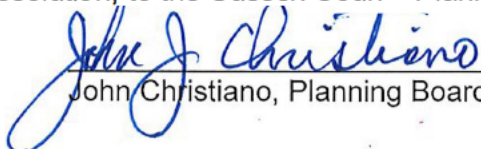
WHEREAS, the Borough Planner has prepared a Housing Element & Fair Share Plan which has been reviewed by the Board; and

WHEREAS, the Planning Board of the Borough of Franklin held a public hearing on the Housing Element & Fair Share Plan on June 16, 2024, for which the required public notice was duly provided pursuant to N.J.S.A. 40:55D-13; and

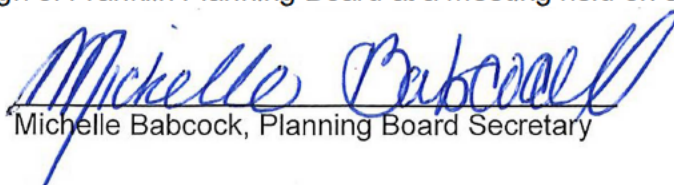
WHEREAS, the Board has determined that the Housing Element & Fair Share Plan is consistent with the goals and objectives of the municipal Master Plan and the implementation of same is in the public interest and promotes the general welfare; and

WHEREAS, by this Resolution, the Board hereby approves the 2025 Fourth Round Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Franklin, Sussex County, New Jersey, that the Board hereby adopts the 2025 Fourth Round Housing Element & Fair Share Plan for the Borough of Franklin, dated June 16, 2025, prepared by J. Caldwell & Associates, LLC, which is attached hereto and incorporated herein. The Board Secretary is hereby directed to send a copy of the Housing Element & Fair Share Plan, and this Resolution, to the Sussex Coun Planning Board.


John Christiano, Planning Board Chair

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Borough of Franklin Planning Board at a meeting held on June 16, 2025.


Michelle Babcock, Planning Board Secretary

