

# **OPEN SPACE AND RECREATION PLAN**

for

**Township of Franklin  
County of Warren**

*“A Clean, Agricultural, Community”*



Compiled by



**Morris Land Conservancy**  
*a nonprofit land trust*

with the

**Township of Franklin  
Environmental and Open Space Commission**

**January 2006**

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*Cover Photograph: Banghart Farm and Scott's Mountain from Good Springs Road, September 2005*

***Franklin Township Open Space and Recreation Plan***

*Produced by:*

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Henry Meltzer, Chairman Land Use Board,  
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## **Executive Summary**

Settled and farmed by Scottish, Irish and German immigrants, Franklin Township is historically an agricultural community of farmers dependent upon the rich limestone valleys and power of the Musconetcong River. Located within the Highlands physiographic province, Franklin Township is home to two villages, a scenic hamlet and extraordinary waterways. Pohatcong Ridge and Scott's Mountain form the forested backdrop to the agricultural valleys of the Pohatcong and Musconetcong Rivers.

Township residents support open space and farmland preservation in the Township having supported the establishment and subsequent increase in the local Open Space and Farmland Preservation Trust Fund four times since 1999. The local tax, currently the highest in Warren County, has enabled the Township to preserve 325 acres of beautiful, productive farmland in 2005. The Township Committee and the Environmental and Open Space Commission are committed to preserving the rural, agrarian beauty of the Township. The Township has produced both this Open Space and Recreation Plan and a Farmland Planning Incentive Grant to maximize local, county and state funding sources to preserve land in the Township.

The goals of the open space program in Franklin were determined through comments provided by residents at a public workshop, discussions with the Environmental and Open Space Commission, and an analysis of the Township's Master Plan. These goals are to:

- Protect forested ridgelines;
- Protect, restore and promote historic resources;
- Provide recreation facilities to adequately support community recreation programs;
- Preserve natural areas for resource-based recreation; trail creation and wildlife habitat protection;
- Protect and improve surface and ground water resources;
- Preserve farmland and the agricultural heritage of the Township;
- Preserve lands along the Pohatcong and Musconetcong River corridors; and
- Form partnerships and preservation strategies to help achieve open space preservation in the Township.

This plan introduces a system for preserving natural resources, waterways, and farmland. It offers a vision of greenway design based upon protection of the scenic ridgelines, buffering of the sensitive water features, implementation of a trails plan linking community areas, and permanent protection of historic features. The open space preservation program, guided by the Open Space and Recreation Plan, will be a valuable tool to shape the future growth and integrity of the community of Franklin Township.

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## Community Resources in the Township of Franklin

*"We have the historic Morris Canal on the northern border and the Musconetcong River Valley on the southern border, and some of the best soil in the state in between."*

*(Beth Styler Barry, Environmental and Open Space Commission Chair. Franklin Township. Marks Property for Preservation. The Express-Times, August 2, 2005)*

Located in the southern portion of Warren County, within the Highlands region of New Jersey, Franklin Township is an agricultural community characterized by fertile, limestone river valleys, wooded ridgelines and historic villages. It is bordered to the north by White Township, to the northeast by Washington Township, to the northwest by Harmony Township, to the west by Lopatcong Township and to the southwest by Greenwich Township. The Musconetcong River forms Franklin's southeast border.

Franklin Township has a unique natural resource base, which supports the environmental, economic, and recreational needs of the community. Its river valleys have rich agricultural soils that support the agrarian basis of Franklin's economy. At the base of these valleys are the Pohatcong Creek and the Musconetcong River. Important to wildlife, water quality and recreation, these waterways have also supported industry throughout the Township's history. The wooded ridgelines of Scott's Mountain and Pohatcong Mountain are home to abundant wildlife and are vital watershed lands. State and National Historic landmarks such as the Morris Canal and the Village of Asbury recall early industrial activity and are a significant cultural resource. Together, these elements form the basis of a planned system of open space, which will protect the integrity, beauty, and in turn, the quality of life for the residents of Franklin.

### Natural Resources

#### *Geology*

Franklin Township is located entirely within the Highlands Physiographic province of New Jersey. This region is characterized by rugged topography that consists of a series of discontinuous rounded ridges separated by deep narrow valleys. The Highlands is mainly underlain by highly metamorphosed igneous and sedimentary rocks of Middle Proterozoic age (1.2 billion to about 900 million years old). Many of the northeast trending valleys within the Highlands are underlain with sedimentary rocks similar to those in the Valley and Ridge Province (*NJDEP New Jersey Geologic Survey, Geologic Map of New Jersey, The Geology of New Jersey*).

Franklin Township's geology is typical of the Highlands region. Scott's Mountain and the Pohatcong Ridge are two rugged, erosion resistant ridgelines, composed primarily of Precambrian gneiss (*Warren County Environmental Commission, Bedrock Geology of Warren County*), which separate the Pohatcong valley and the Musconetcong valley. Bands of limestone generally identified as the Kittatinny Formation underlie these valleys. The Kittatinny Formation is an assemblage of weathered limestone and dolomitic rocks (*Township of Franklin, Master Plan 1991, Warren County, New Jersey*). Land formed over limestone bedrock formations is known as karst topography and is

prone to sinkholes, depressions, open cavern networks and disappearing streams. These geologic features provide a direct connection between land surfaces and groundwater, which can greatly increase the potential for groundwater contamination (*Musconetcong River, National Wild & Scenic Rivers Study, August 1999*). Most of the limestone in Franklin has been given a severe hazard rating by the New Jersey Geological Survey, indicating that sinkholes and cavern formation are common (*Township of Franklin, Master Plan 1991, Warren County, New Jersey*).

## **Soils**

*“Warren County is blessed with a rich and diverse natural heritage. The soils of the county are an important element of this heritage. Ecologically, soils are one of the most important elements of the natural environment. Economically, soils are the basis for the thriving agricultural community...”*  
(*Warren County Environmental Commission, web site*)

Soils are the interface between the underlying geology of an area and the living organisms on the land above. Precipitation percolates through the soils to reach the water table and to recharge aquifers. Soils have the capability to remove particulate matter, reduce or eliminate bacteria and other pathogens, and perform numerous chemical and biological operations to reduce pollutant levels. Topsoil supports natural vegetation and agricultural production.

The soils of Franklin Township are some of the most productive soils in New Jersey. They are an extremely important element in the natural resource base of the community. These soils were formed from weathered bedrock and from pre-Wisconsinian glacial till, which is composed of materials ground beneath the glacier as it moved down the valleys. The best example of soil formed from glacial till is the Washington-Bartley group and can be found in the broad Musconetcong and Pohatcong valleys, which run through Franklin. Washington-Bartley soils are classified as Prime Farmland soils. This is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for those uses. It has the soil quality, growing season, and moisture supply needed for economic production and sustained high yields of crops, when treated and managed according to acceptable farming methods. These areas tend to correspond to the floors of the limestone valleys. This soil group is mostly farmed, although sometimes sinkholes are a limitation. Cavernous bedrock and sinkholes under Washington soils also limits their suitability for community development (*Warren County Environmental Commission, Soils of Warren County*).

## **Watersheds and Water Bodies**

*“Opportunities and limitations presented by natural resources remain constant. People are still attracted to the Musconetcong Valley because of its scenic beauty and abundant natural resources, just as they were thousands of years ago. Soil, water, forests, and wildlife are still vulnerable to degradation and depletion by those who would fail to understand and respect nature’s limits.”*  
(*Musconetcong River, National Wild & Scenic Rivers Study, August 1999*)

Watersheds are areas of land that drain to a common receiving water body. Franklin Township lies within the Upper Delaware Watershed (Watershed Management Area 1). There are two named watersheds within the Township: The Pohatcong Creek watershed and the Musconetcong River watershed. The Pohatcong ridgeline separates the two watersheds. Areas to the north of the ridgeline drain into Pohatcong Creek and areas to the south drain into the Musconetcong River (*NJDEP, iMapNJ*).

There are two primary waterways in the Township, Pohatcong Creek and the Musconetcong River. Pohatcong Creek flows in a southwest direction through Franklin and Greenwich Townships and connects with the Delaware River in Pohatcong Township. The Musconetcong River parallels Pohatcong Creek, flows to the Delaware River and forms the southeast border of Franklin Township and Warren County. Both the Pohatcong and the Musconetcong have tributaries that spread throughout the Township. Two named tributaries that run south from Scott's Mountain into the Pohatcong Creek are Mill Brook and Montana Brook. (*See Natural Features Map*) In addition to the natural water features in Franklin, there are two man-made quarry lakes named Hart's Quarry and Cordes Quarry that are remnants of Thomas Edison's mining operations at the turn of the century.

Both Pohatcong Creek and the Musconetcong River are classified by the New Jersey Surface Water Quality Standards as Trout Maintenance Streams (TM). The water quality and temperature of these streams are capable of supporting trout throughout the year. The Division of Fish and Wildlife stocks the Musconetcong River each spring and fall with trout raised at the Pequest Trout Hatchery in Warren County (*N.J. Division of Fish and Wildlife, Pequest Trout Hatchery & Natural Resource Education Center*). The two named tributaries of Pohatcong Creek, Montana Brook and Mill Brook are classified as Trout Production Waters (TP), meaning that they are capable of supporting wild populations of trout and are used for spawning and nursery purposes during their first year. It should also be noted that the Pohatcong Creek is classified as a Category One (C1) stream. Category One waters are designated for the purpose of implementing anti-degradation policies set forth in New Jersey's rules for Surface Water Quality Standards. These standards state that C1 waters should be protected from "measurable changes in water quality characteristics because of their clarity, color, scenic setting and other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s)". A 300 foot buffer zone is required for Category One Waters and perennial or intermittent streams that drain into or upstream of the Category One Waters (*NJDEP, iMapNJ*). Category One waterways in the Township include Pohatcong Creek and its tributaries. These are shown in light blue on the *Natural Features Map*.

Wetlands are an important element in hydrology. They mitigate flooding, provide aquifer recharge, filter pollutants and provide important aquatic habitat. Approximately 5% of land in Franklin Township is wetlands. These lands are a combination of modified and agricultural wetlands which are less than 15 acres in size, and deciduous, wooded or scrub/shrub wetlands of 20 acres or less in size (*NJDEP-Land Use/ Land Cover Data*). These wetlands are limited primarily to stream banks and have

been identified by the New Jersey Department of Environmental Protection in their Freshwater Wetlands Map for the State of New Jersey and are shown on the *Natural Features Map* included within this Plan.

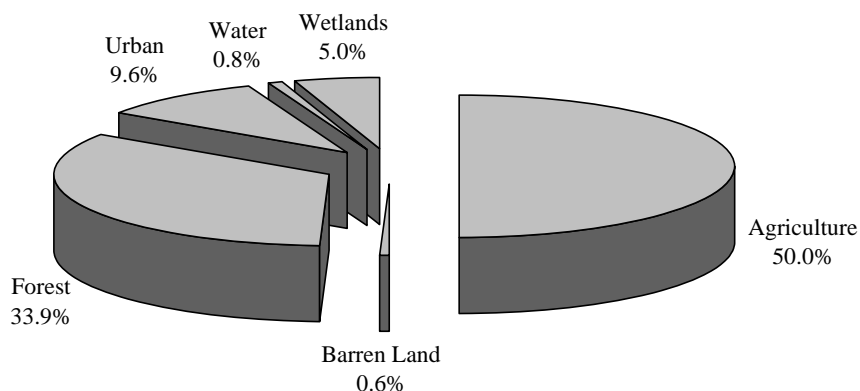
### ***Land Use***

*“The land use pattern in Franklin Township reflects the opportunities and the limitations of the natural environment, as well as the historical development that has occurred in the Township’s villages.”  
(Township of Franklin Master Plan 1991)*

Franklin Township is 24 square miles, or 15,360 acres (*Warren County Environmental Commission, Franklin Township*). It is a rural farming community with 50% of the Township classified as agricultural by the Department of Environmental Protection (NJDEP) Land Use, Land Cover Data that is determined by aerial photography. Forested land covers 40% of Franklin Township and is primarily found along the steep slopes of the Scott’s Mountain and the Pohatcong Mountain Ridge. Only 10% of the Township is classified as urban, which in this case is primarily residential in character and is centered on the villages of Broadway and Asbury and the hamlet of New Village (*See Land Use Map*).

Current tax data reveals that 78% of the land in town is farm assessed; residential land use accounts for approximately 11%; while public and tax exempt properties account for 5%. Vacant lands, industrial and commercial property each occupy less than 1% of the Township. It is interesting to compare the percentage of forested land (40%) and agriculture (50%), in the land use data with the percent of land that is currently farm assessed (78%). These numbers indicate that about 30% of Franklin Township is classified as farm assessed property based upon woodland management practices (*Franklin Township 2005 Tax Data, provided by Eloise Hagaman, Franklin Township Tax Assessor*).

## Land Use in Franklin Township



### ***Groundwater Resources***

Groundwater can be fed from surface water bodies, but it is primarily replenished through the infiltration of rainwater. A number of factors influence infiltration: topography, soil type, climatic conditions and retention due to vegetative cover. Groundwater recharges aquifers and provides base flow for surface waters. Aquifers supply useful quantities of groundwater to natural springs and wells. Thus, potable water obtained from individual domestic wells or public water supplies taps into and depends on these aquifers. Aquifers containing groundwater might be a few feet below the surface of the ground or several hundred feet underground (*A Natural Resource Management Guide for the County of Morris*).

The underlying geology of Franklin is composed primarily of gneiss, limestone and shale. The N.J. Geological Survey provides estimates for how much groundwater each geological formation can provide. However, the yield within a formation is highly variable. In general, gneiss has the lowest groundwater recovery rate, followed by shale and then limestone. Limestone however, generally has no primary porosity and ground water has to move through joints, fractures and cavities within rock. Withdrawal of groundwater at a rate approaching a maximum yield can result in reduced base flow to surface water bodies and the creation of sinkholes (*Township of Franklin Master Plan 1991*).

The quality of groundwater and the quality of surface water are linked systems and can impact each other and therefore impact private wells within the community. At one time all of Franklin depended on private wells for water. In the late 1970s it was

discovered that the Kittatinny Limestone Aquifer, which serves as the sole source of potable water for private and municipal wells in the Pohatcong Valley, was contaminated by high levels of tetrachloroethylene (TCE) and perchloroethylene (PCE), volatile organic compounds that may be linked to industrial, commercial and residential sources. (*NJDEP, Pohatcong Valley Ground Water Contamination Site description*) (*Personal communication: Mark Herzberg, Community Relations Coordinator, and NJDEP*). Some local wells were found to have been contaminated in Franklin and were connected to a public water supply in 1988 which extends from Washington Borough southwest into the middle of Franklin Township (*NJDEP, iMapNJ*).

### ***Wildlife***

The N.J. DEP Division of Fish and Wildlife has developed an ecosystem based mapping system known as the New Jersey Landscape Project, which maps sighting locations combined with suitable habitat for Federal and State threatened and endangered species. According to these maps, most of Scott's Mountain, above the Morris Canal, is forest habitat for barred owl, bobcat, Cooper's hawk, red-shouldered hawk, long tailed salamander and federally threatened bird and herptile species. The wooded portions of Pohatcong Mountain are home to state threatened species such as the long-tailed salamander and the red-headed woodpecker. The grasslands of Franklin Township's valleys also support federal and state endangered birds such as the savannah sparrow and the bobolink.

A goal of Landscape Project data is to provide long-term protection of imperiled and priority species and their important habitats in New Jersey. For this reason they specifically note the location of Bald Eagle Foraging Areas and Wood Turtle Habitat. Bald Eagle Foraging areas in Franklin are evident around Cordes Quarry and along the central portion of the Musconetcong River. Wood Turtle habitat is also found around the upper tributaries of the Pohatcong Creek, on Scott's Mountain and the southeast tributaries of the Musconetcong River (*N.J.DEP, iMapNJ*).

The New Jersey Natural Heritage Program, a division of N.J. DEP Parks and Forestry, has also developed a database, which identifies critically important natural areas to conserve New Jersey's biological diversity. There is one such Natural Heritage Priority site within Franklin Township. This site is known as the Buttermilk Bridge Site and includes a wooded slope adjacent to the Morris and Essex Railroad. This site is the only known location of a state listed endangered plant (*See Natural Features Map*).



## Historic Resources

*“Few river valleys in New Jersey tell such a compelling story of the interrelationships between humans and the natural environment, or possess so many well-preserved pre historic and historic features as those found along the Musconetcong River.”*

*(Musconetcong River National Wild & Scenic Rivers Study, August 1999)*

### **Prehistory**

The earliest residents of Franklin Township were Paleo-Indians, who settled along the Musconetcong in a sub-arctic climate during the final retreat of the Wisconsin glacier, 12,000 years ago. They hunted elk, caribou and other mammals no longer found in the region. Melting ice sheets of the Wisconsin Glacier spilled out into extensive wetlands on both sides of the river (*Musconetcong River National Wild & Scenic Rivers Study, August 1999*). Evidence of their presence in the valley was documented at the Plenge Site, which is located near the village of Asbury in Franklin Township. The Plenge Site was the first of only two major Paleo-Indian archaeological site excavations in New Jersey, and it is considered to be one of the most important in the northeastern United States. The Plenge Site is eligible for National Landmark designation study. (*United States Senate Committee on Energy & Natural Resources, Thursday, September 22, 2005 Report to National Parks Subcommittee Hearing from Ms. Beth Styler Barry, Musconetcong Watershed Association*).

Gradually, over thousands of years, climate moderated, eastern deciduous forests evolved and the Musconetcong River decreased to roughly its current size. The Leni Lenape Indians that settled along the rivers and streams of the region for thousands of years were declining in numbers, when European settlers arrived during the early 18<sup>th</sup> century (*Warren County, New Jersey, About Warren County...Past and Present*).

### **Early History**

The area of Warren County, which would later become Franklin Township was settled around the year 1740 by Scottish, Irish and German immigrants (*Warren County Cultural Resources Survey, September 1991*). Subsistence agriculture took root and the fertile limestone valleys were cleared for croplands. Eventually, subsistence agriculture evolved into commercial grain and dairy farming (*Musconetcong River National Wild & Scenic Rivers Study, August 1999*). It was in 1839 that the New Jersey General Assembly passed an act, which incorporated the Township of Franklin, in honor of Benjamin Franklin, from parts of Greenwich, Oxford, and Mansfield Townships (*Warren County Environmental Commission, Franklin Township*).

Historically, settlement in Franklin has centered on the villages of Asbury and Broadway, and the hamlet of New Village. Asbury, located in the southern part of the Township, was settled before the Revolutionary War and until 1796, was known as Hall’s Mills, after the Hall family gristmill that was built on the Musconetcong River in the late 1700’s (*Franklin Township, municipal website*) (*Warren County Environmental Commission, Historic Sites of Warren County*). It was in 1796 that a prominent

landowner and businessman, Colonel William McCullough, was instrumental in having the village's name changed in honor of Bishop Francis Asbury who was a founder of American Methodism and who laid the cornerstone of the Methodist Church in the village (*Warren County Cultural Resources Survey, September 1991*). Asbury continued to grow during the early 1800's and expanded even further when the Somerville-Easton railroad extended its tracks and established a stop just south of the village in Hunterdon County. This station served as a passenger stop until 1970 (*Warren County Cultural Resources Survey, September 1991*). During the mid 1800's the town expanded to include hotels, a black smith shop, a tailor, a baker, a dressmaker, a lumber yard and a millinery shop in addition to the existing grist mills, saw mills, oil mill, woolen factory, tavern, stores and residences. Another important development in Asbury's history was the establishment of the Asbury Graphite Mills, Inc. in 1895. This company became an important international importer and exporter of graphite and continues to this day to employ approximately 90 persons.

Broadway is a linear community built along Route 57, which dates back to the early 1800's. An early resident of the village was Benjamin Warne, who built a stone house and a gristmill, which still stand today. The Village's major growth dates to 1811, when the Morris Turnpike was built from Easton, Pennsylvania to Morristown, New Jersey. As the village grew, its citizens named it Broadway due to the wideness of the Turnpike (*Warren County Cultural Resources Survey*). Growth within the village was also encouraged by a trolley line, which in 1906, connected Port Murray and Phillipsburg and passed through the center of the village (*Warren County Cultural Resources Survey*).

New Village is located near the western boundary of Franklin and was first settled in the early 1800's. It grew slowly in response to the activity on the Morris Canal, which was completed in 1831. In 1898, Thomas A. Edison found a valuable deposit of limestone cement rock underlying the area. He purchased 1,262 acres and built the Edison Portland Cement Company in New Village. The plant was operational from 1902 to the mid 1930s and in 1918, employed up to 600 people (*Warren County Cultural Resources Survey*). Although most of Edison's plant has been abandoned or demolished, a small portion of the Edison Cement plant is now used by Victaulic Corp, a galvanized plating operation ("*N.J. Plant Cemented in History*", *Jane Primerano for The Express-Times, Warren County New Jersey Genealogy site*). Also during the early 1900s, both the Trolley line from Port Murray to Phillipsburg and the Delaware, Lackawanna and Western Railroad were constructed and passed through the town (*History of Franklin, N.J. from the History of Warren County, N.J. by George Wyckoff Cummins, 1911*). Thanks to the innovations of Edison, electric lights, which were introduced to New Village in 1925 led to further settlement of New Village (*Franklin Township, municipal website*).

### ***Growth and Industry***

Early industry in Franklin centered upon the waterpower of the Musconetcong River. Patterns of development in Franklin Township also reflect the growth of transportation systems, which developed in colonial times and continued to change

slowly over the following 225 years. The Morris Turnpike, the Morris Canal, the trolley line from Port Murray to Phillipsburg and the Delaware, Lackawanna and Western Railroad contributed to the growth of the Township's villages. By the 1900's however, the face of Franklin Township was changing. The advent of the railroad caused a decline in the activity of the Morris Canal and the trolley line, which ceased operations by 1924 and 1925 respectively. Industrial development, which began in the 19<sup>th</sup> century and centered on the town's villages, proceeded more slowly in Franklin Township than in other areas of Warren County because of the strength of its farming economy. Farming has been the mainstay of Franklin's economy since the 1700's and continues to be so. Land is predominantly agricultural and continues the long standing farming tradition in the Township.

### ***Historic Landmarks***

The Asbury Historic District in Franklin Township is listed both on the State and National Register of Historic Places. (New Jersey and National Registers of Historic Places-Website). The Asbury Historic District was included on the State Register in 1992 and on the National Register in 1993. It spans from Maple Avenue to Kitchen and School Streets in the village of Asbury (See Greenway Map). The district encompasses almost all of Asbury and contains 148 buildings, mostly from the nineteenth century, with a few from the eighteenth century (Warren County Environmental Commission, Historic Sites of Warren County).

The Musconetong River was important to the development of the Asbury Historic district and was the site of Franklin's first gristmill. The Asbury Mill was built along the Musconetong River in 1863, on the site of a pre-Revolutionary mill. The building was converted from a flourmill to a graphite mill in 1895, and is considered to be one of the few adaptations of waterpower to an important twentieth century industry. The Musconetong Watershed Association, which owns the mill, hopes to restore it for use as a riverside environmental education center (*Heritage Conservation Network, Industrial Heritage to be the Focus of New Jersey Workshop*).

The Morris Canal, also listed on the State and National Register of Historic Places, bisects Franklin Township and served as a vital link between the anthracite coalfields in the Lehigh valley of Pennsylvania with New York and New Jersey markets. It helped stimulate the languishing iron industry in northern New Jersey by linking iron producers with industrial cities, such as Paterson and Newark and by providing access to the markets of New York City. Farm products, manufactured goods, raw materials and construction goods were also transported (*Canal Society of NJ*).

A marvel of engineering in its day, it was the inspiration of George P. McCulloch and was completed in 1831. It connected Phillipsburg on the Delaware River with Jersey City on the Hudson River. Spanning 102 miles across mountainous terrain; the Morris Canal had the greatest elevation change (1,674 feet) of any canal in the world at the time (*Canal society of N.J.*). To overcome changes in elevation, boats were moved over "inclined planes." Among the lakes and streams that served as reservoirs for the Canal

are Lake Musconetcong, Cranberry Lake, Waterloo Lake, Saxton Falls, Lopatcong Creek, the Rockaway, Passaic, Hackensack Rivers, and other major and minor streams (*Warren County Environmental Commission, Historic Sites of Warren County*). During the second half of the nineteenth century railroads became a more efficient bulk transportation system and eventually put the Morris Canal out of business. By 1924, the canal was abandoned, drained and all but forgotten (*Morris Canal Greenway*).

*The John Richey House* was listed on the National and State Registry in 2002. It is located off of Cemetery Hill Road east of the center of Asbury. The house, built in the 1800's, is an elegant brick residence that is privately owned. The home is a former farmhouse that sits in the middle of a group of old farm residences. Hattie Siewell, a local historian and a former owner of the house wrote the designation for the property. (*Personal communication with Henry Meltzer, chair of Historic Preservation Committee*) (*New Jersey and National Registers of Historic Places*).

*Warne's Gristmill* is located on Route 57 in the Village of Broadway. Although it is not listed on the state or national register, it is an excellent example of a northern New Jersey gristmill and illustrates how the Morris Canal influenced industry within the Township (*NJ Skylands, Run of the Mills*). The current stone mill replaced an original wooden mill in 1810 and was water-powered by Mill Brook. However, in 1845 water was diverted for the Morris Canal and the mill had to employ technology suited for low flows of water (*Millpictures.com*). The Warne family owned the mill for generations (*Historic Preservation Plan Element Franklin Township, Warren County New Jersey*). In 1935, the Sigler family, also of Franklin Township, purchased the Mill and its surrounding lands. The current owner maintains the mill in excellent condition and farms the land. The mill itself however, is no longer operational and is part of the 303-acre former dairy farm. In addition to the mill, the property contains a stone farmhouse, barns, and sundry outbuildings dating back to the beginning of the 17<sup>th</sup> century.

Also located in Broadway, opposite the Warren County Technical/Vocational School, are two brick buildings that were built by Lawrence Lomerson in 1818. Lomerson was one of the earliest settlers in the Scott's Mountain area. These brick buildings replaced a log cabin that was originally built by Lomerson in 1810 (*Historic Preservation Plan Element Franklin Township, Warren County New Jersey*)(*Warren County Cultural Resource Survey, September 1991*).

*The Plenge* Paleo-Indian archeological site in Franklin is part of the Asbury Historic District and is eligible for National Landmark designation. It was the first of only two major Paleo-Indian archaeological site excavations in New Jersey, and it is considered to be one of the most important in the northeastern United States. (*United States Senate Committee on Energy & Natural Resources, Thursday, September 22, 2005 Report to National Parks Subcommittee Hearing from Ms. Beth Styler Barry, Musconetcong Watershed Association*).

Within Franklin are many additional local historic sites, which include schools, churches, cemeteries, roads, stone fences, and limekilns. The Franklin Township Historic

Preservation Commission plans to identify these sites as a part of their Township Historic Site Survey.

***Franklin Township Historic Preservation Commission***

The Franklin Township Historic Preservation Commission is dedicated to preserving the rich, cultural heritage and extensive historic legacy of the Franklin Township. The Commission makes preservation recommendations to the Township Land Use Board and promotes preservation within the Township. They support the development of preservation guidelines and a Historic Site Survey in order to ensure "that growth occurs in a rational and sensitive manner, and that the best of the Township's cultural heritage, as manifested in its historic structures, and in its prehistoric and historic archaeological sites, is preserved and protected for the enjoyment of the Township's present and future residents" (*Historic Preservation Plan Element Franklin Township, Warren County New Jersey*).

## Recreation Resources

*“Warren County offers a wide range of recreational opportunities and its rural nature and scenic beauty are worthy of long-term preservation.”*

*(Warren County Morris Canal Committee and Warren County Department of Economic Development and Tourism. Morris Canal Greenway. Pamphlet. 2005.)*

Franklin Township is home to scenic valleys, wooded ridgelines, pristine streams and scenic rivers. These natural resources provide abundant opportunities for resource-based activities such as fishing, kayaking, canoeing, hiking, hunting and bird watching. Protecting these resources and encouraging their recreational use by residents and “ecotourists” is a Township priority. The Franklin Township Youth Association offers active recreation programs to children within the community. These programs include basketball, soccer, baseball, T-ball, girl’s softball, roller hockey and field hockey.

### ***State Recreation Areas***

*New Jersey Department of Environmental Protection (N.J.DEP), Division of Fish and Wildlife* owns and manages 103 acres of property, including a public fishing access, adjacent to the Musconetcong River (*See Open Space Map*). The Musconetcong River offers opportunities for fishing, canoeing, kayaking, hiking, nature study and other outdoor activities to residents and to visitors from throughout the region. The Musconetcong River and its tributaries are regionally important trout fishing streams and the river is also eligible for designation to the State Trails System as a Waterways Trail. (*United States Senate Committee on Energy & Natural Resources, Thursday, September 22, 2005 Report to National Parks Subcommittee Hearing from Ms. Beth Styler Barry, Musconetcong Watershed Association*). The Musconetcong Watershed Association, in 2005, received a special use permit and created a hiking trail through this state owned property to encourage activities such as hiking, bird watching and nature study (*personal communication: Beth Barry-Executive Director, Musconetcong Watershed Association*).

*N.J.DEP, Division of Parks and Forestry* owns and manages two parcels of land in the northern tip of Franklin Township that were purchased as part of the Warren Trail Plan (*personal communication: Larry Fink, N.J.DEP, Green Acres Program*). The ultimate goal of this plan is to create a permanently protected trail corridor through Warren County, from Allamuchy Mountain State Park to the Delaware River at Phillipsburg, New Jersey (*New York-New Jersey Trail Conference*)(*See Greenway Map*).

There are two additional parcels of land in Franklin that are owned by the N.J.DEP, Division of Parks and Forestry. These parcels are adjacent to Merrill Creek Reservoir property and Montana Brook, a C1 stream (*See Open Space Map*).

### ***County Recreation Areas***

*Bread Lock Park* is a County owned park, which is seen as an important element in the proposed Morris Canal Greenway. It was established in Franklin Township as a result of a grant from the Garden State Historic Trust Fund to the County. The 75.51

acres of the park encompasses a portion of the Morris Canal and sits on the former site of one of the locks of the canal, referred to as Bread Lock. The park contains a 1.8-mile trail with several exercise stations and interpretive signage. There is also a museum known as the Warren County Historical Learning Center, which is a former residence converted to provide interpretive information about the Canal artifact remains, Leni Lenapi Indians and the Oxford Furnace (*Warren County Planning Department, Bread Lock Park. Pamphlet. 2004*).

The parking lot of the *Warren County Technical School* located on Route 57 near Broadway, is used by the town for their summer roller hockey program.

### ***Municipal Recreation Areas***

*Asbury Field* is located in the Village of Asbury, behind the Asbury Fire Company Organization Building. It consists of 5.58 acres and contains three soccer fields and one T-ball field that are used by the Franklin Township Youth Association (FTYA).

*Broadway Field* is located on Asbury Broadway Road behind the Franklin Township Rescue Squad building in the Village of Broadway. It consists of a 6.08-acre field that in the past was used by the *Franklin* Township Youth Association for field hockey. Canada Geese have created a sanitation problem at this field and the field hockey program has been relocated to the Franklin Township School (*Personal communication, Jeff DeAngelis, FTYA President*).

*Township Community Center* is a warehouse space attached to the municipal building that is currently under development as a meeting facility for Township groups and for Township recreation programs such as basketball (*Personal communication Jeff DeAngelis, FTYA President*).

### ***Board of Education Recreation Areas***

*Franklin Township Elementary School* is located on Asbury Broadway Road near the Village of Broadway. The school has two baseball fields that are used by the Franklin Township Youth Association (FTYA) for rookie league baseball (1<sup>st</sup> & 2<sup>nd</sup> grade) and girl's softball. The FTYA also uses the school for its basketball and field hockey programs (*Personal communication Jeff DeAngelis, FTYA President*).

### ***Recreation Areas Outside of the Township***

*Washington Middle School* is located in nearby Washington Borough. The FTYA splits its basketball program between Franklin Elementary School and Washington Middle School.

*Meadow Breeze Park* is located in Washington Township. This park is 16 acres and has active recreation facilities which include: ball fields, horseshoe courts, a

playground, and tennis courts. Franklin Township uses this park for its Little League Program.

### ***Municipal Recreation Programs and Clubs***

Franklin's Recreation Department offers recreation programs to boys and girls of the community including: basketball, soccer, baseball and T-ball, girl's softball, roller hockey and field hockey. Although an adult basketball league existed in 2002, it had to be cancelled due to lack of court availability.

These programs are popular throughout the community and participation levels have experienced steady growth over the last five years (*Personal communication Jeff DeAngelis, FTYA President*). Participation would also increase if programs in lacrosse and football were offered. However, a shortfall of fields prohibits the viability of these sports. Children who wish to participate in these activities play outside of the Township in Washington Township and Washington Borough.

### ***Privately Owned Recreation Areas***

*Merrill Creek Reservoir* is owned by seven electric sector companies, known as Merrill Creek Owners Group (MCOG), which provide water to the Delaware River in times of low flow (*David K. Burd, Director, and Merrill Creek Properties*). The Merrill Creek Reservoir properties include a 650-acre reservoir surrounded by approximately 2,150 acres of forest. The reservoir and most of the Merrill Creek properties are located in Harmony Township, but approximately 160 acres of forested land reaches across the border into Franklin Township. The Merrill Creek Reservoir is open to the public and is a popular recreation area. Visitors to the park can hike, fish, boat, and visit an environmental education center, adjacent to the reservoir, which offers many public education programs. Seven trails run around the reservoir, including Eagle Trail, which is handicap accessible and provides access to a wildlife observation blind. Hunting is allowed within Merrill Creek Reservoir properties on a limited basis and is monitored by the Merrill Creek Conservation & Sportsmen Association (MCCSA). One of the biggest attractions in the park is the nesting bald eagles. Bald eagles have been observed nesting in the park for the past seven years (*Merrill Creek Reservoir Website*).

*Warren County Rod and Gun Club* is a private club, which owns approximately 263 acres of preserved farmland in southern Franklin Township. Created in the 1930s, the Warren County Rod and Gun Club has over 250 members from Franklin and surrounding communities. This club is dedicated to conservation, resource protection and the restoration of wildlife habitat (*Personal communication: Mike Zawacki, President, Warren County Rod and Gun Club*).



### ***Non-Profit Owned Property***

*Lawrenceville School Camp* is owned by a non-profit group whose Board of Trustees is made up of alumni, faculty and former students of the Lawrenceville School which is located in Lawrenceville, Mercer County, New Jersey. The Camp has been in existence since 1897 and has been located in Franklin Township since 1929. It is 46 acres and is located on the eastern portion of Mountain View Road. There are three, two-week summer programs offered to children who cannot otherwise afford a rural, summer camp experience. Students from the Lawrenceville School work as camp counselors. Facilities include a pond, cabins, a lodge, dining facilities and a bathhouse. These facilities are not rented out to private groups (*Personal communication: David Donahue, Lawrenceville Camp Director*).

## The Built Environment

*“The land use pattern in the Township reflects the opportunities and limitations of the natural environment, as well as the historical development that has occurred in the Township’s villages”  
(Township of Franklin, Master Plan 1991)*

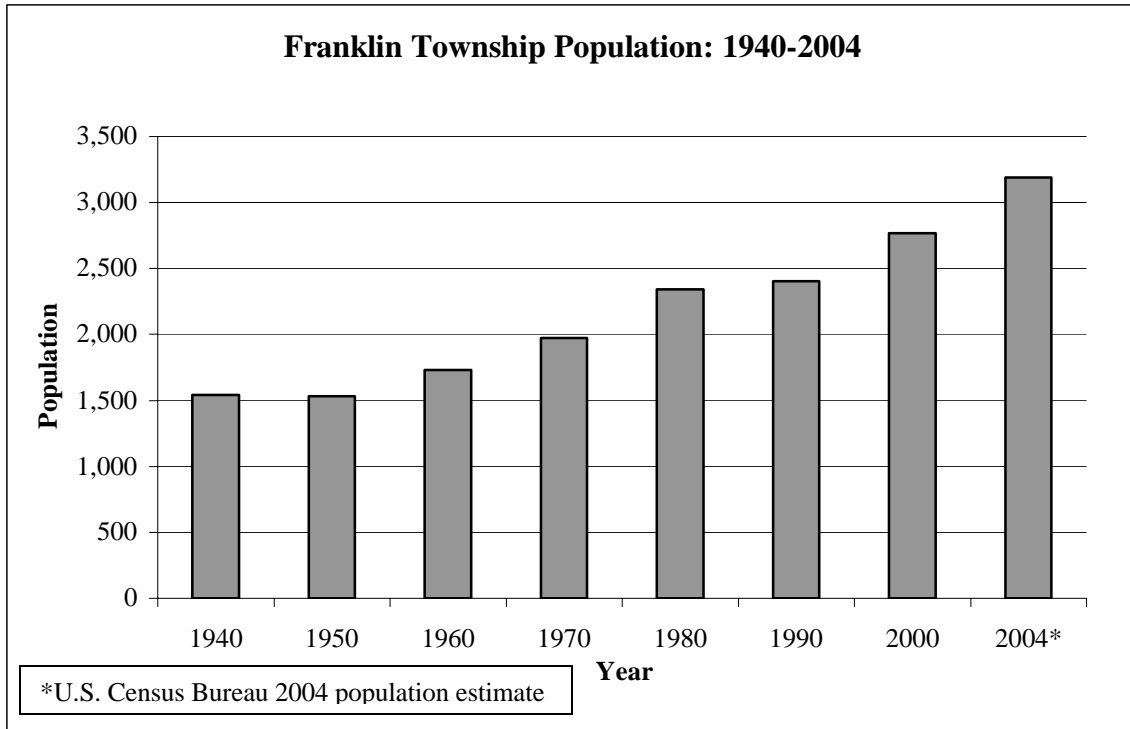
The Township of Franklin is characterized by two rugged, predominantly wooded ridgelines known as Scott’s Mountain and Pohatcong Mountain and two river valleys that surround the Pohatcong Creek and the Musconetcong River. Prime agricultural soils within these river valleys support productive farmland. Tax data reveals that, as of 2005, 78% of land in Franklin is farmland assessed. Residential development focuses on the three villages of Broadway, New Village and Asbury. There are also residences scattered throughout the Township along local and collector roads (*Township of Franklin Master plan 1991*). Residential land use accounts for approximately 11% of the Township, while commercial and industrial development combined accounts for only 1.2%. (*New Jersey Association of County Tax Boards*)

Franklin Township has a relatively small population and low population density but has recently shown a strong growth trend. As shown in the table below, during the four-year period between the 2000 and 2004, the population grew from 2,768 to approximately 3,199, an increase of 15.6%. This growth rate was more than double that of the County for the same period (*U.S. Census Bureau, 2004 Population Estimates, Census 2000, 1990 Census*). The population density of the 24.25 square mile town is currently about 133 people per square mile. Since 1940, the Township has seen a steady increase in population (*See table and bar graph below*).

### Population Changes for the Municipality, County, and State: 1940-2004

		1940	1950	1960	1970	1980	1990	2000	2004
Franklin Township	Population	1,540	1,530	1,729	1,973	2,341	2,404	2,768	3,199
	%Change		-0.6	13	14	19	2.7	15.1	15.6
Warren County	Population	50,181	54,374	63,220	73,960	84,429	91,607	102,437	110,018
	%Change		8.4	16.2	17.0	14.2	8.5	11.8	7.4
New Jersey	Population (Million)	4.16	4.84	6.07	7.17	7.37	7.73	8.41	8.70
	%Change		16.3	25.4	18.2	2.7	4.9	8.8	3.4

Source: U.S. Census Bureau, 2004 Population Estimates, Census 2000, 1990 Census



The 2000 U.S. Census recorded that Franklin Township has an occupancy rate of 95.4% with 972 of its 1,019 occupied. The number of housing units has increased by 189 units since 1990, when there were only 830 units. Of these, 86.7% of units are owner occupied and 13.3% are rented. The average household size is 2.84 persons. In Franklin, 87.8% of the houses are single-family detached homes, 4.6% are mobile homes and the rest are single-family attached or multi-unit dwellings.

The majority of homes in Franklin Township receive water from private wells and all homes dispose of their sewage through private septic systems. New Jersey American Water Company supplies water to homes in the Broadway area east of Whites Road. This line was installed along Route 57, in 1988, after contamination was found in the Kittatinny Limestone Aquifer, which serves as the sole source of potable water for private wells and municipal wells in the Pohatcong Valley. Some local wells were found to have high levels of tetrachloroethylene and perchloroethylene, volatile organic compounds. The U.S. EPA has added the Pohatcong Valley Ground Water contamination to its list of Superfund sites and is working to delineate contamination, evaluate cleanup alternatives and identify possible sources. (*N.J.DEP, Pohatcong Valley Ground Water Contamination Site description*)

Nearly three-quarters of the population (71.3%) contributes to the workforce and the mean household income in Franklin is estimated to be \$69,115. A significant portion of the labor force works outside the Township with the mean commute time is approximately 36 minutes. Only 2% of the work force is unemployed. Occupations vary from professional and managerial, to construction and maintenance. Only 1.2 % of the

residents work in the farming industry as their primary income (*U.S. Census Bureau, Census 2000, 1990 Census*).

Franklin's proximity to municipal, county, state and interstate roadways enables residents to commute to metropolitan areas. Interstate 78 is a major transportation corridor, running east west across New Jersey from Newark into Pennsylvania. It runs south of Franklin through Hunterdon County, touches the southern tip of Franklin before entering Greenwich to the southwest. Franklin is accessible from several exits off Route 78. State Highway 57 runs directly through New Village and Broadway connecting Phillipsburg on Franklin's west to Hackettstown on Franklin's east. Franklin Township is also approximately 20 miles off of Interstate 80, which is another major transportation corridor in northern New Jersey. Two county roads, 643 and 632, traverse Franklin Township and provide access to neighboring municipalities. Franklin Township is approximately 1.5 hours from Philadelphia and 1 hour from New York City by car (*MapQuest.com*).

### ***Mass Transit***

Although there are no train or bus stations in Franklin Township, the county roads allow residents to utilize nearby facilities. There are three bus terminals in Hackettstown. Residents can also access railroad transportation in Hackettstown. In addition, commuters to New York City can use the express bus service to Manhattan, which departs from the Panther Valley Mall in nearby Allamuchy Township. The lack of public transportation in Franklin Township is reflected in the 2000 census which shows that only 0.4% of residents use public transportation to commute to work (*U.S. Census 2000*).

### ***Education***

Franklin Township Elementary School is a pre-kindergarten through sixth grade elementary school located on Asbury Broadway Road, near the Pohatcong Creek. During the 2000/2001 school year, there were 331 students. Enrollment increased to 377.5 students as of the 2003/2004 school year (*N.J. Department of Education Franklin Township, 2003-2004 School Report Card*). At the request of the Township Committee, a school Expansion Committee has been formed to determine how the Township can accommodate growth within the schools as development within the community increases. The committee determined that whenever one grade reaches the 75-student mark a demographic study will be initiated. There are 400 students enrolled for the 2005/2006 school year and the school's maximum capacity is 500 students (*Personal communication, Roger Jinks, School Superintendent*). The school's curriculum is aligned with the New Jersey Core Curriculum Content Standards and emphasizes the inclusion of art, drama, dance, and music into the general curriculum. The school features many programs designed to aid students in the learning process, including a preschool class for students demonstrating developmental delays. Another program offered to pre-school children is the Language Experience Acquisition Program (LEAP). Children ages 3 to 5 are taught language through an integration of speech activities with motor activities. The school offers parents before and after school care for their children. In 2001 the facilities

of the school were expanded. Six classrooms, two kindergarten rooms, and a computer lab were added; and office and visual and performing arts rooms were renovated (*Franklin Township Department of Education website*).

Middle school students in Franklin Township attend Warren Hills Middle School in Washington Borough and high school students from the township attend Warren Hills Regional High School located in Washington Township.

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# The Open Space Program

*“Franklin Township prides itself in being a rural-agricultural community. The larger lot sizes and preservation of farmland and open space create a scenic place to live as well as protects our natural resources.”(Franklin Township, Warren County municipal website)*

Preservation of open space must be planned just as any municipal infrastructure, such as roadways or utilities. The development of an Open Space and Recreation Plan, and the governing body’s commitment to implement the Plan, are essential for effective implementation of a comprehensive strategy, which will maintain the quality of life that residents enjoy and will protect natural resources. The goals and objectives of the Open Space and Recreation Plan for Franklin Township are drawn from the Land Use, Agricultural Preservation and Historic Preservation Elements of the Master Plan, discussions with the Township’s Open Space Committee, and comments from the residents during the October 24<sup>th</sup>, 2005 public hearing. In addition, the goals are consistent with the County Open Space Plan and the State Development and Redevelopment Plan to ensure that Franklin’s system of open space aligns with and complements the open space structure of the county and state.

The following goals and policies will guide the recommendations of the Open Space and Recreation Plan:

- Protect forested ridgelines;
- Protect, restore and promote historic resources;
- Provide recreation facilities to adequately support community recreation programs;
- Preserve natural areas for resource-based recreation, trail creation and wildlife habitat protection;
- Protect and improve surface and groundwater resources;
- Preserve farmland and the agricultural heritage of the Township;
- Preserve lands along the Pohatcong and Musconetcong River corridors; and
- Form partnerships and preservation strategies to help achieve open space preservation.

## ***Public Hearing - October 24, 2005***

Franklin Township’s Committee and the Environmental and Open Space Commission hosted a meeting with Morris Land Conservancy to solicit public input for their Open Space and Recreation Plan on Monday, October 24, 2005 at the Township Municipal Building.

Mayor Larry Adams opened the meeting and introduced the Morris Land Conservancy. Beth Styler Barry, Chair of the Environmental and Open Space Commission (EOSC) explained that Franklin Township has hired the Morris Land Conservancy to create an Open Space and Recreation Plan as a means to logical, effective open space planning and for leveraging funds to acquire open space.

The public participation portion of the hearing focused on preservation priorities within the Township. Residents highlighted the topics of historic preservation, active and passive recreation, the preservation of buffers around waterways and wetlands, ridgeline protection and farmland preservation.

The public expressed that they would like to improve passive and active recreation resources in the Township by creating trails and by identifying land for new athletic fields. The Morris Canal was discussed as a possible basis for a trail and for its storm water management value as well as its historic value. Residents had questions about the recreation section of the *Open Space and Recreation Plan* and how detailed an analysis the Plan would contain. The Conservancy explained that the Plan would highlight potential areas where acquisition of land for recreation might be appropriate. The possibility of using the transfer of development rights (TDR) as a preservation tool was suggested. Copies of the agenda, minutes, attendance and legal notice for this meeting are included in the *Appendix* of this plan.

A second public hearing was held on January 9, 2006. The purpose of this meeting was for the committee to receive comments from the public on the draft Open Space and Recreation Plan. The Plan was distributed to Township officials and was available to the public at the municipal building. The Environmental and Open Space Commission (EOSC) members as well as nine members of the public attended this meeting. A general discussion was held during which the public asked questions regarding cluster zoning and conservation easements and expressed opinions regarding the appropriate use for C1 stream buffers.

### ***Township of Franklin - Master Plan***

Franklin Township prepared and adopted its Master Plan in 1991 and re-adopted it in 1994. An Agricultural Preservation element was adopted along with the 1994 Master Plan Reexamination. The most recent re-examination report was completed in 2000. The Land Use Plan Element was adopted in 2001 and the Historic Preservation Plan Element was adopted in 2000. In 2002 Franklin Township applied for a Farmland Preservation Planning Incentive Grant and was approved and funded in 2003 by the State Agricultural Development Committee (SADC). The Township is considering a more detailed Farmland Preservation Plan element as a separate component of its existing Master Plan. The majority of components required within a Farmland Preservation Plan Element have been completed as a part of the Farmland Preservation Planning Incentive Grant Application of 2002.

The Land Use Element, the Agricultural Preservation Element and the Historic Preservation Element of the Master Plan list goals and which are relevant to open space preservation. The objectives of the Land Use Element are divided into twelve categories: growth, natural resources, community type, agricultural preservation, residential, commercial, industrial, recreation/open space, historic sites, housing, circulation, and storm water management. The following goals and objectives are listed in the 1991



Master Plan as part of the 2001 Land Use Element. These goals and objectives are meant to guide development, as well as preservation of open space, and the protection of the environment. By addressing these goals, Township planners will be able to effectively preserve and manage open space:

- Protect the steep slopes in the Township from development that would negatively impact this resource.
- Maintain and enhance the existing ground water and surface water quality in the Township.
- Preserve and protect prime agricultural soils for their potential agricultural use.
- Maintain the farming characteristics of the Township.
- Ensure the existence and profitability of the farms located within the municipality.
- Protect the Township's ridgelines and other prominent views from the impact of development.
- Identify and manage stream corridor buffer areas adequate to maintain undisturbed vegetation and to maintain and improve water quality, wildlife corridors and opportunities for passive and active recreation.
- Retain the rural and agricultural character of the Township while diversifying the tax base with commercial and industrial expansion.
- Maintain and improve the aesthetic quality of the Township.
- Preserve prime farmland in the Musconetcong and Pohatcong valleys.
- Explore the use of Transfer of Development Rights (TDR) as a preservation tool.
- Acquire centrally located land for the expansion of Township recreational facilities.
- Encourage lot size averaging and clustering of single-family developments as a means of acquiring open space and recreational areas.
- Preserve the Morris Canal in its present condition and request that developers dedicate its right-of-way when development occurs.
- Preserve and protect historically significant buildings in the villages of Asbury, Broadway, and New Village.
- Examine opportunities for the preservation of limekilns.

### ***Warren County Open Space Plan***

The Warren County Open Space Plan approved in 1999 provides a guide for county and municipal planners for open space preservation. The Plan defines open space as comprised of differing lands that all play an integral part in maintaining natural resources such as drinking water, wetlands, and view sheds as well as the character of the county. Those lands may include: streams, lakes, ridge tops, steep slopes, woodlands, grasslands, and agricultural lands. Open space also contributes to a community's quality of life by providing recreation areas. The following list includes the open space preservation goals of the *Warren County Open Space Plan*:

- Land bank as much land as possible for future use or conservation;

- Acquire properties along established and proposed trails, abandoned railroad rights-of-way, and the Morris Canal, as a high priority;
- Acquire properties along streams and rivers to establish greenways and linear parks;
- Acquire environmentally sensitive sites;
- Acquire cultural, historical, and archeological open space sites;
- Act as a facilitator in the coordination of land purchases among all levels of government and non-profit agencies;
- In the short term, develop a modest, passive recreation system that allows activities like walking, hiking, sight seeing, and bird watching;
- Where appropriate, give consideration to providing opportunities for traditional uses, such as hunting and fishing;
- If necessary, in the long term, develop active recreation sites, such as ball fields and other similar recreational facilities; and
- Interconnect various open space reserves.

### ***New Jersey State Development and Redevelopment Plan***

The New Jersey State Development and Redevelopment Plan was established by the state legislature to provide an integrated statewide planning tool to help guide future development in New Jersey. Franklin Township falls within four different planning areas including Rural Planning Area (PA4), Environmentally Sensitive Planning Area (PA5), Rural/Environmentally Sensitive Planning Area (PA4B), and Parks and Natural Areas.

The Rural Planning Area (PA4A) comprises much of the countryside of New Jersey, where large concentrations of cultivated or open land surround rural village centers. These open lands include most of New Jersey’s prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future. Only a small portion of the southwestern corner of the Township is designated as PA4A. (*N.J. State Development and Redevelopment Plan*)

Within the Rural Planning Area (PA4A), the goals are to:

- Maintain the environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

The Environmentally Sensitive Planning Area (PA5) contains “large contiguous land areas with valuable ecosystems, geological features, and wildlife habitats”. (*N.J. State Development and Redevelopment Plan*) Reservoirs for drinking water, habitats of endangered species, and other significant ecological land features normally characterize these areas. There are two bands of the PA5 that stretch across the central portion and

northwestern edge of Franklin Township. (*N.J.State Development and Redevelopment Plan*)

Within the Environmentally Sensitive Planning Area the intention of the State Plan is to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers; and
- Revitalize cities and towns.

The Rural and Environmentally Sensitive Area (PA4B) is a sub-area of PA4, which contains valuable ecosystems or wildlife habitats. This area supports agriculture and other related economic development efforts that ensure diversity within New Jersey. Development and redevelopment plans in this area should consider their impact to the natural resources and environmentally sensitive features of the area. This planning area encompasses a very small portion of the southwestern portion of the Township (*N.J. State Development and Redevelopment Plan*).

The objectives of the Rural/Environmentally Sensitive Planning Area (PA4B) should reflect the policy objectives of those listed above for Environmentally Sensitive Planning Area (PA5), including, “promoting agricultural practices that prevent or minimize conflicts with sensitive environmental features.” This planning area comprises the majority of the township. (*N.J. State Development and Redevelopment Plan*)

Parks and Natural Areas include a wide variety of publicly dedicated land, which preserve and enhance areas with historic, cultural, scenic, open space, and recreational value. Parks and Natural Areas are not intended for housing and economic development. Instead, local parks, wildlife protection areas, educational areas, and recreation areas are examples of the types of land uses found in these areas. The Parks and Natural Areas in Franklin Township encompass state owned land adjacent to the Musconetcong River, County owned land along the Morris Canal and State owned property which adjoins Merrill Creek Reservoir.

Within the Parks and Natural Areas the intention of the State Plan is to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.

## History of the Open Space Program

*“Our Township has ambitious goals to preserve our rural character through preservation efforts. With the help of County and the State funds through this application, we can preserve a way of life for the farmer so that they can continue to provide the beautiful scenery that we have enjoyed in the past and wish to enjoy for future generations.” (Valerie M. Riggs, January 2002 Farmland Preservation Planning Incentive Grant Application for Franklin Township)*

Under the leadership of the Franklin Township Committee and the Environmental and Open Space Advisory Commission, the open space program in Franklin is moving forward quickly. By 1999, the Township had established an open space trust fund at two cents per one hundred dollars of assessed property value. In 2001 and 2002 this tax was increased to four cents and then six cents per one hundred dollars of assessed value respectively. In 2005, at a rate of six cents, this tax provided the Township with \$239,716.00 for open space and recreation, farmland and historic preservation (*personal communication: Eloise Hagaman, Franklin Township Assessor*). In 2004 a referendum to increase the open space tax was once again put to the voters and was approved. This increase established the open space tax rate at six and one half cents per one hundred dollars of assessed value. This increase has been implemented with an ordinance and will be affective in 2006. This open space tax is the highest in Warren County (*personal correspondence Bob Resker, CADB Administrator*) and underscores how strongly the residents of Franklin feel about land preservation. The Township to date has used the funds from their open space trust fund entirely for farmland preservation. In 2005 they partnered with the State and Warren County to preserve the Sigler farm. The Township used just over \$616,000 from their open space trust fund towards the purchase, which virtually depleted their account. The Township Committee has bonded for an additional 1.8 million to draw from as needed for other preservation opportunities and until the open space trust funds are replenished beginning in 2006.

In accordance with Franklin Township’s goal of preserving farmland and the agricultural heritage of their community, a significant contribution of funds has been directed to farmland preservation. Preservation funding has come from the State Agricultural Development Committee (SADC), the Warren County Agricultural Development Board (CADB) and from an SADC Planning Incentive Grant (PIG), which is a combination of State, County and Municipal Funding. The Township applied to the SADC and the CADB for their PIG in January of 2002 and received a grant in January of 2003 and since that time has received over 1.8 million dollars in funding. As of October 2005 there are 36 parcels of preserved farmland in Franklin totaling 1,780.95 acres.

The Township owns five parcels of land totaling approximately 61 acres. Two of these parcels are used for recreation. Franklin does not have a Recreation and Open Space Inventory (ROSI) and therefore this land is not currently permanently preserved. If the Township decides to apply to N.J. Green Acres for funding, they will complete and submit a municipal ROSI.

## **Inventory of Outdoor Resources in the Township of Franklin**

This section of the Open Space & Recreation Plan inventories the open space lands in Franklin Township as depicted on the *Open Space Map* (see *Maps*). The *Open Space Map* was developed with the ESRI's ArcView 3.2a software. It combines tax data sourced from the Township's tax assessor and the NJ Association of County Tax Boards website, with a parcel base map provided by the County of Warren. Parcels are depicted according to their tax class and/or ownership. Tax Classes are defined by the New Jersey Property Tax System as follows:

### **TAXABLE PROPERTY**

Class 1 = Vacant Land (no structure)	Class 4A = Commercial
Class 2 = Residential	Class 4B = Industrial
Class 3 = Farm Assessed	

### **EXEMPT PROPERTY**

Class 15A = Public School Property	Class 15D = Church and Charitable
Class 15B = Other School Property	Class 15E = Cemeteries & Graveyards
Class 15C = Public Property	Class 15F = Other Exempt

The acreages within this section are from the Parcel Data Tables in the *Appendix*. The parcel data tables are sourced directly from the tax data noted above. Please note that acreages have been rounded so any parcel with zero acreage listed is less than half an acre in size.

## **Public Land**

### ***State Land***

*New Jersey Department of Environmental Protection - Preserved Open Space - Class 15C*

The New Jersey Department of Environmental Protection (N.J.DEP) owns 159 acres of preserved parkland in Franklin. The largest contiguous region is located along the Musconetcong River by the Washington and Bethlehem borders and is 103 acres. Further south along the river is an additional 21 acres (located on Route 632 south of Butler Road). In the far northern tip of the Township the State owns 16 acres; the Warren Trail is proposed for this area.

*State of New Jersey - Class 15C*

The State of New Jersey owns 55 acres that are not utilized for parkland. This includes a 54 acre parcel which was purchased by the N.J.DEP as a contaminated site and has since been remediated. It is located adjacent to High Point Sanitation property and the railroad near Asbury Broadway Rd. There is an additional 1 acre parcel located on Route 57 near Copperfield Drive.

### ***County Land***

*County of Warren - Preserved Open Space - Class 15C*

Warren County owns 174 acres of open space in Franklin. This includes Bread Lock Park, 100 acres that preserves a section of the Morris Canal south of Route 57. The remaining 74 acres preserves another part of the Morris Canal located off Millbrook Rd. On the map, part of this second area is shown as being both County owned and privately owned. This is due to the fact that the parcel has been subdivided and the subdivision line is not yet known. Only the County owned acreage is counted here; the acreage held in private ownership is counted in the Farm Assessed Land section below.

*County of Warren - Class 15C*

The County of Warren owns an additional 59 acres of land located on Route 57. This property along with adjacent land in Washington Township comprises the Warren County Community College.

***Municipal Land***

*Township of Franklin - Class 15C*

The Township of Franklin owns 6 parcels totaling 53 acres. The largest parcel is 29 acres and is currently leased to a private individual for farming. The remaining parcels range in size from 8 acres to 1 acre and include municipal infrastructure such as the municipal building and a playground.

***Other Public Land***

*Franklin Township - Class 15A*

The Franklin Township Elementary School is located on Asbury Broadway Rd and is 9 acres.

## **Private Land**

***Vacant Land - Land with no structural improvements - Class 1***

There is a total of 809 acres of vacant property in Franklin. Four larger regions of vacant property include:

- 168 acres of land owned privately by High Point Sanitation. This property is adjacent to the rail line and is adjacent to the High Point landfill.
- 165 acres of property held by the Merrill Creek Owners Group. Located on Village Road, this property is part of a larger holding predominantly located in Harmony Township. These lands are held to buffer and protect water quality for the Merrill Creek Reservoir. The land held in Franklin does not have any preservation protection.
- There are seven parcels totaling 42 acres located in the northern part of the Township where Harmony, White and Washington Townships meet. These contiguous lots owned by private individuals are adjacent to existing State owned parkland in the area of the proposed Warren Trail.
- Three parcels totaling 42 acres are located adjacent to a residential development; the Pohatcong Creek bisects them. Twenty-seven of these acres are owned by the Rocky Brook Home Owners Association with the remaining owned by Pohatcong Creek Park Homes.

Other vacant properties are scattered throughout the Township and are mostly owned by private individuals.

***Preserved Farm Assessed Land - Class 3A & 3B***

Franklin Township has a total of 1,794 acres of preserved farmland. These lands are located in a wide swath running northeast to southeast in the eastern half of the Township.

***Farm Assessed Land (not preserved) - Class 3A & 3B&2***

There are 356 parcels totaling 9,445 acres of farmland in Franklin. The largest parcel is 256 acres and the smallest is less than an acre.

***Privately Owned Tax Exempt Property - Class 15***

***Other School Property - Class 15B***

There are 40.4 acres of privately owned school property. Forty acres is owned by the Warren County Vocational School and 0.4 acres is owned by the Broadway Methodist Church; both are located on Route 57.

***Other Exempt Property - Class 15C***

There are 24 acres of privately owned, tax exempt land. 18 of those acres is owned by the High Point Sanitation Company and was the site of High Point Landfill, which has been capped and is no longer active. It is adjacent to the 168 acre site mentioned above in the vacant section. There is also a 4 acre site on Route 643 along the Musconetcong River that is owned by the Musconetcong Watershed Association. This site includes the Asbury Mill.

***Church & Charitable Property - Class 15D***

There are 6 properties owned by religious organizations, totaling 40 acres. The largest at 16 acres is owned by the Tibetan Buddhist Learning Center off Bickel Road along the border with Washington Township.

***Cemeteries & Graveyards - Class 15E***

There are two cemeteries in Franklin totaling 4 acres. The 3 acre Presbyterian cemetery is located on School Street and the 1 acre Methodist cemetery is located on Route 57.

***Other Exempt Property - Class 15E***

There is a total of 9 acres of 'other' tax exempt property owned by a number of entities including fire companies and the U.S. Postal Service. The Asbury Volunteer Fire Company holds 3 acres on Asbury Broadway Road; the remaining lots are 1 acre or less.

***Residential Land greater than 2 acres - Class 2***

Larger residential properties may have the potential to be subdivided in the future, presenting a potential for open space preservation. The threshold of 2 acres was deemed suitable to determine which residential properties might be at risk for subdivision. In

Franklin, there are 188 residential lots greater than 2 acres, totaling 812 acres. These properties are scattered across the Township.

***Commercial Land & Industrial Land greater than 2 acres - Class 4A & 4B***

As with residential property, there is the potential for large commercial or industrial properties to be subdivided, thereby presenting an opportunity for open space preservation. A 2 acre threshold was again determined to be suitable to identify properties at risk. In Franklin, there are 44 acres of commercial property greater than 2 acres and 87 acres of industrial property greater than 2 acres.

***Land with two or more tax classes***

There is a total of 352 acres of property that have been assigned two or more tax classes. This includes 281 acres of property that has both farm assessment and either vacant, tax exempt or commercial/industrial assessment. Also included are 71 acres of vacant property that have an additional tax exempt classification.



## Preserved Land in Franklin Township

Franklin Township encompasses a total of 15,360 acres. Of this total, 2,127 acres or 14% are currently preserved through the following methods:

NJDEP Owned Land	159 acres
County of Warren Land	174 acres
Preserved Farmland	1,794 acres
<b>TOTAL PRESERVED LAND</b>	<b>2,127 acres</b>

## Franklin Township Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Township should look towards when planning for open space preservation. This list is comprehensive and therefore may include lands that are not traditionally thought of as "open space".

In order to increase the amount of preserved land within the municipality, the Open Space and Recreation Plan recommends that Franklin Township utilize a diverse inventory of lands to prioritize properties for acquisition. This inventory includes\*\*:

Franklin Township Land (other Municipal Land)	53 acres
Vacant Land	809 acres
Farm Assessed Land (not preserved)	9,445 acres
Residential Land greater than 2 acres	812 acres
Commercial & Industrial Land greater than 2 acres	131 acres
Land with two or more tax classes	352 acres
N.J. DEP land	54 acres
Other Exempt Property (Landfill and Watershed Association)	24 acres
<b>TOTAL INVENTORY</b>	<b>11,680 acres</b>

\*\*These lands may have structures on them.

Of the 15,360 acres in the Township of Franklin, 11,680 acres are included in this inventory of available open space. Thus 76% of its land is potentially available for open space preservation.

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## **Outdoor Needs in the Township of Franklin**

*“The Township is faced with the very real threat of residential development...our neighbors have experienced substantial residential and commercial development that has changed the rural characteristics of their individual municipalities ...Franklin Township faces a similar fate as the development pressures extend into our Township.”(Valerie M. Riggs, January 22 2002, Farmland Preservation Planning Incentive Grant (PIG) Application)*

The needs set forth in this section are developed from the goals articulated by the Environmental and Open Space Commission, community residents and the Township Master Plan. Scenic farmland, wooded ridgelines, historic villages and beautiful rivers and streams characterize Franklin Township. By protecting these resources, the Township can provide recreational and cultural opportunities to its residents and to tourists visiting Franklin. The headings below represent community needs, which can be addressed through an open space program. These needs are usually interrelated and can often be addressed simultaneously.

### **Ridgelines Shape the Scenic Beauty of Franklin Township**

Scott’s Mountain and Pohatcong Mountain are the distinctive natural features which define Franklin Township’s landscape. Scott’s Mountain lies within the Highlands Preservation Area and sits to the north of Route 57 extending into Harmony Township (*See Land Use Map*). At the top of Scott’s Mountain in Harmony, is the Merrill Creek Reservoir. The Merrill Creek Owners Group holds 160 acres on Scott’s Mountain within Franklin that is not deed restricted and therefore not permanently preserved. The slopes of Scott’s Mountain are forested and farm-assessed. Most of the residential lots on Scott’s Mountain are located in the northern portion of the Township adjacent to Millbrook Road and Bickel Road (*See Open Space Map*).

Pohatcong Mountain, which runs through the center of Franklin, separates the Pohatcong Valley and the Musconetcong Valley. It has a combination of scenic farmland, woodland and residential development. Pohatcong Mountain lies within the Highlands Planning Area and is more vulnerable to development than Scott’s Mountain.

Scott’s Mountain and Pohatcong Mountain are valuable as habitat for a myriad of plant and animal species as well as critical watershed lands. The environmental integrity of these ridgelines is directly related to the health of surface water quality within the Township. Overdevelopment of these ridgelines, particularly the Pohatcong Ridge, will result in the loss of agriculture and scenic vistas and will increase environmental degradation related to development such as erosion, fragmentation of habitat, and decreased water quality.

Development pressure within the Township is on the rise. There are currently five approved subdivisions that are in various stages of development and approximately four more applications are pending (*personal correspondence, Joel Tietz, Vice Chairman Land Use Board*). These projects include a 120 unit condominium development in Broadway adjacent to Route 57. The residential construction on the hillsides of the

Pohatcong Ridge is of concern due to the extent of tree removal on some of the lots which increases the potential for erosion. Farmland on the Pohatcong Ridge is also vulnerable to residential development due to its relative easy conversion to residential lots.

### **Historic Structures and Landscapes at Risk**

The village of Broadway and the hamlet of New Village grew around historic modes of transportation such as the Morris Canal and are home to many buildings dating to the 19<sup>th</sup> century. The village of Asbury is on the State and National Register of historic places. In the early 20<sup>th</sup> century, Thomas Edison brought industry to Franklin with his mining operations. Important pre-historic artifacts have been discovered along the Musconetcong River. Historic homes, mills, limekilns, churches, schools, cemeteries and farm buildings can all be found within Franklin Township. In addition to this wonderfully rich array of historic structures in Franklin Township are the agricultural landscapes that represent the basis of its cultural and economic heritage. Only a small percentage of these historic resources have been identified on State and National Registers and none have been permanently preserved.

Private ownership of historic sites limits public access and does not ensure continued maintenance of the structures. The Morris Canal in Franklin is primarily under private ownership and runs through many large, farm lots. Owners generally do not open their fields to public trails which they feel may impede their agricultural operations. This limits the feasibility of creating historic trails that could be used for recreation and tourism. The private management of the Canal varies depending on the owner. Alterations to the Canal can easily occur along its length and diminish its historical value.

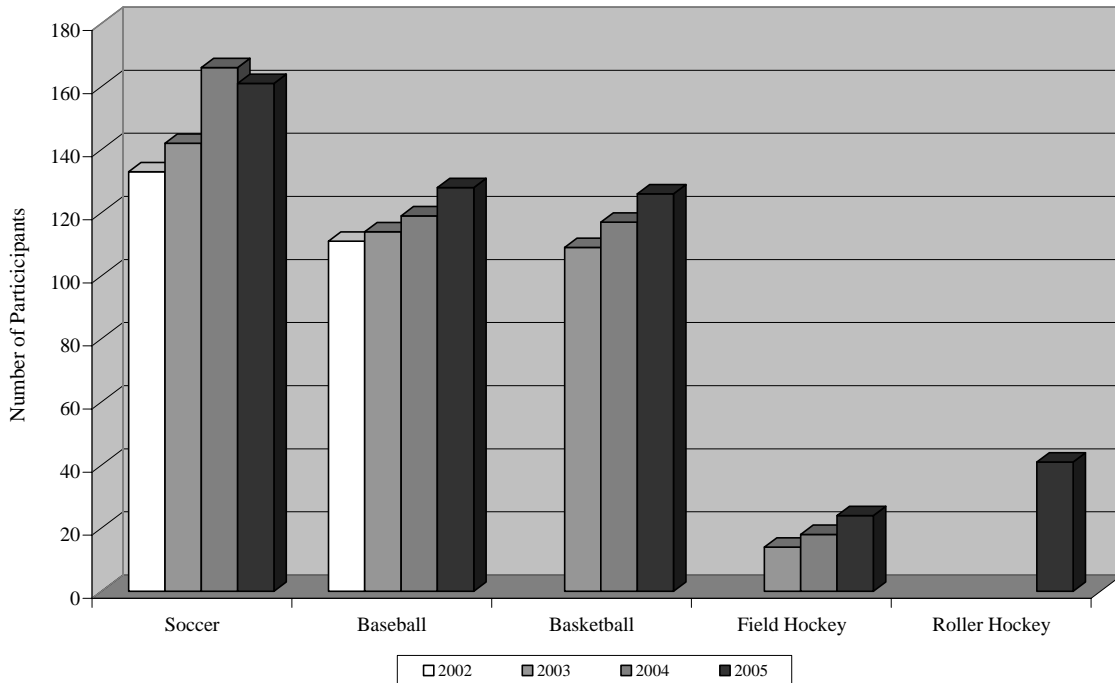
There are many undesignated sites that are also vulnerable to decay or demolition. The Weller cemetery off Stewartsville Road is one example of an undesignated historic cemetery that, in spite of volunteer efforts, has become overgrown by invasive weeds and allowed to deteriorate (*personal communication: Henry Meltzer, Chairman Historic Preservation Commission*). Limekilns in Franklin are also decaying over time. Without identification, protection and maintenance of historic sites and structures, their loss will be inevitable.

### **Local Recreation Programs Suffer from Lack of Playing Fields**

Recreation programs within Franklin have experienced steady growth over the last five years. Since 2002, soccer enrollment has increased by 28 participants and baseball has increased by 17 participants. Field hockey, roller hockey and basketball participation has also increased (*See following graph*). Total enrollment numbers have grown from 420 participants in 2004 to approximately 480 in 2005 and the Franklin Township Youth Association (FTYA) expects growth of at least 60 new participants in 2006 (*personal communication Jeff DeAngelis, FTYA president*). Participation numbers would increase further if programs in lacrosse and football were offered. However, a shortfall of fields prohibits the viability of these sports. Children who wish to participate

in these activities play outside of Franklin in Washington Township and Washington Borough. Although an adult basketball league existed in 2002, it had to be cancelled due to lack of court availability. Adult programs might be reinstated or new programs offered if courts/fields were available.

**Franklin Township Sports 2002-2005**



The Franklin Township Youth Association uses the elementary school, Asbury Field, Broadway Field and Meadow Breeze Park in Washington Township to run its programs. Unfortunately, the fields that are located in Franklin Township have limitations which affect their current and future use. Franklin Township Elementary School on Asbury Broadway Road near the Village of Broadway is used for rookie league baseball (1<sup>st</sup> & 2<sup>nd</sup> grade), girl's softball and field hockey. These fields are not handicapped accessible and the FTYA is concerned that if the school is expanded to accommodate future growth that athletic fields will be lost (*personal communication Jeff DeAngelis, FTYA president*). Asbury Field, located in the Village of Asbury, behind the Asbury Fire Company Building, it is used for soccer and T-ball (*See Recreation Resources*) but is severely limited by access. The Fire Department owns the access to this site and there is no parking area associated with either of the fields. Residents park on the grass, which leads to disorganized, muddy and unsafe conditions for motorists and pedestrians. Asbury field is not handicapped accessible. In past years, the Franklin Township Youth Association used Broadway Field, on Asbury-Broadway Road, for field hockey, however Canada geese have created a sanitation problem at this field which caused the program to be relocated to the elementary school.

Edison field, a privately owned parcel, has in the past been used for rookie league baseball practice. This field is not maintained by the private owner and as of 2006, will

no longer be maintained by the Township. The FTYA will therefore no longer be using this field.

## **Natural Areas may be Lost to Development**

Franklin Township's unique habitats include not only the wooded ridgelines of Scott's Mountain and Pohatcong Mountain, but also the open grasslands along the Pohatcong Mountain ridgeline and in the Musconetcong and Pohatcong River valleys. These habitats have been identified by the N.J. DEP, iMap N.J., as suitable habitat for State and Federal threatened and endangered species (*See Natural Resources*). The New Jersey Natural Heritage Program, a division of N.J. DEP Parks and Forestry, has identified one Natural Heritage Priority site within Franklin Township. This site is known as the Buttermilk Bridge Site and includes a wooded slope adjacent to the Norfolk Southern N. J. Transit Railroad tracks. This site is the only known location of a state listed endangered plant (*See Natural Features Map*).

The riparian and aquatic habitats of Pohatcong Creek and the Musconetcong River, as well as the man-made quarry lakes, Cordes Quarry and Hart's Quarry, offer excellent wildlife habitat and a multitude of nature-based activities. Hiking, bird watching, kayaking, canoeing, fishing, biking, cross-country skiing, horseback riding and environmental education are some of the activities that Franklin Township would like to offer to its residents and to ecotourists from outside the Township. By protecting natural areas within the Township stewardship will be encouraged and a balance of wildlife conservation and recreation needs can be met.

In the last four years, the population of Franklin Township has increased by 15.6% (*See Built Environment*). Development to support this increase fragments habitat and reduces its value for many wildlife species. It also limits the size of preserved areas into small parcels and reduces recreational opportunities.

## **Contaminated Groundwater Threatens Community Health**

Groundwater contamination in Warren County is a regional problem, which threatens the health of residents within Franklin and surrounding communities. The soluble, limestone bedrock of Franklin's valleys is very susceptible to contamination (*See Natural Resource Section*). Most of the limestone in Franklin is given a severe hazard rating by the New Jersey Geological Survey indicating that sinkholes and cavern formation are common (*Township of Franklin, Master Plan 1991, Warren County, New Jersey*). In this way, contaminants in soil and in surface run-off can be transmitted deep below ground and can enter the aquifers, which provide water to private wells.

In the late 1970s it was discovered that the Kittatinny Limestone Aquifer, which serves as the sole source of potable water for private and municipal wells in Franklin and the entire Pohatcong Valley, was contaminated by high levels of tetrachloroethylene (TCE) and perchloroethylene (PCE), which are volatile organic compounds that may be linked to industrial, commercial and residential sources. (*N.J. DEP, Pohatcong Valley*

*Ground Water Contamination Site description*) (Personal communication: Mark Herzberg, Community Relations Coordinator, N.J.DEP). Some local wells were found to have been contaminated in Franklin and were connected to a public water supply in 1988 which extends from Washington Borough southwest into the middle of Franklin Township (N.J.DEP, *iMapNJ*). The Pohatcong Valley Ground Water Contamination area was added to the National Priorities List of Superfund sites in 1989. In 1999 the Environmental Protection Agency (EPA) initiated a Remedial Investigation and Feasibility Study (RI/FS) to delineate contamination, identify possible sources and evaluate cleanup alternatives. Between 2003 and 2004, the DEP found low levels of TCE in an additional fifty Franklin Township wells and twenty-nine Greenwich Township wells, down gradient of the original area of contamination. The DEP installed Point of Entry Treatment Systems, or POETS, in contaminated homes. The systems filter well water before it is pumped into the home. It is believed that soil hot spots contaminated with TCE in Washington Borough are continuing to contribute to ground water contamination that has spread to adjacent portions of Washington and Franklin Townships (*The Express-Times*, Aug. 21, 2005, *Time Extended for Cleanup Input*).

The EPA has recently recommended that the contaminated soils, which are source areas for the ground water contamination, be addressed through a combination of treatment and limited excavation. The ground water will be pumped, treated and reinjected into the aquifer. The EPA will carefully monitor the ground water (*Press Release, August 3, 2005. U.S. Environmental Protection Agency, EPA Takes Public Comment on Cleanup Plan for Pohatcong Valley Site*). A new phase of research is scheduled to begin by the spring of 2006 in Greenwich and Franklin Townships to determine the nature and extent of the contamination outside the original study area (*The Express-Times*, Aug. 21, 2005, *Time Extended for Cleanup Input*).

There is also a Known Contaminated Sites List, which was compiled in 2001 by the N.J.DEP and includes those sites and properties within New Jersey where contamination of soil or ground water has been identified; or where there has been, or there is suspected to have been, a discharge of contamination (N.J.DEP, *iMapNJ*). There are four sites in Franklin that the N.J.DEP has classified as either pending or active (N.J.DEP *site remediation & waste management website*). These sites include: Amoco service station Franklin Township, Franklin Industrial Park, High Point Sanitary Landfill and Victaulic Company of America.

## **Farmland is Threatened by Sprawl**

Franklin Township has been an agricultural community since the early 18<sup>th</sup> century. Franklin is still predominantly agricultural in character, with 78% of land currently assessed as farmland. There is active support for the preservation of farmland within the Township as indicated by their “Right to Farm Ordinance (*See Appendix*), the Agricultural Preservation element of their Master Plan and by the Planning Incentive Grant (PIG) that the Township submitted in 2002. Local farmer organizations including the, Warren Grange 110 and the Community Supported Agriculture (CSA) program in Franklin also support an active farming community.

Sprawling development jeopardizes the future of many farms within Franklin Township. Route 78 borders the Township's western border and offers easy access to commuters. Its attractive rural character and its gently rolling, open farmland make Franklin Township a desirable location for development. This type of development is apparent in neighboring communities where large homes and commercial development have changed the rural qualities of these small communities. The loss of farmland in Franklin Township will result in a loss in scenic views, water quality, wildlife habitat and cultural heritage.

## **River Corridors Require Protection and Preservation**

*"The Musconetcong River Valley is a primary source of drinking water, clean air, critical wildlife habitat, and abundant recreational activities. Its protection is vital to the environmental, social and economic health of the country's most densely populated region." (United States Senate Committee on Energy & Natural Resources, Thursday, September 22, 2005 Report to National Parks Subcommittee Hearing from Ms. Beth Styler Barry, Musconetcong Watershed Association)*

The Pohatcong Creek and the Musconetcong River are significant water resources, which are integral to environmental quality and recreation within Franklin Township and warrant preservation and protection from environmental degradation. Pohatcong Creek is a state designated, C1 stream, and is required to have a 300-foot buffer along its length. This stream is a Trout Maintenance (TM) waterway and is stocked in the spring and fall. Montana Brook, Mill Brook and Halfway House Brook, which are headwaters of Pohatcong Creek, are Trout Production (TP) waterways and can support wild trout populations throughout the year. The Musconetcong River is one of New Jersey's great rivers and the Musconetcong Watershed Association has been working since 1993 to have this river receive special protection under the National Wild and Scenic Rivers Act. This designation is based on scenic, historic and recreation value as well as critical habitat and wildlife value. A River Management Plan was developed for the Musconetcong as part of the designation process and recommends actions to maintain and improve the Musconetcong River corridor, its tributaries and watershed, and surrounding natural, cultural and recreational resources.

Without proper protection and preservation of land within riparian corridors, these valuable resources will suffer. Increased compaction of soil and a corresponding increase in the amount of impervious surface will decrease the quantity of water reaching groundwater systems upon which local drinking water supplies depend. Such a decline in permeability also increases both the rate and volume of runoff, which, in turn, intensifies the natural processes of erosion (the removal of soil) and sedimentation (the deposition of soil) and flooding. It is not uncommon for erosion rates to increase 100 times when forest cover is removed, exposing unprotected soils to precipitation. When forests or other plants are replaced by impervious surfaces, runoff rates multiply alarmingly. For example, one inch of rain falling on a one-acre meadow generates enough run-off to fill a standard size office (218 cubic feet). Paving that one acre would generate enough run-off to fill three offices. (*Warren County Environmental Commission, Soils of Warren County*). This increased volume contributes to flooding and erosion of stream channels.



Within Franklin Township, flooding currently occurs along the Pohatcong Creek and the Musconetcong River and along tributaries that flow down the ridgelines into these waterways. An increase in upstream impervious coverage will exacerbate flooding and increase erosion. The water quality of the Pohatcong Creek and the Musconetcong River depends on protection of its corridors and watershed lands.

Wildlife habitat and recreation potential will also be negatively impacted if stream corridors are not protected. The Pohatcong Creek currently has no designated public fishing access and without preservation of land along river and stream corridors, public access for fishing and resource-based recreation will remain limited.

### **Trails are Needed for Resource-Based Recreation**

The Environmental and Open Space Commission and residents of Franklin have identified resource-based recreation as a need within the community. There are few trails in the Township and residents primarily use roadways for walking, running and bicycling. Interest has been expressed in using the Morris Canal route as an off-road corridor but it is mostly inaccessible to the public. Hiking and bird watching are limited to a trail along the Musconetcong River that was developed by the Musconetcong Watershed Association. The Merrill Creek Reservoir in Harmony Township is an important recreation area for residents of Franklin but has no direct pedestrian access.

There are opportunities to create a trail system in Franklin Township. Walking trails unify significant historic districts and structures within the community, link villages to parklands, promote ecotourism, provide recreation and encourage environmental stewardship within the community.

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## **A System of Open Space in the Township of Franklin**

*“Franklin Township prides itself in being a rural-agricultural community. The larger lot sizes and preservation of farmland and open space create a scenic place to live as well as protects our natural resources (Franklin Township-Warren municipal website, About Franklin Township).”*

This section describes a system of open space for Franklin Township based on the goals and the needs of the community. The realization of Franklin’s goals will maintain the community’s rural character, scenic vistas and water quality. Sustainable agriculture will be protected and a connected system of preserved open space will provide greenway corridors for wildlife. Greenways will also facilitate the creation of a trail system that will link existing trails, create new trails and highlight historic sites within the community. The *System of Open Space* section outlines the ways in which Franklin’s open space needs can be achieved. When these needs are met, open spaces will work effectively to increase the quality of life enjoyed by Township residents and to promote a healthy natural environment.

### **Scott’s Mountain and Pohatcong Ridge: Commanding Views of Franklin Township**

The Environmental and Open Space Commission has designated the Pohatcong and Scott’s Mountain ridgelines as greenways within Franklin Township. Scott’s Mountain is the largest contiguous forest area in southern Warren County and was identified by the U.S. Forest Service as an "Important Area" in its 1993 regional study, *The Highlands Coalition, Critical Treasures of New Jersey’s Highlands*. It provides critical habitat for forest interior-dependent bird species in the southern New Jersey Highlands. Pohatcong Mountain is a linear forest island that links outstanding bluffs along the Delaware River with the Musconetcong Valley. This Mountain is under serious development pressure. These ridgelines are shown on the *Greenway Map*. Strategies to protect these regions focus on farmland preservation, forest management to maintain woodland cover, open space preservation and steep slope protection.

Since 1992, the Township of Franklin has been working the State Agricultural Development Committee (SADC) and the County Agricultural Development Board (CADB) to preserve land within Franklin Township. Two parcels of farmland on the Pohatcong ridgeline totaling 104 acres were preserved in 2000 and another 27 acres was preserved in 2003. The land on this ridgeline is almost entirely farm assessed, and much of it is wooded. The continued support of farmland preservation, particularly for woodlots, is recommended.

The forested lands found on Pohatcong Mountain and Scott’s Mountain provide habitat for wildlife and plants, protect the groundwater supply from contamination, and ensure the Township’s bucolic landscape. Stewardship of forested lands through implementation of woodland management plans will serve to protect the forest cover in Franklin Township. In order for a property to qualify as a woodland management farm for the state farmland tax assessment program, the landowner needs to have a woodland

management plan. This ten-year plan describes the forest resource and identifies a management plan to ensure the health of the forest.

The United States Forest Service sponsors the Forest Stewardship Program. This offers landowner recognition for non-commercially owned properties where the landowner has a woodland management plan that recognizes and manages the wetlands, wildlife, aesthetics, soil and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland tax program and the U.S. Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. As of September 19, 2005, the Department of Environmental Protection earmarked \$150,000.00 in federal funds specifically for private forestland owners in the New Jersey Highlands. The New Jersey Forest Service will provide reimbursement up to \$3,000 spent by a qualifying landowner to develop a forest stewardship management plan for their property (*New Jersey Department of Environmental Protection news release, DEP Offers Federal Funds To Support Forest Stewardship In The Highlands*). Franklin Township has three farmland owners enrolled in the Forest Stewardship Program totaling 131 acres. (*Personal communication: Wayne Martin, N.J. Forest Service, Regional Forester*). Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period; the minimum is a ten-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time.

Township officials can also support preservation efforts, specifically of properties where forested land is involved, using open space dollars for the portion not farmed, and farmland dollars for the tilled areas. Through partnerships, the Township can take advantage of several funding sources and management agencies to maximize local preservation efforts.

All of Franklin Township is within the Highlands region of New Jersey. The Highlands region is prized for its scenic views and pristine water supply resources. On July 11, 2004, the New Jersey legislature passed the Highlands Water Protection and Planning Act that creates a regional council to manage the New Jersey Highlands. The Act mandates strict controls over a Preservation Area including stream corridors and reservoirs that supply drinking water to many Northern New Jersey cities, towns and suburbs. The remaining portion of the Highlands region outside of the Preservation Area is designated as the Planning Area (*New Jersey Highlands Council website*). Route 57, which bisects Franklin, delineates the boundary between these two regions in Franklin. Scott's Mountain to the north of Route 57 is located within the Highlands Preservation Area. The rest of the Township to the south of Route 57 lies within in the Planning Area.

The Highlands Coalition is a group of more than 150 local, state, regional and national conservation organizations that are working together to secure federal funding

for land protection in the Highlands through the Forest Legacy program and the Highlands Conservation Act. This bill would authorize \$10 million annually over ten years, for land conservation partnership. Lands identified as having high conservation value for water, forest, agriculture, wildlife or recreational resources by the U.S. Department of Agriculture, Forest Service in the Highlands region, would be eligible for federal matching funds to the Highland states (Connecticut, New Jersey, New York, Pennsylvania) to cover up to 50% of the cost of purchasing lands or development rights from willing sellers. The bill would also authorize \$1 million annually over ten years for continued U.S. Department of Agriculture, Forest Service programs in the Highlands region, including additional research, information sharing and coordination of financial and technical assistance programs to private landowners and local communities. Funding to protect land on the steep, forested slopes of Scott's Mountain will ensure the continued high quality of the watershed lands for Pohatcong Creek, a C1 stream. Preserving the large forested holdings of the Merrill Creek Owners Group on Scott's Mountain will also protect land for wildlife habitat and water quality preservation.

State Highway 57 runs directly through New Village and Broadway connecting Phillipsburg on Franklin's west to Hackettstown on Franklin's east. The N.J. Department of Transportation's (N.J. DOT) Transportation Capital Program for 2005 has implemented a Route 57 corridor scenic preservation and improvement program with Warren County planners and community residents. Their goal is to develop a coordinated land use and transportation plan for the Route 57 corridor. The study area is not limited to simply the roadway portion of Route 57, but includes the surrounding land uses and scenic vistas, which are an integral part in maintaining the current rural character of the area. The goal of the New Jersey Department of Transportation (N.J. DOT) is to maintain Route 57 as a two-lane rural road (*New Jersey Department of Transportation, Route 57 Corridor Plan*). A partnership between the Township and N.J. DOT will coordinate planning and funding for land preservation and synchronize transportation improvements to enhance the Route 57 corridor.

Zoning and protective ordinances will also protect the continuity of forest cover and maintenance of tree-lined roadways where possible. Regulations limiting development on steep slopes, limiting tree removal and mandating its replacement and clustering ordinances will protect land by bringing developed areas closer together and minimizing its impact on the natural environment.

### **Historic Landmarks Record the Cultural Heritage of Franklin Township**

Historic sites and historic areas provide added strength and richness to an open space preservation project. An open space preservation program includes land conservation not only for its natural resource value, but in a community such as Franklin, for its cultural value as well. These areas played integral roles in the development of the Township.

Franklin Township has an extensive, historic legacy. The Township is home to many historic sites and the designated historic district of the Village of Asbury. (*Township of Franklin Master Plan 1991, Historic Preservation Plan Element*). In addition to the Village of Asbury, the Morris Canal and the John Richie house have been designated on State and National Registers. There are many historic resources within Franklin, which remain undocumented. In 2000, a Historic Preservation Commission was established and a Historic Preservation Plan Element was added to the Township Master Plan. This commission and the guidelines and recommendations outlined in the historic element provide momentum for preservation. The historic element recommends Franklin Township create and maintain a Historic Site Survey, to identify historic districts (both rural/agricultural and town), individual properties and thematic nominations such as late eighteenth/early nineteenth century houses, churches, schools, limekilns and transportation related resources, which would qualify for nomination under State and National standards. Additional recommendations outlined in the Master Plan include: establish tax credits and incentives for rehabilitation and preservation, set preservation priorities and goals, prepare nomination priority lists, assist in the preparation of nominations, recommend adaptive reuse and sponsor workshops, lectures and seminars on preservation and rehabilitation work. Through community outreach, stewardship of historic resources under private ownership can be enhanced. Warne's Mill and its surrounding lands, is a well preserved landmark that is privately owned and is a good illustration of how private ownership and stewardship can work together (*Frank Dale, Run of the Mills, NJ Skylands website*).

With a grant from the New Jersey Green Acres Program, the Warren County Morris Canal Committee purchased over 57 acres of the canal throughout Warren County (*Warren County Open Space Plan*). A \$30,000 grant from the New Jersey Historic Trust in 2000 helped to plan and establish Bread Lock Park in New Village (*N.J. Historic Trust, Morris Canal Lock 7 West, Bread Lock Park*). Warren County views this park as an important piece of the Morris Canal Greenway, which is planned to extend across the county. The County and State plan to use the canal to link recreational, cultural and historic areas between Phillipsburg and Waterloo Village (*Morris Canal Greenway*) and to promote the economic benefits of cultural and heritage tourism. The opportunity to form partnerships with the Green Acres Program and the Warren County Morris Canal Committee to preserve land or to buy trail easements along the Canal will leverage local funding and meet mutual goals of preservation. As recommended in the Township Master Plan, requesting local developers to dedicate the Canal's right-of-way when development occurs will also ensure the Canal Greenway is established (*Township of Franklin Master Plan 1991*).

### **Additional Recreation Fields will Meet Growing Demand**

As communities become established, families grow and population increases, the need for a system of parks accelerates. As discussed in the *Outdoor Needs* section of this plan, a shortfall of fields limits the range of programs offered in Franklin Township and creates scheduling conflicts. The fields that the Franklin Youth Association does use to run their programs have problems with access, parking and accessibility. A preliminary

first strategy is for the Township to look to its present holdings to see if a suitable parcel of land already exists within Franklin. Block 16, lot 9 is a Township owned 30-acre parcel near Broadway off Route 57 that borders Pohatcong Creek. This parcel is presently leased by the Township for farming, but because of its location and size it may be an appropriate site for recreation.

The Township Master Plan, written in 1991 and readopted in 1994, calculates recreation needs within the community based on the Outdoor Recreation Plan for New Jersey and the National Recreation and Parks Association (NRPA) guidelines. Based upon these guidelines, the Franklin Township Youth Association (FTYA) estimated that the Township needs a facility of 15 to 20 acres, which will accommodate:

- Three regulation size and one instructional size soccer fields
- One senior league, two major/minor league and two instructional baseball fields
- Two softball fields
- A field house
- Concession stand

These numbers are based upon a population 2,511 people. The 2004 population estimate for Franklin is 3,199, an increase of 27%. In addition to these 1991 requirements, the FTYA also indicates that a separate field is needed to run its field hockey program. These requirements and the growth rate since 1991 illustrate the critical need for additional space for recreation. Regional partnerships, enhanced field management, and acquisition of suitable parcels (based on soil and topography), will allow the Township to expand its recreational programs.

Green Acres funding is available for land acquisition for recreation. Local Government Outdoor Recreation Development Funding is also available through the Green Acres Program (*See Preservation Partners, Tools, and Funding Sources*).

### **Greenways Benefit Wildlife, Recreation and Water Quality**

Greenways connecting and buffering unique and sensitive resources provide crucial safe passage for wildlife, prevent habitat isolation, forest fragmentation and promote healthy wildlife. A greenway, incorporating a trail system will encourage residents and “ecotourists” to explore Franklin Township and can translate directly into an economic benefit for the region. Greenways along waterways also provide valuable protection for water quality.

Goals set by the Environmental and Open Space Commission, Green Acres and the state wildlife land managers, have guided the creation of four greenways in Franklin Township. These are shown on the accompanying *Greenway Map*:

- Musconetcong River Greenway
- Scott’s Mountain Greenway

- Morris Canal Greenway
- Pohatcong Ridge Greenway

Partnerships between Franklin and the State will expand upon and connect the permanently protected areas in the Township such as the preserved land within the Musconetcong River Greenway. It is the State’s intention to continue to acquire parcels where feasible along the Musconetcong River (*Personal communication, Bob Olsen, Regional Superintendent, N.J. Division of Fish and Wildlife*) and the Township supports this initiative. The Musconetcong Watershed Association’s work to have the river designated as “Wild and Scenic” will provide an additional layer of protection. This designation highlights the environmental and cultural significance of the Musconetcong River and creates the philosophical understanding that a high level of protection is required. This designation also opens funding for river related studies, programs and riparian restoration projects. Because “Wild and Scenic” is determined by the United States Department of the Interior National Park Service, any development which impacts the Musconetcong will be subject to an additional layer of review (*personal communication, Beth Styler Barry, Director, Musconetcong River Watershed Association*). Expansion of the existing trail that runs within the State lands will serve to connect neighboring communities to the river for recreation.

Permanently preserved properties on Scott’s Mountain, adjacent to Merrill Creek and Montana Brook and the property purchased in the northern point of the Township for the proposed Warren County Trail (*See Greenway Map*) are also areas of potential expansion for conservation. The land owned by the Merrill Creek Owners Group is not permanently preserved. The N.J.DEF, Division of Parks and Forestry owns two parcels adjacent to this undeveloped land and the Merrill Creek Owners Group has indicated that it wants to move more of its holdings into the Green Acres Program (*personal communication: David K. Burd, Director Merrill Creek Reservoir*). These properties could be acquired by fee or easement.

The N.J.DEF, Division of Parks and Forestry also wants to purchase additional parcels of land for the proposed Warren County Trail (*personal communication: Larry Fink, N.J.DEF, Green Acres Program*). The Warren Trail will touch the edge of the Township and there is the opportunity to branch off this trail with one, which connects with the riparian corridor of Halfway House Brook, the Morris Canal and Merrill Creek.

The Township will also find a valuable ally in the County. The county has become a leader in promoting a greenway corridor around the historic remnants of the Morris Canal. This greenway could accommodate a recreation trail across the Township. The Township can partner with the County to acquire land or trail easements in order to achieve mutual goals. Partnerships with non-profits groups such as the Musconetcong Watershed association, the Pohatcong Creek Watershed Association, the Nature Conservancy and New Jersey Audubon Society will help to maximize and leverage Township funds.

Restoration programs such as the Wildlife Incentive Program (WHIP) can help improve wildlife habitat and protect natural areas. WHIP is a voluntary program designed



to help owners of non-federal lands improve wildlife habitat on their property. U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) administers this program and provides free technical assistance to implement wildlife habitat improvement practices to approved applicants. Project costs can be reimbursed up to 75%. This program has been used within Franklin Township by the Warren County Rod and Gun Club to improve habitat on their property by providing borders of native grasses adjacent to farm fields. The field borders provide important winter cover and spring nesting sites for local wildlife and provide water quality protection for the Musconetcong River (*personal communication: Mike Zawacki, President, Warren County Rod and Gun Club*).

### **Buffers Protect Water Quality along Stream Corridors**

Encroaching development and advancing sprawl may lead to degradation in water quality. Trout production, clarity of water and health of the ecosystem begin to suffer if a system of stream corridor buffers are not put in place. Limiting development along waterways and protection of sensitive lands will preserve water quality and enhance the natural pollutant filtering capabilities of the associated wetlands. The Environmental and Open Space Commission proposes a series of 300-foot buffers along the C1 waterways of Pohatcong Creek and its C1 tributaries (Montana Brook, Mill Book and Halfway House Brook) as well as the Musconetcong River (*See Greenway Map*). Riparian buffers serve as natural filters to pollutants, and help to purify surface and groundwater for local residents.

Surface water systems are one source of recharge to the underlying ground water aquifer. Protection of the water quality of the surface water serves to enhance and protect the quality of the drinking water provided by the groundwater aquifer. Contamination of groundwater in the Pohatcong Valley is a significant threat to private wells and highlights the need for increased protective measures. The geology of Franklin and the environmental sensitivity of its limestone aquifers require a high level of protection to prevent further contamination. A variety of tools are available to help residents protect their water supplies:

- Aging septic systems should be upgraded in order to ensure they are functioning properly and efficiently;
- New wells in areas of limestone bedrock should be limited;
- Development on steep slopes should be prohibited to avoid erosion;
- Vegetated buffer zones should be established or maintained around waterways and wetlands to filter runoff;
- Areas of glacial till, which have the highest potential aquifer recharge must be identified and protected through a systematic program of conservation;
- Support federal EPA studies and clean up and remediation efforts to remove contamination hot spots;
- Work with Washington Township and Greenwich to establish regional watershed protection ordinances.

Agricultural land is a large part of the landscape of Franklin Township. Farming operations directly impact the quality of waterways leading to lakes and rivers within and beyond Franklin Township. Farmland owners are sensitive to how their farming activities impact the quality of the land and water for their own use and the use of those downstream. The use of best management practices protects water quality and supply for the community.

### **Farmland Preserves the Township's Rural Beauty**

Agriculture is the way of life for the majority of residents in Franklin Township. Even those not actively involved in farming typically move to Franklin for the rural, agrarian character of the Township. Historically, the first residents were farmers, beginning with the Scottish, Irish and German immigrants who farmed the fertile Pohatcong and Musconetcong valleys. Rich soils, ranked as prime farmland by the Natural Resources Conservation Service (NRCS), produce extensive crop yields. Seventy-eight Percent of land in Franklin Township is farmland assessed. Franklin residents want to keep their land rural and have made the preservation of open space and farmland one of their main objectives.

In 1980 the town created a "Right to Farm Ordinance" (*See Appendix*). Franklin has established, through four separate referendums (*See Appendix*), the highest open space tax (6.5 cents per 100 dollars of assessed property value) in Warren County. The open space fund received approximately \$240,000.00 in 2005 (*personal communication, Eloise Hagaman, Franklin Township Tax Assessor*). In 2002 the Township submitted a Farmland Preservation Planning Incentive Grant to the State Agricultural Development Commission. Receiving this grant has allowed the Township to leverage local municipal funds and offer fair market value for the development rights on farmland. In 2005, 325 acres of farmland was preserved with this funding. It is the Township's goal to continue farmland preservation in the Musconetcong valley and the Pohatcong ridge in the years to come.

There is an active Community Supported Agriculture (CSA) program in Franklin and a long-standing history of organizations like Warren Grange 110, which support the local farming community. Such policies, programs and organizations are critical to keeping working farms operational. Farmers also benefit from a support network of local farmers and agriculture professionals to discuss ways to protect their industry, increase efficiency, and advocate for better resources.

The continuation of farmland preservation throughout the Township will protect Franklin's rural character and farming heritage. The identification and establishment of project areas for farmland preservation is an effective method to protect continuous farming "belts" of agricultural land. Working closely with the Warren County Agriculture Development Board (CADB) and local landowners will guarantee a continuity of land in agricultural production in the Township. Warren County has preserved over 13,500-acres of farmland. Assisting local landowners in applying to the farmland program and establishing additional local Agriculture Development Areas

(ADAs) will help facilitate applications and ensure the permanent protection of the agricultural land in Franklin Township.

The Environmental and Open Space Commission has identified two farmland preservation areas in Franklin Township, they are is shown on the *Greenways Map*:

- Musconetcong Valley Farmland Belt
- Pohatcong Valley Farmland Belt

These farmland regions are focused on protecting the town's productive agricultural soils and farming regions in the Musconetcong and Pohatcong Valleys (*see Greenway Map*). Expanding upon existing preserved farmland and capturing large viable farms, will build upon the active farmland program in Franklin. The development of outreach and educational programs for the owners of Franklin's farms will also advance preservation efforts. Landowners may not understand all of the preservation options available to them; some feel great pressure from developers that may come with promises of greater financial security. Residents are supportive of creating programs for preservation outreach and education. Farmers can also pursue incentives through the CADB for grants for soil and water conservation.

### **Coordination among Neighboring Municipalities and Local Conservation Organizations will Protect Regional Resources**

The land surrounding and within Franklin Township is primarily a mix of agricultural and forested lands (*See Land Use Map*). Significant natural features in Franklin are shared by neighboring communities. Merrill Creek Reservoir property lies primarily in Harmony Township to the north of Franklin Township. The Morris Canal runs from Greenwich, through Franklin and into Washington. The Musconetcong River is a regional resource, which spans nineteen municipalities in four counties. Preserved land around the Musconetcong River in Franklin extends south into Bethlehem Township in Hunterdon County. Preserved farmland also spans Greenwich and Washington Township borders. Extensive farming operations and natural areas extend between these Townships, and support for preservation initiatives by landowners is active. Coordination of preservation goals and strategies among municipalities is necessary to achieve effective regional solutions.

The State of New Jersey has preservation initiatives in the Township that include the Highlands Preservation and Planning areas, the Musconetcong Greenway, the Route 57 Corridor study and the Warren Trail. Warren County supports preservation along the Morris Canal and non-profit groups such as the Musconetcong Watershed Association and the Pohatcong Creek Watershed Association support preservation of the Township's riparian corridors. Water Quality and Groundwater Contamination are also regional issues and involve the Federal Environmental Protection Agency. Coordination between Federal, State, County and local government agencies, non-profits and local conservation and historic preservation groups can leverage funding and meet mutual goals of preservation.

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## **Preservation Partners, Tools and Funding Sources**

*“Since 1984, 65,000 acres of the Highlands region have been lost to development, and sprawl and the pace of development in the region has dramatically increased with the rate of loss of forested lands and wetlands more than doubling since 1995”.*

*(Planning Department, Warren County, New Jersey Website)*

The following three sections provide a guide for resources available to the Franklin Township Environmental and Open Space Commission as they work to accomplish their open space program goals. These sections detail information on possible preservation partners, most commonly used techniques in preserving land, and potential sources of funding for open space and recreation.

### **Partners in Open Space Preservation in Franklin Township**

*“The purpose of an Open Space and Recreation Plan is to provide a framework for implementation. Through an OSRP Franklin Township will identify and examine open space and recreation resources important to the township and lay out ways to protect and enjoy them.”*

*(Public announcement of the Franklin Township Open Space and Recreation Plan meeting)*

Protecting a system of open space, farmland and recreational lands is the result of creating a network of engaged residents, landowners, park managers, surrounding towns and local non-profit groups. Included on this list are public agencies, regional land trust organizations, and local citizen groups that can serve as partners for future preservation projects.

#### **National Park Service**

The Musconetcong River is being considered for designation as a Wild and Scenic River. The NPS administers this program. They also have over \$500 million in conservation grants available, making it a resource for open space funding.

National Park Service / Department of the Interior / 1849 C Street, N.W. / Washington DC 20240 / Phone: 202-208-3100 / E-Mail: [webteam@ios.doi.gov](mailto:webteam@ios.doi.gov)

#### **United States Department of Agriculture**

This department administers the Forest Stewardship Program which provides assistance to private landowners in their voluntary efforts to encourage management of private forestland for wildlife, recreation, aesthetics and water quality as well as traditional commodities like timber and wood products and the Forest Legacy Program (FLP) partners with states to protect environmentally sensitive forest lands. It is a voluntary program designed to encourage protection of privately owned forests through conservation easements. FLP helps states develop and carry out forest conservation plans, encourages and supports programs, which restrict development and require sustainable forestry practices.

USDA Forest Service / 1400 Independence Ave., SW / Washington, D.C. / 20250-0003 / (202) 205-8333 / <http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml>

### **U.S. Department of Fish and Wildlife**

The U.S. Department of Fish and Wildlife administers the Private Stewardship Program, which provides grants and other assistance on a competitive basis to individuals and groups engaged in local, private, and voluntary conservation efforts that benefit federally listed, proposed, or candidate species, or other at-risk species. They also offer a Landowner Incentive Program to provide assistance to private landowners in their voluntary efforts to protect threatened, imperiled and endangered species.

Northeast Region / Chief, Division of Endangered Species / U.S. Fish and Wildlife / Service / 300 Westgate Center Drive/ Hadley, MA 01035 / <http://northeast.fws.gov/Endangered>

### **National Register of Historic Places**

Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service. The Village of Asbury, the Morris Canal and the John Richie House in Franklin Township are on the National register. Designation under the register may qualify a site for federal grants.

National Register of Historic Places / Mr. Robert C. Shinn , Jr. / State Historic Preservation Officer / NJ Department Parks & Forestry / CN-404 / 609-292-2885 / [www.nationalregisterofhistoricalplaces.com](http://www.nationalregisterofhistoricalplaces.com)

### **Natural Resources Conservation Service**

NRCS offers leadership to private landowners in conservation. NRCS administers the Wildlife Habitat Incentives Program (WHIP), a program which offers matching grants to landowners to install conservation practices that will enhance habitat on agricultural land. In 2002, the Warren County Rod and Gun Club enrolled their land along the Musconetcong River in Franklin in the WHIP program to improve wildlife habitat.

Natural Resources Conservation Service / 54 Old Highway 22, Suite 201 / Clinton, NJ 08809-1389 / Phone: 908-735-0733 / Fax: 908-735-0744

### **N.J. DEP Green Acres Program**

Green Acres administers the Planning Incentive Program, which provides grants to municipalities for open space acquisition and preservation and loans for recreation facility development. The grant funding requires a one to one dollar match.

New Jersey Green Acres Program / P.O. Box 412 / Trenton, New Jersey 08625-0412 / [www.state.nj.us/dep/greenacres/](http://www.state.nj.us/dep/greenacres/) / Phone: 609-984-0570 / Contact: Richard Osborn, Northwest Team Leader

### **N.J. DEP Division of Fish and Wildlife**

The N.J. Division of Fish and Wildlife is dedicated to the protection, management and use of New Jersey's fish and wildlife resources. The Division owns property in Franklin Township adjacent to the Musconetcong River. The Township may look to work with the Division to increase their holdings in this corridor.

New Jersey Division of Fish Wildlife / Main Office: P.O. Box 400 / Trenton, NJ 08625-0400 / Northern Region Office: 26 Rt. 173 West / Hampton, NJ 08827/ Phone: 973-383-0918

### **N.J. DEP Division of Parks and Forestry**

The Division of Parks and Forestry is responsible for the stewardship of 39 parks, 11 forests, 3 recreation areas and over 50 historical sites throughout the state. The Township may look to work with the Division of Parks and Forestry to increase their holdings in the municipality and to link existing preserved properties for the Warren Trail

New Jersey Division of Parks and Forestry / P.O. Box 412 / Trenton, NJ 08625-0412 / <http://www.nj.gov/dep/parksandforests/index.html> / Phone: 1.800.843.6420 or 609.984.0370

### **N.J. DEP Office of Natural Lands Management**

The Office of Natural Lands Management administers the New Jersey Trails Program. This program offers grants to governments and non-profits for the maintenance or establishment of trails. In 2003 almost \$700,000 was given out for this purpose. The promotion of and funding of passive recreation is an important part of open space preservation. The Office of Natural Lands Management also runs the Natural Heritage Program (NHP). There is one NHP sites located within the Township

Office of Natural Lands Management / P.O. Box 404 / Trenton, NJ 08625-0404 / Phone: 609-984-1339 / Email: [NatLands@dep.state.nj.us](mailto:NatLands@dep.state.nj.us)

### **New Jersey Department of Transportation**

The New Jersey Department of Transportation (N.J. DOT) has initiated a process with Warren County planners and community residents to develop a coordinated land use and transportation plan for the 21- mile Route 57 corridor between Phillipsburg and Hackettstown. It is of particular importance to note that the study area is not simply the roadway portion of Route 57, but includes the surrounding land uses, which are an integral part in maintaining the current rural character of the area.

Department of Transportation / P.O. Box 600 / Trenton, NJ 08625-0600 / <http://www.state.nj.us/transportation/works/studies/rt57/>

### **New Jersey Historic Trust**

Established in 1967, the New Jersey Historic Trust is the only non-profit historic preservation organization in New Jersey created by State law. Warren County and Franklin Township received a \$30,000 grant from the New Jersey Historic Trust in 2000 in order to establish Bread Lock Park at the site of one of the locks of the Morris Canal in

Franklin Township. Warren County plans the development of this park as part of the Morris Canal Greenway across the County.

The New Jersey Historic Trust / P.O. Box 457, 506-508 East State Street / Trenton, NJ 08625 / <http://www.njht.org> / Phone: 609.356.8856

### **New Jersey Historic Preservation Office**

New Jersey's Historic Preservation Office, located within the Department of Environmental Protection, brings expertise in a variety of fields essential to preserving historic resources. The office manages the N.J. Register of Historic Places. Three sites in Franklin Township are on the state list.

Department of Environmental Protection / Natural and Historic Resources / Historic Preservation Office / P.O. Box 404 / Trenton, NJ 08625-0404 / Phone: (609) 292-2023, 292-2028, 984-0140 / Fax: (609) 984-0578 / Email: <http://www.njhpo@dep.state.nj.us>

### **N. J. State Agriculture Development Committee**

Through coordination with the County Agricultural Development Boards, local governments and non-profit organizations, the State Agricultural Development Committee administers the state farmland preservation program. The farmland preservation program includes the purchase of agricultural easements, the purchase in fee of entire farmland properties (to be auctioned off with an agricultural easement), and the acceptance of donations of agricultural easements. More than 20 farms in Franklin have been preserved using SADC funding.

The Planning Incentive Grant (PIG) Program is one of New Jersey's newer Farmland Preservation Programs. The program enables the State Agriculture Development Committee (SADC) to provide grants to eligible counties and municipalities to purchase development easements for permanent preservation of farmland in designated project areas. The goal of the Planning Incentive Grant Program is to preserve significant areas of reasonably contiguous farmland that will promote the long-term viability of agriculture as an industry. This goal includes many related agricultural objectives beyond the preservation of farmland alone. The Planning Incentive Program integrates the premise that the preservation of agriculture depends on both retention of the land base and supportive planning measures for the viability of the industry. Franklin Township has an approved PIG with the SADC.

New Jersey State Agricultural Development Committee / Susan Craft / Executive Director / John Fitch Plaza / PO Box 330 / Trenton, NJ 08625-0330 / Phone: (609) 984-2504 / Fax: (609) 633-2004 / Email: [jack.gallagher@ag.state.nj.u](mailto:jack.gallagher@ag.state.nj.u) / [www.state.nj.us/agriculture/sadc/sadc.htm](http://www.state.nj.us/agriculture/sadc/sadc.htm)

### **Warren County Department of Land Preservation**

The Department of Land Preservation administers the Farmland and Open Space Preservation Programs in Warren County. The Department of Land Preservation oversees the Warren County Agriculture Development Board (CADB) the Board of



Recreation Commissioners (BORC) and the Municipal and Charitable Conservation Trust Fund Committee (MCCTFC). The CADB funds farmland preservation projects and is composed of seven members and five associate members including the Rutgers Cooperative Extension Agricultural Agent, U.S. Natural Resource Conservation Service, County Planning Director, Planning Board and a representative from the Freeholder Board. Joel Schnetzer is the Chairman of the Warren CADB. The BORC funds open space acquisition for recreation as well as Morris Canal preservation projects. The MCCTFC accepts grant applications from municipalities and non-profits for land acquisition for open space and historic preservation.

Warren County Department of Land Preservation / 500 Mt. Pisgah Ave. PO Box 179 / Oxford, NJ 07863/ [www.co.warren.nj.us](http://www.co.warren.nj.us) / Administrator: Bob Resker / 908-453-3252

### **North Jersey Resource Conservation and Development Council**

North Jersey Resource Conservation and Development Council's main mission is to "facilitate the wise use and protection of the region's human and natural resources. This is accomplished by working with communities and regional partnerships to: address issues related to water quality and water resource protection, sustainable farming and farm communities, building local community capacity and managing natural hazards that impact community planning." They offer grants for riparian buffer restoration and grant writing support, technical assistance to farmers to help them make wise decisions when using chemicals and watershed management.

North Jersey Resource and Development Council / 54 Old Highway 22 / Clinton, NJ 08809 / 908-735-0733 / Fax: 908-735-0744 [www.northjerseyrcd.org](http://www.northjerseyrcd.org) / RC&D  
Coordinator: Christine Hall / [chall@northjerseyrcd.org](mailto:chall@northjerseyrcd.org)

### **Warren County Cultural and Heritage Commission**

The Commission has been successful in opening historical properties to visitors since their inception in 1972. It's mission is to develop County programs in order to promote public interest in local and county history, the arts, cultural values, goals, and traditions of the community as well as the State and Nation.

Warren County Cultural and Heritage Commission / Shippen Manor / 8 Belvidere Ave. / Oxford, NJ 07863 / 908-453-4381 / [www.wcchc.org](http://www.wcchc.org) / [wcchc@nac.net](mailto:wcchc@nac.net)

### **The Warren County Morris Canal Committee (WCMCC)**

This Committee was created in 1981 as a part of the County's open space plan in order to protect and preserve the remnants of the Morris Canal. It is a special committee of the Warren County Planning Board and is overseen by the Warren County Planning Department. The WCMCC is an advisory body that makes recommendations to the Warren County Board of Recreation Commissioners (BORC), the Warren County Planning Board, the Warren County Land Preservation Department and the Board of Chosen Freeholders. A grant from the New Jersey Green Acres Program allowed the committee to purchase 57 acres of the canal throughout Warren County including Bread

Lock Park in Franklin. Warren County has been a leader in historic preservation by promoting the Morris Canal Greenway. The vision is to use the Canal to create a greenway between Phillipsburg and Waterloo Village.

The Warren County Morris Canal Committee / c/o WC Planning Department / Wayne Dumont, Jr. Administration Building / 165 County Route 519 South, Belvidere, NJ 07823-1949 / Staff Representative, Greg Sipple / Phone: 908-475-6532

### **Association of New Jersey Environmental Commissions (ANJEC)**

ANJEC is an organization that assists environmental commissions, local officials, interested citizens, private organizations and government agencies in protecting natural resources through smart growth and State Plan implementation, preserving open space, protecting water resources and caring for the urban environment. ANJEC funded the creation of this Open Space and Recreation Plan for the Township of Franklin.

ANJEC Mendham Office & Resource Center/ PO Box 157 / Mendham, NJ 07945 / Phone: 973-539-7547 / Fax: 973-539-7713

ANJEC Trenton Office / 204 West State Street / Trenton, NJ 08608 / Phone: 609-278-5088 / Fax: 609-278-5089 / [www.anjec.org](http://www.anjec.org) / [info@anjec.org](mailto:info@anjec.org)

### **Canal Society of New Jersey**

The Canal Society's goal is to foster the study of the history of New Jersey's two towpath canals, preserve and restore canal remains and artifacts, educate the public in this history, and provide enjoyment to its members by visiting canals and other historic sites. A portion of the Morris Canal runs through Franklin Township.

Canal Society of New Jersey / PO Box 737 Morristown, NJ 07963-0737 / Phone: 908-722-9556 / [www.canalsocietynj.org](http://www.canalsocietynj.org) / Email: [canalsocietynj@yahoogroups.com](mailto:canalsocietynj@yahoogroups.com)

### **Delaware Riverkeeper**

The Delaware Riverkeeper was founded as a watch-dog group to keep the Delaware River, its streams and the surrounding watersheds well maintained. The Delaware Riverkeeper Network has existed since 1998 and is a non-profit organization. Their Project area includes the Pohatcong Creek and the Musconetcong River in Franklin Township.

Delaware Riverkeeper / PO Box 326 / Washington Crossing, Pa 18977 / Phone: 215-369-1188 / Fax: 215-369-1181/ [www.delawareriverkeeper.org](http://www.delawareriverkeeper.org) / Email: [drkn@delawareriverkeeper.org](mailto:drkn@delawareriverkeeper.org)

### **Highlands Coalition**

The Highlands Coalition was established in 1988 with the goal of sustaining the Highlands areas of New York, New Jersey, Pennsylvania and Connecticut. The Coalition is working to protect and connect the Critical Treasures of the Highlands, and to ensure smart and sustainable growth in the region.

Highlands Coalition / PO Box 118 / Titusville, NJ 08560 / Phone: 609-737-7263 /  
Fax: 609-737-7264 / [www.highlandscoalition.org](http://www.highlandscoalition.org) / [highlandsco@earthlink.net](mailto:highlandsco@earthlink.net)

### **Hunterdon Land Trust Alliance**

The Hunterdon Land Trust Alliance is a non-profit conservation organization, working to preserve and protect the rural character of Hunterdon County, New Jersey. One strategy employed by the Hunterdon Land Trust Alliance is to coordinate with adjacent counties to develop linkages and fulfill regional open space goals. Franklin Township is separated from Hunterdon County on the south, by the Musconetcong River and is therefore a potential regional partner.

3037 Route 29 / Frenchtown, NJ 08825 / Phone: 908-996-4421 / Fax: 908-996-2552

### **Merrill Creek Owners Group (MCOG)**

*Merrill Creek Reservoir* is owned by seven electric sector companies, known as Merrill Creek Owners Group (MCOG), which provide water to the Delaware River in times of low flow. The Merrill Creek Reservoir properties include a 650 acre reservoir surrounded by approximately 2,150 acres of forest.

Merrill Creek Reservoir / David K. Burd / 34 Merrill Creek Road / Washington, NJ 07882 / Phone: 908-454-1213 / Fax: 908-454-2747

### **Morris Land Conservancy**

Founded in 1981, Morris Land Conservancy is a non-profit, member-supported organization dedicated to preserving and permanently protecting open space lands in northern New Jersey. The Conservancy assisted Franklin Township in the production of its Open Space and Recreation Plan, and is an active participant in neighboring communities' land preservation programs.

Morris Land Conservancy / 19 Boonton Avenue / Boonton, NJ 07005 /  
<http://www.morrislandconservancy.org> / Phone: 973.541.1010 / Fax: 973.541.1131 /  
Email: [info@morrislandconservancy.org](mailto:info@morrislandconservancy.org) /

### **Musconetcong Watershed Association**

Founded in 1992, the Musconetcong Watershed Association is a non-profit organization geared toward cleaning and maintaining the Musconetcong River and its watershed. They have been active in the process of having the Musconetcong River designated as Wild and Scenic by the National Park Service. The Watershed Association tries to involve community members in its activities through educational programs, outreach, river cleanups and workshops. In addition, the Watershed Association assumed ownership of the Asbury Mill in 1999 and is planning its restoration.

Musconetcong Watershed Association / PO Box 113 / Asbury, NJ 08802 / Phone: 908-537-7060 / [www.musconetcong.org](http://www.musconetcong.org) / President: Bill Leavens / [gofly@nac.net](mailto:gofly@nac.net)

### **New Jersey Audubon Society**

The Audubon Society seeks to protect endangered and threatened wildlife throughout the state and promote the preservation of natural resources and could be a funding partner in preservation and restoration efforts. The preservation and restoration of native grassland habitats is a priority for N.J. Audubon Society.

New Jersey Audubon Society / 11 Hardscrabble Road / P.O. Box 693 / Bernardsville, NJ 07924 / Phone: 908-766-5787 / Email: [estiles@njudubon.org](mailto:estiles@njudubon.org)

### **The Nature Conservancy**

The top priority for the Nature Conservancy is to protect plants and animals by protecting the lands they live on. By using their method of “Conservation by Design,” the Nature Conservancy has managed to protect 117 million acres of land worldwide since their establishment in 1951.

The Nature Conservancy / [www.nature.org](http://www.nature.org) / New Jersey Chapter Office / 200 Pottersville Road / Chester, NJ 07930 / Phone: 908-879-7262

### **New Jersey Community Water Watch**

Environmental education, stream monitoring and river cleanup are the three areas that the New Jersey Community Water Watch focuses on in order to maintain cleaner, safer water throughout New Jersey. New Jersey Community Water Watch has ten program sites throughout NJ involving both college students and residents. A similar program can be implemented at nearby Centenary College for cleanups of the Musconetcong and Pequest Rivers.

New Jersey Community Water Watch / 119 Somerset St. / New Brunswick, NJ 08901 / Phone: 732-249-4108 / [www.waterwatchonline.org](http://www.waterwatchonline.org) / Email: [info@waterwatchonline.org](mailto:info@waterwatchonline.org)

### **New Jersey Conservation Foundation**

This statewide conservation organization preserves land and natural resources throughout New Jersey for the benefit of all citizens. They also provide technical advice and financial support for land conservation projects. This organization is involved in land acquisition, public policy, conservation assistance, and is spearheading the Garden State Greenways project.

New Jersey Conservation / Bamboo Brook, 170 Longview Road / Far Hills, NJ 07931 / <http://www.njconservation.org> / Phone: 908.234.1225 / Fax: 908.234.1189 / Email: [info@njconservation.org](mailto:info@njconservation.org)

### **The New Jersey Skylands Tourism Council**

Bringing tourists to the New Jersey Skylands region for recreational purposes is the main goal of the New Jersey Skylands Tourism Council. The council deals with the areas

around Hunterdon, Morris, Somerset, Warren and Sussex. A great deal of the recreation promoted in this service focuses on the natural and historic resources of the region.

The New Jersey Skylands Tourism Council / Lisa Marie Arieno (Executive Director) / 908-725-1582 / [info@skylandstourism.org](mailto:info@skylandstourism.org)

### **Pohatcong Creek Watershed Association**

Restoration and preservation of the natural environment affecting the watershed are the goals of the Pohatcong Creek Watershed Association. It is a grassroots, volunteer organization, whose programs include: Water quality monitoring, stream bank restoration, the inventory of historic landmarks and public education and awareness outreach.

Pohatcong Creek Watershed Association / [www.pcwa.org](http://www.pcwa.org)

### **Trout Unlimited**

Trout Unlimited's mission is to conserve, protect and restore North America's trout and salmon fisheries and their watersheds. TU accomplishes this mission on local, state and national levels with an extensive and dedicated volunteer network. Agust Gudmundsson, Chairman of the New Jersey State Council of Trout Unlimited called the Musconetcong River "one of the finest examples of an East Coast limestone stream" and a trout heaven.

Trout Unlimited, 1300 North 17th St., Suite 500, Arlington, VA 22209 / 1-800-834-2419  
<http://www.tu.org>

**Franklin Township Youth Association.** The Franklin Township Youth Association offers a variety of sports, such as basketball, baseball, softball, field hockey, and soccer for children who are in the age group of Pre-Kindergarten and 8th grade. Through their programs, children are taught basics of each sport, the skills required to play the sport, and how to play and act as a team.

FTYA / PO Box 198 / Broadway, NJ / 08808 / Phone: 908-689-3994, ext 18 / <http://www.ftya.org> / Email: [ftyajd@earthlink.net](mailto:ftyajd@earthlink.net) (Jeff DeAngelis, President)\

## **Preservation Tools**

*"No one wants to live in a community that does not have parks or recreation areas. Yet, in order to provide these for residents, a local government must plan for them. Open space and recreation should be considered as a part of the public infrastructure, just like roads, schools and utilities."  
(Public announcement of the Franklin Township Open Space and Recreation Plan meeting)*

This section is a listing of the tools and funding sources available to preserve open space. It is not meant to be exhaustive or a complete listing. It is a list of the most commonly used and successful techniques.

### ***Fee Simple Acquisition***

Usually, the most expensive way to preserve property is direct acquisition through fee simple purchase. The title to the property changes hands from one owner to another. A disadvantage to this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer.

### ***Municipal Preservation Tools***

One preservation tool at the disposal of the municipality is tax foreclosure. If a parcel falls under Franklin Township's ownership through tax foreclosure, the municipality may want to consider holding the property as part of its lands for recreation and conservation purposes if it falls within an identified preservation or recreation area. Periodic examination of properties with tax liens upon them may also yield opportunities for the Township to purchase the lien and preserve the land for environmental or recreational uses.

The Township may want to develop educational materials that target property owners to describe various financial approaches to preserving land. For example, some owners may want to work out an arrangement where they sell blocks of their land over time to the Township or some other preservation partner. Other landowners may sell their land to the Township at a bargain sale to receive deductions for a charitable contribution on federal income tax. Donations of property may also be considered charitable contributions.

Franklin Township can establish a relationship with a non-profit land trust, such as Morris Land Conservancy, to help reach out to inform property owners of preservation options.

### ***Less Direct Acquisition: Easements***

Another effective tool for preserving land is an easement. An easement grants an entity the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for land conservation in the Township of Franklin include:

- trail easements: the right to traverse a specific path through a property, possibly to form a connection or to create a greenway between preserved parcels.
- scenic easements: the right to maintain a view and ensure that view is maintained
- conservation easement: purchases the rights to a property to preserve the natural landscape of the site
- agriculture easement: purchases the development rights to the property to preserve the agricultural use of the site

The advantages of easements include the lower costs to the buyer to acquire a particular use on a piece of property. Conservation easements generally cost from 70% to 80% of the fair market value of the land.

Another advantage of easements is that the land remains in private ownership. Franklin will still collect property taxes from the owner. The amount and type of easement right that is sold will typically lessen the owner's tax liability.

Written into the deed, an easement will be associated with a tract of land despite an ownership change. Public access is not necessarily a condition for an easement.

Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

### ***Bonding***

The municipality can issue bonds to borrow money to pay for acquisitions. The funds from the Open Space Trust could be used for the 5% down payment to issue the bonds as well as the debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space Trust make revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than the general obligation bonds.

### ***Installment Purchases***

The municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over time as well as interest on the unpaid, negotiated balance. Funds from the Open Space Trust can be committed for this payment. This arrangement may result in tax benefits for the seller, and the Township is not obligated to pay the full price of the land in one payment.

### ***Lease-Back Agreement***

If the land is not needed for immediate use, the Township can purchase a piece of property and lease it back to the owner or another entity for use. Owners who want to remain on their property can sell a life estate.

Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. This technique is most useful when the Township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

### ***Donation/Bargain Sale***

Donating or selling land to a non-profit organization or to a municipality may provide tax advantages to the owner. Landowners who own property that has escalated in value may reduce their capital gains liabilities through donating the property or selling it

at a bargain sale or less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The Township may want to discuss land priorities with a nonprofit land trust. The land trust will contact owners to discuss general tax advantages of donations and bargain sales. This is a cost effective method of obtaining open space.

### ***Long-term Lease***

Franklin may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The Township will have to weigh the cost advantages of long-term rental payments to outright acquisition costs.

### ***Zoning***

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning. This technique allows the same density on a tract of land but reduces individual lot sizes. It can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated to open space at no cost to the municipality. The dedicated open space resulting from cluster zoning should be monitored to ensure the open space values are maintained. If these lands are not under conservation easement restrictions, the Township should consider that action. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. Franklin may also want to require the establishment of an endowment or trust supplied with funds to be used to maintain the easement.

Protective zoning is a tool used to limit development in environmentally sensitive areas, such as well head protection areas, aquifer recharge zones, wetlands, steep slopes, stream corridors, natural and historic sites.

### ***Eminent Domain***

The Township has the right to condemn and acquire privately owned property for a public purpose. This technique should be considered only when negotiation options have been exhausted. The cost of the property is likely to be considerably higher than a negotiated price because of increased legal fees and the uncertain court determination of the land value.

## **Funding Sources**

Franklin Township's efforts to accomplish its open space goals will require funding support from a variety of sources. Fortunately, there are opportunities at the county, state, and national levels for funding sources and partners. Warren County is dedicated to the preservation of open space and farmland and maintains an open space trust fund to assist projects, which work to preserve such space. The State of New Jersey also offers funding programs such as Green Acres and SADC for projects throughout New Jersey. Open space, farmland, and historic preservation projects, however, are not limited to county and state government funding sources, more exist at the local, state and



national level with non-profit and government organizations. Additional funding sources are found below.

### ***New Jersey Green Acres Program***

The Green Acres program provides funding assistance for the acquisition of municipal parks and recreation areas. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract. Currently, Green Acres has a total of \$115 million dollars available per year for land acquisition projects:

- 50% (\$57 million) goes for state land acquisition through the Division of Parks and Forestry and Division of Fish and Wildlife
- 40% (\$46 million) goes for municipal grants and loans for land acquisition. Green Acres has two municipal programs: the Planning Incentive Program which is a flexible based acquisition program providing 50% matching funds and the traditional project specific land acquisition program which provides 25% grants and 75% low-interest loans.
- 10% (\$11.5 million) goes toward matching grants for nonprofit land trusts, as discussed earlier, nonprofit land trusts can “sign on” to the Township’s Open Space and Recreation Plan and contribute nonprofit land acquisition dollars to a municipal open space project.
- Additional money is generally awarded to towns in the Highlands region, through the Planning Incentive program, as an incentive to preserve open space in the Highlands.

The money is granted to municipalities through the Planning Incentive program (for municipalities with open space plans and open space taxes) and through the Standard Acquisition program (for townships without both a plan and a tax). Both applications can be submitted at any time throughout the year, but funding decisions are made twice a year, in August and April. Deadlines for the funding rounds are typically February 15 and August 15.

The Township will have to complete the following items in order to receive funds from the Planning Incentive program:

- Approved Recreation and Open Space Inventory (ROSI) documenting all municipally held land for recreation and conservation purposes. The ROSI is a contract between the Township and the State of New Jersey itemizing permanently protected municipal parkland in the Township.
- Two public meetings on the Open Space and Recreation Plan
- Adoption of the Open Space and Recreation Plan as an element of the Master Plan.
- One public hearing on the Green Acres Planning Incentive Application
- Resolution by the Township’s governing body authorizing and approving the application to N.J. Green Acres Planning Incentive program.

### ***Warren County Open Space, Recreation, Farmland and Historic Preservation Trust***

Warren County residents currently pay 6 cents for every \$100 of equalized assessed property value to the Warren County Open Space, Recreation, Farmland and Historic Preservation Trust Fund. In 2004, this fund generated \$4.87 million towards the protection of natural and historic resources. The Warren County Municipal and Charitable Conservancy Trust Fund Committee reviews applications for grants to municipalities and non-profit organizations. Twenty-five percent of the annual county open space tax is used for this purpose. Franklin Township is eligible to apply to the County for such grants.

### ***Historic Preservation***

Funding is available from the State Green Acres program for historic preservation projects. Applicants who match historic preservation and open space goals improve their access to this funding.

The New Jersey Historic Trust is a state nonprofit historic preservation organization created to provide financial support, protection, and assistance in historic preservation projects. They have several programs that can provide various financial resources for Franklin Township and its preservation partners to preserve historic resources throughout the Township. These programs include: Garden State Historic Preservation Trust Fund, a Revolving Loan Fund, New Jersey Legacies, Historic Preservation Bond Program, Emergency Grant and Loan Program, and a Preservation Easement Program. Eligible applicants are entities of county or municipal government and nonprofit organizations that are certified tax-exempt and comply with New Jersey charity registration laws.

### ***State Land Management Agencies***

The State is a likely partner to help the Township protect large resources. The New Jersey DEP Division of Parks and Forestry and the Division of Fish and Wildlife have access to Green Acres funds. The Garden State Preservation Trust, source of Green Acres funds, includes funding for historic preservation, farmland preservation, and public parkland acquisition. Almost a third of the public parkland allocation goes to state land-managing agencies with the rest to municipalities and nonprofit organizations. The Township needs to share its open space priorities with the State land managers and make a case for State acquisition of large sites.

### ***State Agricultural Development Committee***

The State Agriculture Development Committee (SADC) provides funding for farmland preservation, and farmland enhancement projects. The SADC coordinates its operations with the County Agriculture Development Board (CADB), and the local municipality. The state has approximately \$37 million per year available for farmland preservation.

The SADC provides grants for municipal and county governments to purchase farmland development easements to permanently protect large blocks of reasonably contiguous farmland in identified project areas. Entitled the Planning Incentive Program

(PIG), this flexible based program allows a municipality or county to define their project area and negotiate with farmland owners within that region. Franklin Township received a PIG grant from the SADC in 2003 and the SADC has made over 1.8 million dollars in funding available to the Township.

### ***Federal Land and Water Conservation Fund***

Federal funding from the Land and Water Conservation Fund is channeled through the Conservation and Reinvestment Act (CARA). This is a comprehensive, bipartisan effort to provide money to New Jersey for a variety of purposes including open space acquisition, urban park and recreation recovery, coastal conservation, wildlife conservation, historic preservation, payment in lieu of taxes, and conservation easement/species recovery efforts. Large, environmentally significant areas will be likely candidates for funding and will most likely be distributed through the Green Acres program.

### ***Non-profit Land Conservation Organizations***

Morris Land Conservancy and other non-profit land conservation organizations are eligible for nonprofit grants from the State Green Acres program. Non-profit grant contributions to a project can be no greater \$500,000 and require a dollar for dollar match. The land trust associations are good partners for acquiring lands with sensitive natural resources in Franklin Township. These organizations also have experienced staff knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Non-profit land trusts can also “sign on” to the Township’s Open Space and Recreation Plan registered with Green Acres. This process makes nonprofits eligible for Green Acres’ funding to acquire land identified in the Township’s Open Space and Recreation Plan.

### ***Transportation Enhancement Act (TEA-21)***

The U.S. Department of Transportation has established that funding for trail development and enhancement is an eligible expenditure from the Federal Transportation Trust. The amount of funding for these purposes is substantial, and funds for land acquisition are available. A special category of funding is dedicated to enhancement of National Recreation Trails. An eligible project must show that the trail is part of the community’s overall transportation system. Funds can be used for facilities such as signage, bike racks, surfacing, as well as acquisition of land through easement or fee simple. TEA-21 funding can jumpstart a community’s bikeway and walking trail system.

### ***Recreational Trails Program***

The Department of Environmental Protection’s Division of Parks and Forestry administers the National Recreation Trails Program. This program provides funding for development and maintenance of trails and trail facilities. Trails can be for non-motorized, multi-use, and motorized purposes. Projects are funded on an 80% Federal share, 20% matching share basis. Available funding varies from year to year, but the maximum grant is \$25,000.

### ***Environmental Infrastructure Trust***

The New Jersey Environmental Infrastructure Financing Program administered by the New Jersey Department of Environmental Protection provides low cost loans to acquire open space that will preserve water quality. This program is a partnership between the New Jersey Environmental Infrastructure Trust and Green Acres. The mission of the Trust is to assist in achieving a cleaner and healthier environment by providing low-cost financing for projects that enhance and protect ground and surface water resources, and ensure the safety of drinking water supplies.

### ***Livable Communities Grant***

The Department of Environmental Protection has a Livable Communities Grant program whereby municipalities and counties can apply for money to be used for maintenance and upgrading (but not purchase) of open space, parks, and playgrounds. These grants are up to \$100,000 for each municipality and/or county.

## Land Preservation Recommendations

*“Greenways allow us to treat land and water as a system, as interlocking pieces in a puzzle, not as isolated entities.”*

*(–Ed McMahon, Director, American Greenways Program)*

This section of Franklin Township’s Open Space and Recreation Plan corresponds to the *Greenway Map* (See Appendix). The *Greenway Map* works in conjunction with the *Open Space Map* to suggest possible targets for acquisition and stewardship in the Township and provides a vision for Franklin’s open space preservation program. Not all of the properties included in the greenway regions will necessarily be purchased for preservation. Inclusion in the *Land Preservation Recommendations* section of the Open Space and Recreation Plan indicates that properties within these preservation areas have the potential for conservation and recreational uses in Franklin Township.

The Farmland Preservation Area and the Greenway Project Areas shown on the *Greenway Map* reflect the community’s unique characteristics and were determined in conjunction with Franklin’s Environmental and Open Space Commission. These areas include:

- Musconetcong Valley Farmland Belt
- Pohatcong Valley Farmland Belt
- Scott’s Mountain Greenway
- Morris Canal Greenway
- Pohatcong Ridge Greenway
- Musconetcong River Greenway

Riparian buffer zones and the Asbury Historic district are also shown on the *Greenway Map* and will be presented in this section.

### Farmland Preservation

***Open Space Significance:*** Agriculture plays a major role in Franklin’s historic and current land use. It has a positive impact on the community both economically and ecologically. Residents enjoy the pastoral landscapes that the farmland provides.

- **Musconetcong Valley Farmland Belt** – This planning area is based on large, contiguous farm assessed lots, important agricultural soils and 1,663 acres which are preserved as farmland. This farmland lies within the Musconetcong River Valley and is important to water quality.
- **Pohatcong Valley Farmland Belt** – Pohatcong Creek and its tributaries are C1 waterways and flow through the center of this project area. Important agricultural soils, as well as contiguous farmland are located here. Along the Route 57 corridor is the village of Broadway and the hamlet of New Village. They are residential areas within this belt that are excluded. This farmland belt is part of

the Highlands Planning Area and is particularly vulnerable to future development. Several subdivisions exist within the Pohatcong Valley and applications for further development are pending.

**Preservation Strategies:** Farmland preservation opportunities in Franklin are funded by the Farmland Planning Incentive Grant (PIG), which the Township received in 2003 from the State Agricultural Development Committee (SADC) and the Warren County Agricultural Development Board (CADB). The Farmland Belts included on this *Greenway Map* are more extensive than the project areas shown in the farmland PIG project areas because, in addition to farmland preservation, open space, recreation, water quality and historic resources are also considered. Any land within this Agricultural Belt that is not eligible for funding by the Farmland PIG, could be preserved using a Green Acres Planning Incentive Grant which is specifically for land acquisition for open space and recreation. The parcel data associated with this greenway can be viewed on the *Open Space Map* and can be accessed using the digital data provided to the Township with this Plan.

## Greenways

**Open Space Significance:** Preserved land accounts for 14% of the Township's total acreage. In order to protect these community resources it is important to look at ways which the Township can connect preserved parcels and form greenways.

- **Scott's Mountain Greenway** – Located entirely within the Highlands Preservation Area, This land is primarily large farm assed lots and land owned by Merrill Creek Owners Group (MCOG), which is classified as vacant. New Jersey Department of Parks and Forestry owns land in this area adjacent to MCOG property and in the northern corner for the Warren County Trail. C1, Trout Production (TP) tributaries of the Pohatcong Creek run from Scott's Mountain into the Pohatcong Valley. Scott's Mountain is an important resource for scenic vistas, wildlife habitat and water quality.
- **Morris Canal Greenway** – This Greenway is shown as a 300 foot buffer on either side of the remains of the historic Morris Canal, which extends the entire width of the Township. This area builds upon Warren County's greenway vision and provides for the potential development of a pedestrian trail.
- **Pohatcong Ridge Greenway** – Composed of open farmland, wooded farmland, residential development, a private recreation area, steep slopes and a Natural Heritage Priority Site, this ridge is diverse mix of land uses and habitats. It provides scenic vistas, wildlife habitat and is critical to the water quality, of both the Pohatcong Creek and the Musconetcong River.
- **Musconetcong River Greenway** – This project area encompasses the Musconetcong River, New Jersey Department of Fish and Wildlife property,

preserved farmland, privately owned farm assessed property and a small portion of the Asbury Historic District. By preserving land within the Musconetcong Corridor, Franklin Township will be able to protect water quality, build trails, encourage recreation and protect wildlife and historic resources.

**Preservation Strategies** – Open space acquisition of within Greenway Project Areas is the best strategy to create greenways and to protect critical habitat. The Township can support the state initiative of expanding the Musconetcong Greenway and can partner with the state to purchase land by utilizing N.J.DEF Green Acres Program grants. Matching grants of up to 50% are offered to Townships that have a dedicated source of funding for open space. Funding may also be sought from the National Park Service, which offers conservation grants for open space preservation, the Warren County Open Space Committee, or from non-profit land trust organizations such as: Morris Land Conservancy, The Nature Conservancy, and the New Jersey Audubon Society. Funding for the protection of wildlife habitat is a priority of the Natural Resources Conservation Service and the New Jersey State Forest Service.

The parcel data associated with the Project Areas on the *Greenway Map* can be viewed on the *Open Space Map* and can also be accessed using the digital data provided to the Township with this Plan.

## **Riparian Buffer Zones**

**Open Space Significance:** Riparian Buffer Zones provide for the protection of water resources throughout the Township. They filter contaminants; provide habitat, and moderate water temperatures. This ensures healthy hydrology and cleaner water percolating back down to Franklin’s aquifer system from which most residents obtain their drinking water.

**Preservation Strategies:** The Township can preserve riparian areas through the regulation of a 300-foot buffer and enforcement and stewardship of this regulatory tool. In addition, critical parcels can be acquired in fee simple, while on others; the Township may want to acquire the development rights. Pohatcong Creek and its tributaries are C1 waterways and are required to have 300-foot buffers. The Township can also develop an ordinance requiring buffer areas a certain distance from other designated water bodies such as the Musconetcong River or Cordes and Hart’s Quarry lakes. Franklin could appeal to the state for additional Category One designation along the Musconetcong. The parcel data associated with these buffers can be viewed on the *Open Space Map* and can also be accessed using the digital data provided to the Township with this Plan. Citizen stewardship is also an important part of maintaining buffer zones around waterways. The Township and the Environmental and Open Space Commission in conjunction with local watershed associations can provide educational and information to private landowners.

## Asbury Historic District

***Open Space Significance:*** *The Asbury Historic District* in Franklin Township was included on the State register in 1992 and on the National Register in 1993. It extends from Maple Avenue to Kitchen and School Streets in the Village of Asbury (*See Greenway Map*). The district encompasses nearly all of Asbury and contains 148 buildings, mostly from the nineteenth century, with a few from the eighteenth century (*Warren County Environmental Commission, Historic Sites of Warren County*). This was the site of Franklin's first gristmill and includes the John Richey House and the Plenge site.

***Preservation Strategies:*** Designation on the National Register may qualify a site for federal funding for restoration and preservation. There are additional opportunities for state funding through the New Jersey Historic Trust. The Township has identified several preservation strategies in their updated Master Plan including: tax incentives, adaptive reuse and education relating to preservation, rehabilitation and restoration of historic structures and sites.



## **Action Program and Recommendations**

*“By preserving open space and protecting natural resources we are investing in our quality of life here in New Jersey.”*

*-- New Jersey Acting Governor Richard J. Codey, January 20, 2005*

The Action Program suggests projects that the Township should pursue to implement the Open Space and Recreation Plan. The activities listed for the first year after the completion of the Plan are the most urgent and will further Franklin Township’s Open Space program immediately. The “three year” recommendations are also important, but will take some time to complete. The “five year” projects should take place in the appropriate time frame, as opportunities arise. The Open Space and Recreation Plan is not a static document. The Action Program should be updated every year, and progress should be reported annually to the governing body.

### ***First Year***

- Adopt the Open Space and Recreation Plan as an amendment to the Township of Franklin’s Master Plan.
- Submit the final Open Space and Recreation Plan to Green Acres for the State’s Planning Incentive Program.
- Apply to the N.J. Green Acres Planning Incentive Grant program for funding based upon the Open Space and Recreation Plan.
- Prepare a Recreation and Open Space Inventory (ROSI) for the Township. Include both Asbury Field and Broadway Field.
- Review and prioritize the properties highlighted in the Open Space and Recreation Plan. Visit the properties and decide which one(s) to submit for county and state preservation funding.
- Prepare at least one application per year for the Warren County Open Space and Farmland Preservation Trust.
- Identify sites for new recreational facilities in Franklin Township.
- Meet with the NJ Department of Environmental Protection (NJ DEP) Division of Parks and Forestry and Division of Fish and Wildlife to discuss the preservation of properties within and adjacent to existing state holdings in the Township, including but not limited to the Musconetcong River and Warren Trail.
- Meet with County representatives of the Board of Recreation Commissioners and the Department of Land Preservation as well as the Warren County Morris Canal

Committee and Canal Society of N.J. to discuss the preservation of the Morris Canal in the Township.

- Continue to pursue the designation of the Musconetcong River as a “Wild and Scenic River” by the National Park Service.
- Send a municipal representative to the meetings of the Highlands Council, as the land south of Route 57 in the Township is within the Planning Area as established by the Highlands Water Protection and Planning Act.
- Educate local residents on the benefits of placing agricultural, conservation or historic easements on their property.

### ***Within Three Years***

- Update the Township’s Farmland Planning Incentive Grant (“PIG”) application to the State Agriculture Development Committee for the preservation of farmland clusters in the township, including farmland within the Pohatcong Valley Farmland Belt.
- Acquire parcel(s) in Franklin Township for recreational use, including the use of the municipal farmland and Edison Field.
- Meet with the owners of the Merrill Creek properties and N.J. Green Acres to encourage Merrill Creek to enroll their land in the Green Acres program to ensure permanent preservation of this critical and beautiful watershed land.
- Prepare a Natural Resource Inventory (NRI) to identify critical natural areas within the Township.
- Identify, acquire, or otherwise protect, land in areas of the Township that are important to the recharge and protection of Franklin Township’s ground water supply.
- Enact, or enhance existing, critical areas ordinances to protect, at a minimum, floodplains and wetlands, stream corridors (especially Category One streams such as the Pohatcong Creek and its tributaries), steep slopes, well-head protection areas and groundwater recharge areas. This should be done in concert with the Planning Board.
- Meet with Warren County representatives of the Department of Land Preservation and Board of Recreation Commissioners to coordinate common acquisition and preservation goals.
- Meet with adjacent municipalities and counties to discuss open space objectives and common programs and goals.

- Begin discussions with the Lawrenceville School Camp regarding the establishment of a conservation easement on a portion of their camping facility in the Township.
- Work with neighboring municipalities to coordinate and enhance the above ordinances.
- Working with the local Soil Conservation Service, offer information and resources to local farmland owners regarding soil conservation techniques and alternatives to protect the prime farmland soils located within the Township.
- Work with the Historic Preservation Commission to complete the Historic Sites Survey, to identify properties and districts eligible for listing on the state and federal historic registers. Encourage the owners to include these properties on the register.
- Review the Open Space and Recreation Plan yearly to update the properties and information, and submit the update to Green Acres.

#### ***Within Five Years***

- Conduct a workshop with local landowners explaining the benefits of the Forest Stewardship Program; distribute informational materials on the program and resources landowners can contact to enroll into the program.
- Discuss preservation priorities and other work being done by nonprofits active in the area to form partnerships, including the Musconetcong Watershed Association, The Nature Conservancy, and NJ Audubon Society.
- Meet with the NY/NJ Trail Conference, N.J. Green Acres and Warren County to identify and acquire properties to establish the Warren Trail with links into Franklin Township.
- Develop a formal network of walking and bicycling trails.
- Pursue the listing of additional historic sites in Franklin Township on the state and national registers of historic places, including the Plenge site.
- Maintain ongoing discussion with Warren County to coordinate common acquisition and preservation goals.
- Maintain ongoing communication with the U.S.EPA regarding the monitoring and clean-up of potable supply wells within the Pohatcong Valley.

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Personal communication: Bob Olsen, Regional Superintendent, N.J. Division of Fish and  
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Personal communication: Bob Resker, Administrator, Warren County Department of  
Land Preservation

Personal communication: David Donahue, Lawrenceville Camp Director. November  
2005.

Personal Communication: David K. Burd, Director, Merrill Creek Reservoir, November  
8, 2005.

Personal communication: Eloise Hagaman, Franklin Township Tax Assessor. November  
2005.

Personal communication: Henry Meltzer, chair of Historic Preservation Committee. July,  
November 2005.

Personal communication: Jeff DeAngelis, Franklin Township Youth Association  
president. September 2005.

Personal communication: Larry Fink, N.J.DEP, Green Acres Program. October 2005.

Personal communication: Mark Herzberg, Community Relations Coordinator, N.J.DEP.  
November 2005.

Personal communication: Mike Zawacki, President, Warren County Rod and Gun Club.  
November 2005.

Personal communication: Roger Jinks, Franklin Township Elementary School  
Superintendent. November 2005.

Personal communication: Wayne Martin, N.J. Forest Service, Regional Forester.  
November 2005.

Personal correspondence: Joel Tietz, Vice Chairman Franklin Township Land Use Board  
November 2005.

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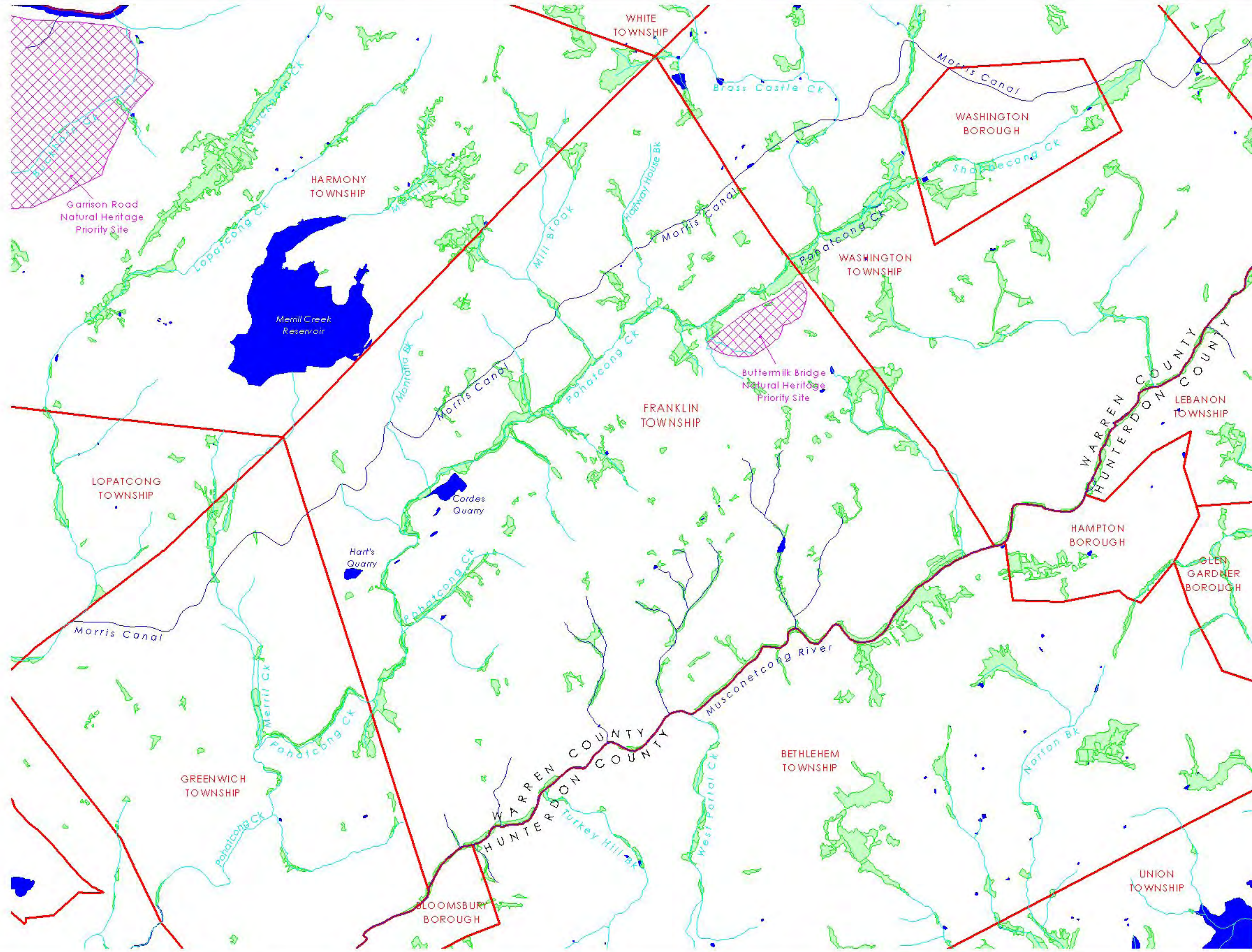
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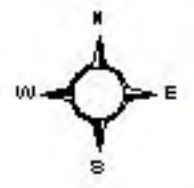
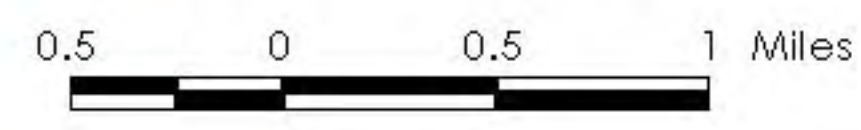
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## **Maps**

NATURAL FEATURES  
Township of Franklin  
Warren County, New Jersey



-  Category I River/Stream
-  Natural Heritage Priority Site
-  Wetland
-  River/Stream
-  Waterbody
-  County/Municipal Boundary

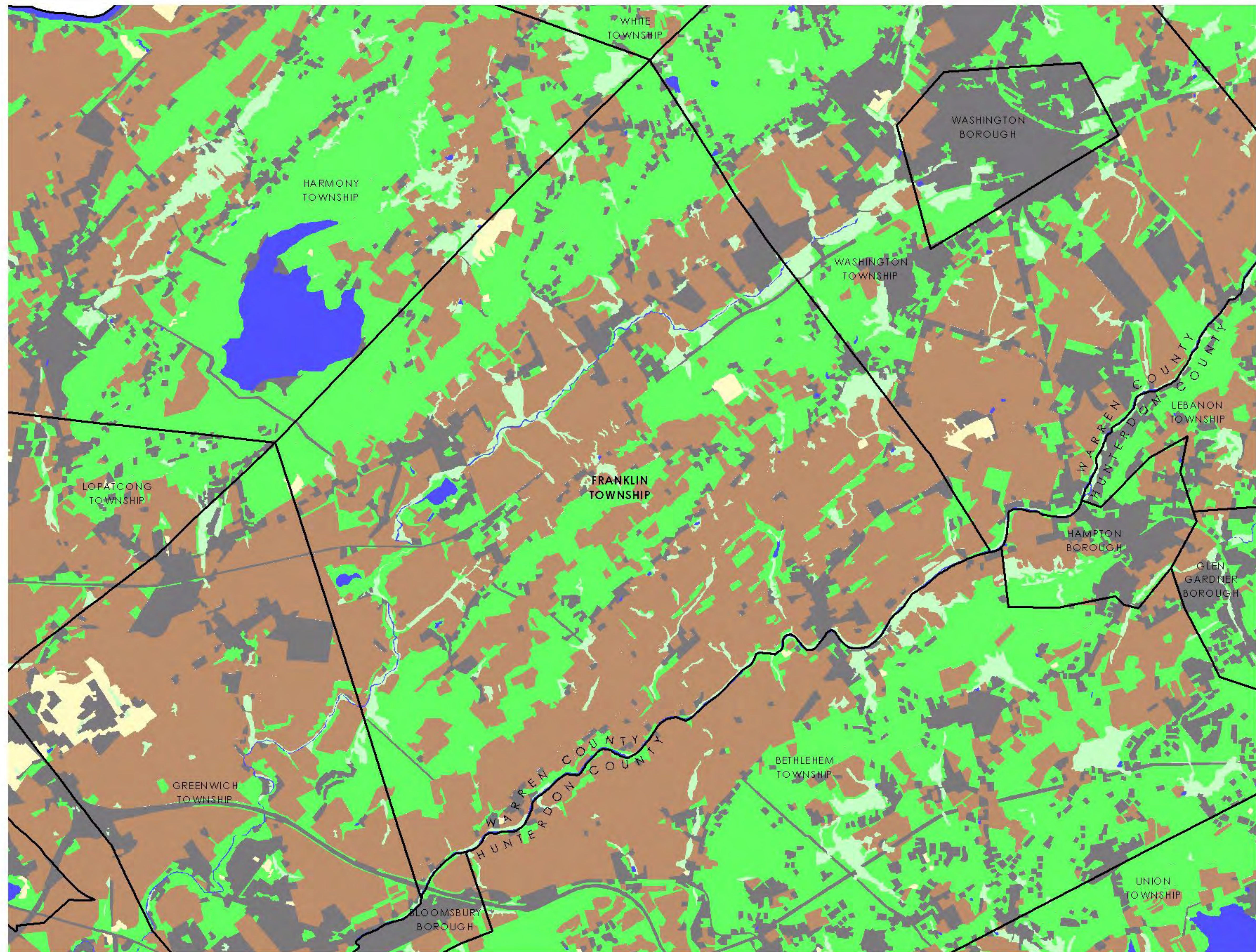


ARISTY MAPPING CENTER  
MOREN LAND CONSERVANCY  
19 Boonton Ave  
Boonton, NJ 07005  
Map Prepared January 23, 2006

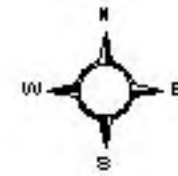
Data Source: NJDEP  
\*This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.\*

\*This map is to be used solely for planning purposes, and does not take the place of a survey.\*


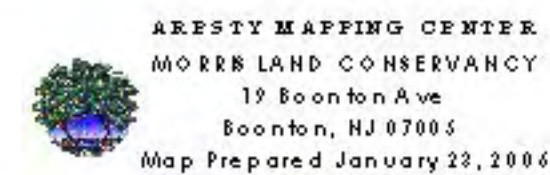
LAND USE  
Township of Franklin  
Warren County, New Jersey



-  Agriculture
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetland
-  County/Municipal Boundary



0.5 0 0.5 1 Miles

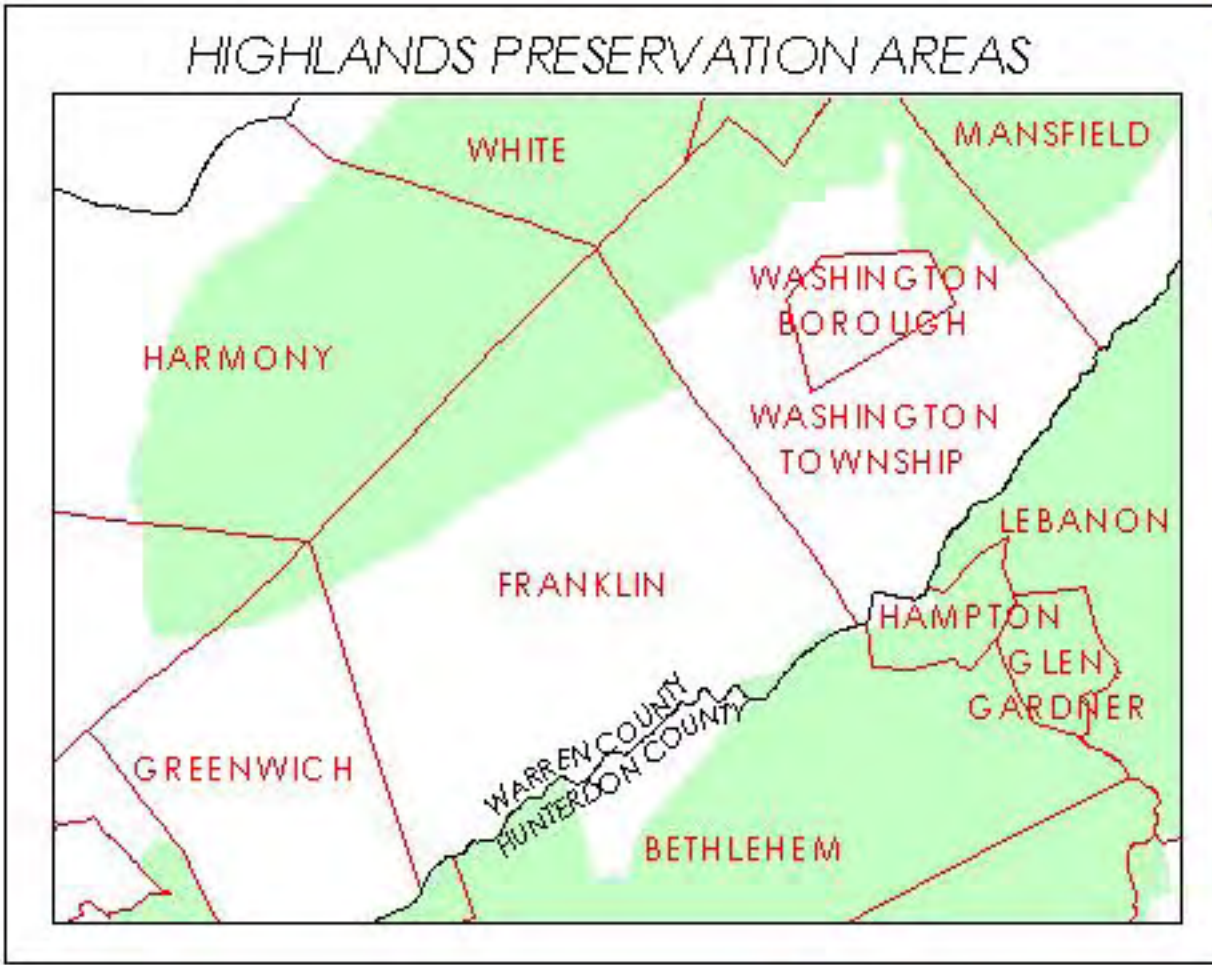
Data Sources: NJDEP  
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# OPEN SPACE MAP

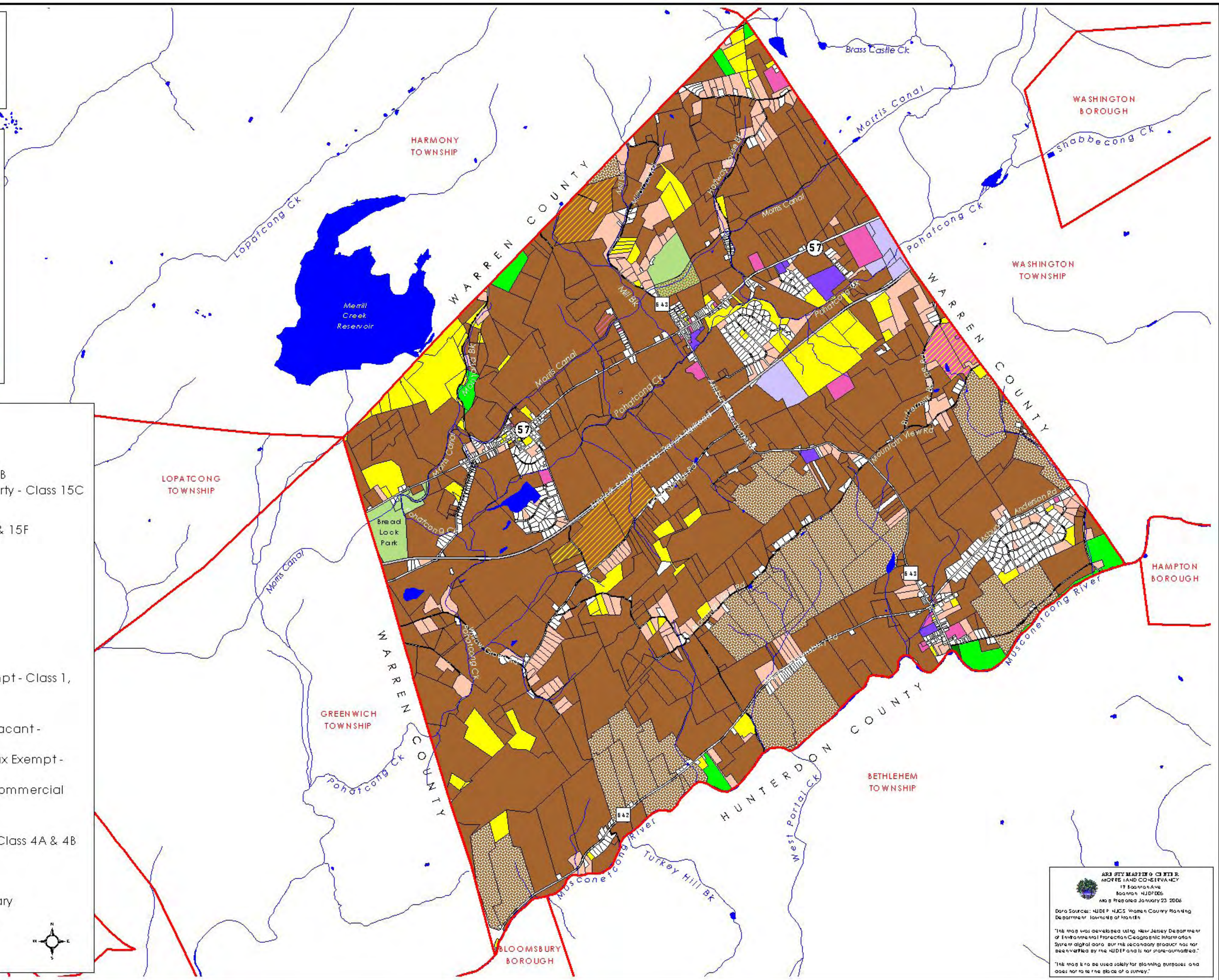
## Township of Franklin

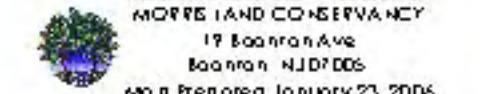
### Warren County, New Jersey



- State Owned Open Space - Class 15C
- County Owned Open Space - Class 15C
- County Owned & Privately Owned Property (subdivision line unknown) - Class 15C, 3A & 3B
- Musconetcong Watershed Association Property - Class 15C
- Preserved Farm - Class 3A & 3B
- State & County Owned Property - Class 15C & 15F
- Township Owned Property - Class 15C
- Vacant Property - Class 1
- Public School Property - Class 15A
- Other School Property - Class 15B
- Public Property - Class 15C
- Church & Charitable Property - Class 15D
- Cemeteries & Graveyards - Class 15E
- Other Exempt Property - Class 15F
- Property partially Vacant & partially Tax Exempt - Class 1, 15C & 15F
- Farm Assessed Property - Class 3A & 3B\*
- Property partially Farm Assessed & partially Vacant - Class 1 & 3B
- Property partially Farm Assessed & partially Tax Exempt - Class 3A, 3B & 15F
- Property partially Farm Assessed & partially Commercial or Industrial - Class 3B, 4A & 4B
- Residential Property > 2 acres - Class 2
- Commercial & Industrial Property > 2 acres - Class 4A & 4B
- Railroad
- Waterbody
- River/Stream
- Municipal Boundary
- Parcel

\* Part of one lot is assessed residential (class 2)

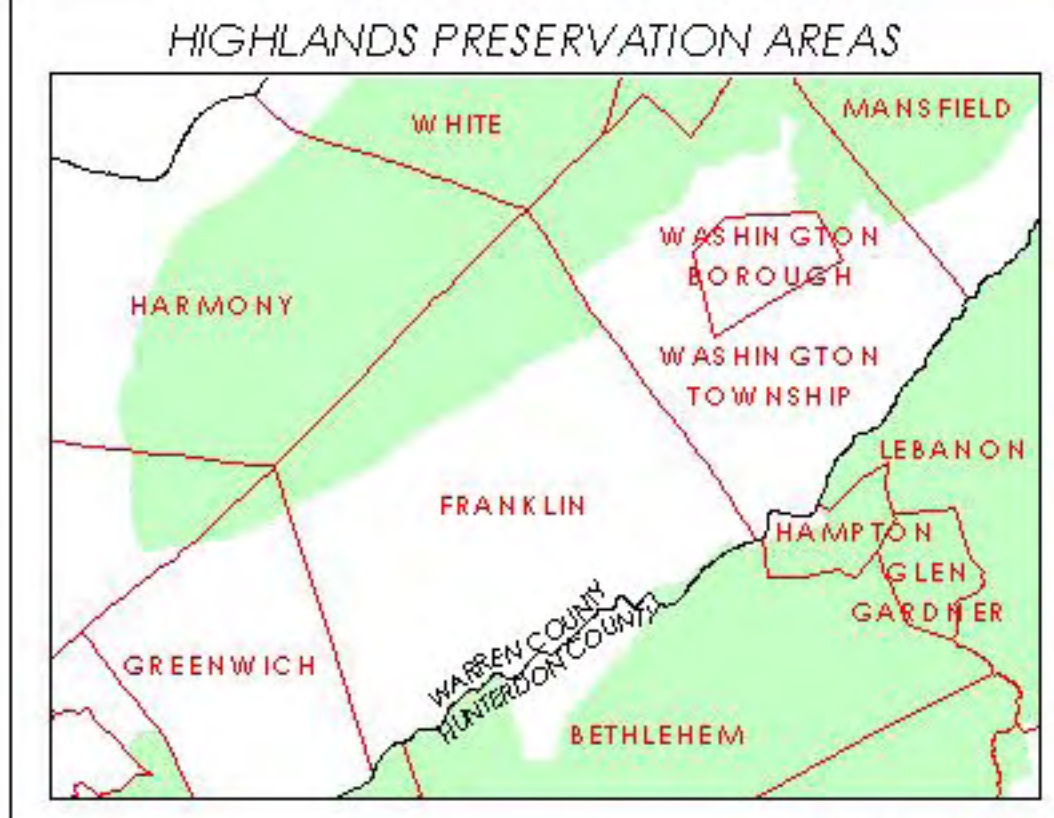


  
 ARMY MAPPING CENTER  
 MOORE AND COMPANY, INC.  
 1750 ROUTE 46  
 BOONVILLE, NJ 07005  
 No. 8 Prepared January 23, 2006  
 Data Source: NJDEP NJCS Warren County Planning Department, Township of Franklin  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. Our secondary product has not been verified by the NJDEP and is not state-certified.  
 This map is to be used solely for planning purposes and does not constitute a survey.

# GREENWAY MAP

## Township of Franklin

### Warren County, New Jersey

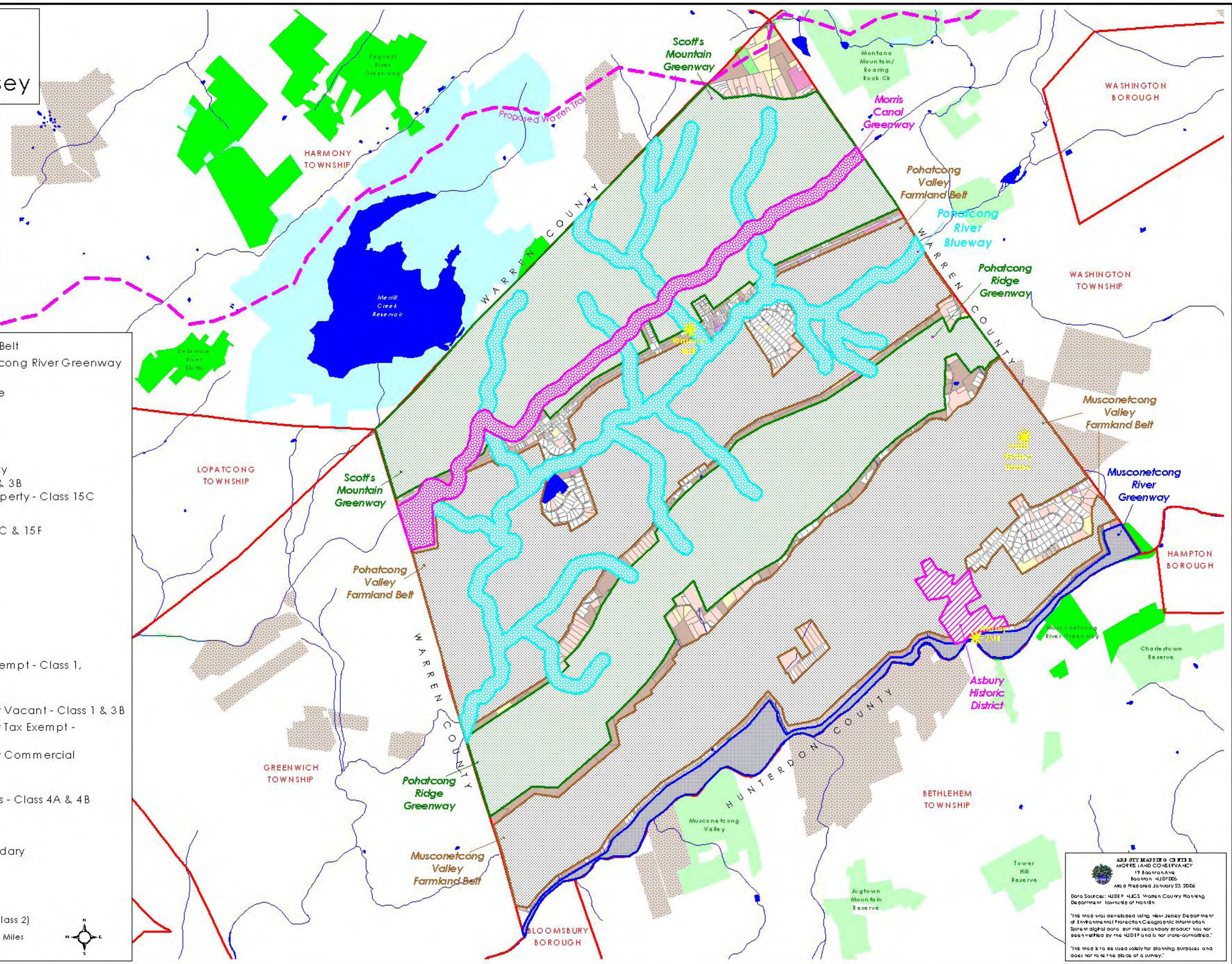
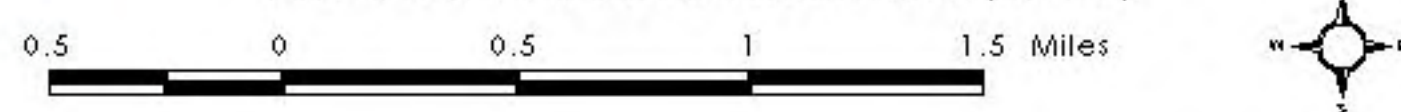


	Greenway		Farmland Belt
	River/Stream Buffer		Musconetcong River Greenway
	Morris Canal Buffer		Historic Site
	Historic District		
	Warren Trail (proposed)		

	State Owned Open Space - Class 15C
	County Owned Open Space - Class 15C
	County Owned & Privately Owned Property (subdivision line unknown) - Class 15C, 3A & 3B
	Musconetcong Watershed Association Property - Class 15C
	Preserved Farm - Class 3A & 3B
	State & County Owned Property - Class 15C & 15F
	Township Owned Property - Class 15C
	Vacant Property - Class 1
	Public School Property - Class 15A
	Other School Property - Class 15B
	Public Property - Class 15C
	Church & Charitable Property - Class 15D
	Cemeteries & Graveyards - Class 15E
	Other Exempt Property - Class 15F
	Property partially Vacant & partially Tax Exempt - Class 1, 15C & 15F
	Farm Assessed Property - Class 3A & 3B*
	Property partially Farm Assessed & partially Vacant - Class 1 & 3B
	Property partially Farm Assessed & partially Tax Exempt - Class 3A, 3B & 15F
	Property partially Farm Assessed & partially Commercial or Industrial - Class 3B, 4A, & 4B
	Residential Property > 2 acres - Class 2
	Commercial or Industrial Property > 2 acres - Class 4A & 4B
	Railroad
	Waterbody
	Parcel
	River/Stream
	Municipal Boundary
	Regional State Owned Open Space
	Regional Locally Owned Open Space
	Water Supply Management Area

\* Part of one lot is assessed residential (class 2)



**ASBURY MAPPING CENTER, INC.**  
 MOBILE AND COOPERATION  
 19 ESPLANADE  
 BOONAN NJ 07005  
 No. 8 Prepared January 23, 2006  
 Data Source: NJDEP NJCS Warren County Planning Department, Townships of Franklin  
 "This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. Our secondary product has not been verified by the NJDEP and is not state-certified."  
 "This map is to be used solely for planning purposes and does not constitute a survey."

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## **Appendix**

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# **Township of Franklin**

## **Open Space & Recreation Plan Public Hearing**

Municipal Building  
Route 57, Broadway  
Franklin Township, NJ

October 24, 2005  
7:00 pm

Hosted by Franklin Township Mayor Larry Adams  
the Township Committee, and  
the Franklin Township Environmental and Open Space Commission

### **AGENDA**

- 7:00 Flag Salute  
Welcome – Larry Adams or other designated official  
Introductions – *Beth Styler Barry, Chair, Open Space Advisory Committee*
- 7:15 Forum on Open Space and Recreation Plan Goals and Objectives  
Facilitated by Morris Land Conservancy: *Earl Riley, Land Preservation Director & Victoria Maroldi, Planning Manager*
- Presentation of draft Open Space Map
  - Public Comment & Participation  
Subject Areas for Discussion:
    - Natural Resource Protection
    - Historic Preservation
    - Farmland Preservation
    - Recreation: Active, Passive
    - Other items of Open Space interest
- 8:45 Conclusion - Attendees asked to “vote” for their priority goals. Meeting adjourned



Ms Maroldi explained that this plan is a requirement and when the plan is completed it will be adopted by the Land Use Board as part of the Master Plan. This meeting is part of that process. A grant will be applied for to NJ Green Acres program.

Comments were made by Henry Riewertz, Dave Detrich, Joel Tietz, Joe Flynn, Jill Calatuci, and George Bunyack.

The Land Use Board meets on December 7<sup>th</sup>. If the plan can be ready for that meeting, then the Board can hold a public hearing at their January meeting. Mr. Riley stated that it is not necessary that the LUB pass the resolution before the grant can be applied for.

The comments were concluded at 8:30 p.m. The public came up to look at the map and asked questions. The Committee then took a short break and started the regular meeting at 9 p.m.

Mr. Corde stated that he has resigned as the Committee Chair but is staying on as a member. Mr. Corde suggested Mrs. Barry and Chair and she has accepted. Mrs. Barry explained the Municipal Assessment Model for the Musconetcong Watershed and asked if this Committee would pass a Resolution to participate in the model.

### **RESOLUTION**

**WHEREAS**, this Committee has listened to the presentation made by Mrs. Barry concerning the Municipal Assessment Model and;

WHEREAS, this Committee sees the need to participate in this model;

This Resolution is being adopted by motion of Mr. Werkheiser that this Committee/Environmental Commission participates in the Municipal Assessment Model. Mr. Hood seconded the model with roll call as follows:

Ayes: Mrs. Barry, Mr. Corde, Mr. Hood, Ms Macaoay, and Mr. Werkheiser.

Nays: None recorded

Abstain: None recorded

Motion carries with five (5) affirmative votes.

I certify that this is a true copy of the Resolution approved by this Committee at their meeting on October 24, 2005.

---

Kathy Dossena, Secretary

Ms Macaoay volunteered to be the “point” person for this Committee. At the end of the whole process, the Township will get a report.

**Page 3**  
**Minutes – 10/24/05**

Mr. Riley gave his report. An appraisal was suggested for the Levins property, Blk 57, Lots 1 & 34. The approximate cost should not exceed \$3500. As one lot is zoned commercial and one is not, separate values will be obtained. A motion was made by Mr. Werkheiser that we recommend to the Township Committee to have this appraisal done. Ms Macaoay seconded the motion and Mr. Hood agreed. Mrs. Barry and Mr. Corde abstained as they know Mr. Levins.

Mrs. Dossena will put in a request to Dawn Marante, the CFO, that \$2100 be released from the Bond to the Open Space fund for the appraisal which we hope will be approved by the Township Committee.

Mr. Riley noted that the Committee will need to approve MLC for 2006. It will be done at the November meeting.

A listing of Pohatcong Ridge properties was discussed and Mr. Riley will start calling the owners.

The December meeting will be changed to December 19<sup>th</sup> from December 26<sup>th</sup>.

The meeting ended at 9:55 p.m.

Respectfully submitted,

Kathy Dossena  
Secretary

NAME	ADDRESS/MAIL	PHONE NO.	ORGANIZATION
1 Jeff DeAngelis	RUERealJrft@yahoo.com	908-212 1671	F.T.Y.A.
2 Joseph E. Flynn	10 DUFFSIDE DRIVE JFlynn@COMCAST.net	908-259 0361	FTYA
3 George A. Bulhak	61 BRYAN RD WASHINGTON, N.J. 07882	908-835 0891	FTYA
4 Alan Kocinski	16 W ANNE WAY WASHINGTON, NJ 07882	908-689 2225	FTYA
5 Joel Netz	4 TITWOOD G. WASHINGTON NJ 07882	908-689 0481	Land use
6 Chuck Fitzsimmons	3 Benjamin Drive Washington, NJ 07882	908-689 3797	FTYA
7			
8			
9			
10			

**FRANKLIN TOWNSHIP  
OPEN SPACE COMMITTEE**

P.O. Box 547, 2093 Rt. 57

Broadway, NJ 08808

Telephone: 908-689-3994

Fax: 908-689-5803

September 2005

Star Gazette  
Hackettstown, NJ

Please publish one time in your next edition – legal section the following notice. Please supply a proof of publication.

**FRANKLIN TOWNSHIP OPEN SPACE COMMITTEE**

**PLEASE TAKE NOTICE** the Franklin Township Open Space Committee will conduct a public hearing on the draft of the Open Space Map/Plan. There will also be a Greenway Map discussion. This will take place during the regularly scheduled meeting on Monday, October 24, 2005 at 7 p.m. The meeting will be held at the Franklin Township Municipal Building, 2093 Rt. 57, Broadway, NJ. The public is invited to attend.

Kathy Dossena  
Secretary

**Cc: Kerry Miller, ANJEC  
All Townships within 200 feet  
Township Committee Members  
Land Use Board Members**



**FRANKLIN TOWNSHIP  
OPEN SPACE COMMITTEE**

---

P.O. Box 547, 2093 Rt. 57

Broadway, NJ 08808

Telephone: 908-689-3994

Fax: 908-689-5803

**OPEN SPACE AND RECREATION PLAN MEETING**

**Monday, October 24, 2005 7:00 p.m.**

at the

**Franklin Township Municipal Building  
2093 Rt. 57, Broadway**

**The Franklin Township Open Space Committee will conduct a public hearing on the draft of the Open Space and Recreation Plan (OSRP). There will also be a Greenway Map discussion. This will take place during the regularly scheduled meeting. The public is invited to attend.**

*What is an OSRP?* An OSRP articulates a local government's vision of open space and recreation. It will establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. The purpose of an OSRP is to provide a framework for implementation. Through an OSRP Franklin Township will identify and examine open space and recreation resources important to the township and lay out ways to protect and enjoy them.

*Why is it important to plan for open space and recreation?* Without planning, the appearance of a community, the quality of life enjoyed by residents, and the community's natural resources can all be dramatically altered in a short period of time due to random changes in land use. We all know of areas that have been suburbanized and the associated impacts these areas have experienced. No one wants to live in a community that does not have parks or recreation areas. Yet, in order to provide these for residents, a local government must plan for them. Open space and recreation should be considered as part of the public infrastructure, just like roads, schools and utilities. No community would build a road without establishing the need for it and planning where it should go. The same is true for open space and recreation.

**FRANKLIN TOWNSHIP  
OPEN SPACE COMMITTEE**

P.O. Box 547, 2093 Rt. 57

Broadway, NJ 08808

Telephone: 908-689-3994

Fax: 908-689-5803

December 6, 2005

Star Gazette  
Hackettstown, NJ

Please publish one time in your next edition – legal section the following notice. Please supply a proof of publication.

**FRANKLIN TOWNSHIP OPEN SPACE COMMITTEE  
PUBLIC HEARING**

**PLEASE TAKE NOTICE** the Franklin Township Open Space Committee will hold their January meeting on Monday, January 9, 2006 instead of January 23, 2005 as originally scheduled. This meeting will follow the normal agenda and also will be the Second Public Hearing for the Open Space and Recreation Plan. The meeting will start at 7 p.m. and will be held at the Franklin Township Municipal Building, 2093 Rt. 57, Broadway, NJ. The public are invited to attend.

**Kathy Dossena**  
Secretary

**Cc: Kerry Miller – ANJEC**  
**All Townships within 200 feet – regular mail**  
**Township Committee Members**  
**Land Use Board Members**

**FRANKLIN TOWNSHIP  
OPEN SPACE COMMITTEE**

P.O. Box 547, 2093 Rt. 57

Broadway, NJ 08808

---

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Telephone: 908-689-3994

Fax: 908-689-5803

**OPEN SPACE AND RECREATION PLAN MEETING**

**Monday, January 9th, 2006 7:00 p.m.**

at the

**Franklin Township Municipal Building  
2093 Rt. 57, Broadway**

**The Franklin Township Open Space Committee will conduct a public hearing on the First Draft of the Open Space and Recreation Plan (OSRP). There will also be a Greenway Map discussion. The public is encouraged to attend.**

**Note: A copy of the plan is available for review at the Municipal Building during regular business hours.**

*What is an OSRP?* An OSRP articulates a local government's vision of open space and recreation. It will establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. The purpose of an OSRP is to provide a framework for implementation. Through an OSRP, Franklin Township will identify and examine open space and recreation resources important to the township and lay out ways to protect and enjoy them.

*Why is it important to plan for open space and recreation?* Without planning, the appearance of a community, the quality of life enjoyed by residents, and the community's natural resources can all be dramatically altered in a short period of time due to random changes in land use. We all know of areas that have been suburbanized and the associated impacts these areas have experienced. No one wants to live in a community that does not have parks or recreation areas. Yet, in order to provide these for residents, a local government must plan for them. Natural areas and recreation should be considered as part of the public infrastructure, just like roads, schools and utilities. No community would build a road without establishing the need for it and planning where it should go. The same is true for open space and recreation.

TO: STAR GAZETTE

1. Please publish the within legal notice in your issue of January 2, 2006 and January 18, 2006.
2. No reprints are required.
3. Please send proof of publication and the bill to the Municipal Clerk of Franklin Township, 2093 Rt. 57, P.O. Box 547, Broadway, NJ 08808

\*\*\*\*\*~

**FRANKLIN TOWNSHIP,  
WARREN COUNTY, NJ**

**LEGAL NOTICE**

**PUBLIC HEARING ON THE TOWNSHIP OF FRANKLIN APPLICATION  
TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION  
GREEN ACRES PLANNING INCENTIVE LAND ACQUISITION PROGRAM**

**PLEASE TAKE NOTICE**, that Franklin Township, in the County of Warren, State of New Jersey, will conduct a Public Hearing at the regularly scheduled meeting of February 6, 2006 at the Franklin Township Municipal Building, 2093 Rt. 57, Broadway, NJ in the Township of Franklin, said public hearing to begin at 7:00 p.m. or as soon as practical thereafter, at which time and place all interested parties will have an opportunity to be heard concerning the Township's application to the New Jersey Department of Environmental Protection Green Acres Planning Incentive Land Acquisition Program.

The Draft Application will be available for public inspection at the Office of the Municipal Clerk during regular business hours up to and including the public hearing.

By Order of the Township  
Committee

Denise L. Cicerelle, RMC, CMR  
Municipal Clerk

Dated: December 20, 2005

# FRANKLIN TOWNSHIP LAND USE BOARD

NOT OFFICIAL  
SUBJECT TO REVISION

## AGENDA

Meeting - March 1, 2006 7:30 p.m.  
Municipal Building, 2096 Rt. 57, Broadway, NJ  
*Automatic Adjournment at 10:30 p.m.*

1. FLAG SALUTE
2. ROLL CALL
3. CALL TO ORDER - Statement of Compliance  
Adequate notice of this meeting has been provided as required by law, by posting of the annual meeting notice on the municipal bulletin board and by mailing to the Star Gazette and Express Times in accordance with the Open Public Meeting Act, 1975.
4. RESOLUTION: MASTER PLAN – Open Space and Recreation Plan as An additional element to the Township’s Master Plan.
5. APPLICATIONS:  
  
Docket #04/04: Continuation for Brandywine Amended Preliminary Site Plan, Final Site Plan, and subdivision - Blk 26, Lot 3 M. Rieder Company, Applicant.  
(Action by: Month to Month extension)  
  
Docket #05/08 Preliminary and Final Site Plan with a Use Variance. for Blk 39, Lot 6.03 Chapel at Warren Valley, Applicant. (Action by: May 4, 2006)  
  
Docket #04/10: Preliminary Major Subdivision with D-Variance for Density on Blk 16, Lot 21 S. Smith, Applicant (Action by: 3/1/06)  
  
Docket #06/02: Concept/Information Discussion – Sleepy Hollow at Asbury, Block 46, Lots 20, 21, 23, & 29 Mr. D’Angelo, Applicant.
6. DISCUSSION:  
  
Mandatory Education for Board Members
7. BILLS
8. ADJOURNMENT

**TOWNSHIP OF FRANKLIN  
IN THE COUNTY OF WARREN**

**ORDINANCE 2004-8**

**ORDINANCE FOR THE CREATION  
OF AN OPEN SPACE COMMISSION**

**BE IT ORDAINED** by the Township Committee of the Township of Franklin, in the County of Warren, and State of New Jersey, as follows:

**Environmental and Open Space Commission.**

- a. *Establishment.* Pursuant to L. 1972, c. 35 (N.J.S.A. 40:56A.1 et. seq.), there is hereby established in and for the Township of Franklin an Environmental Commission, to be known as the "Franklin Township Environmental and Open Space Commission."
  
- b. *Term and Appointment; Vacancy.*
  1. The Environmental and Open Space Commission shall consist of seven (7) members to be appointed by the Mayor, one (1) of which seven (7) members shall be a member of the Franklin Township Planning Board. All members so appointed shall be residents of the Township of Franklin and shall serve without compensation. All appointments to such Commission shall be for a term of three (3) years or until a successor is appointed and qualified beginning the first day of January of the first year of the term. The initial appointment of said Commission shall have the terms of one, two or three years so as to provide for staggered expiration of the terms. The Mayor shall designate which of the appointees shall serve as Chairman or Presiding Officer of the Commission. Any vacancy on the Commission other than by expiration of term shall be filled for the unexpired term. Removal of any appointee shall be for cause, only on written charges and after hearing before the Mayor and Township Committee.
  
  2. In addition to resignation or death of an appointee or an appointee's moving his or her residence from the Township, any appointee who shall fail to attend three (3) successively called meetings of the Commission shall be deemed to have vacated his or her appointment to the Commission, at the discretion of the Township Committee.

3. The Environmental and Open Space Commission shall include two (2) alternate members, Alternate 1 and Alternate 2, for a term of two (2) years. The term of Alternate 2 shall be initially for one (1) year and thereafter for the stated two (2) year appointment. An alternate member may participate in discussions of the proceedings of the Commission but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote first.
- c. *Powers.* The Environmental and Open Space Commission shall have the power to conduct research into the use and possible use of the open land areas of the Township and may coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment it deems necessary for its purposes. It shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands, in order to obtain information on the proper use of such areas, and may from time to time recommend to the Franklin Township Planning Board plans and programs for inclusion in a Township Master Plan and the development and use of such areas.
- d. *Property Acquired.* The Environmental and Open Space Commission may, subject to the approval of the Township Committee, acquire property, both real and personal, in the name of the Township, by gift, purchase, grant, bequest, devise or lease, for any of its purposes and shall administer the same for such purposes, subject to the terms of the conveyance or gift. Such an acquisition may be to acquire the fee or any lesser interest, development right, easement (including conservation easements), covenant or other contractual right (including a conveyance on conditions or with limitations or reversions), as may be necessary to acquire, maintain, improve, protect, limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas in the Township.
- e. *Records.* The Environmental and Open Space Commission shall keep records of its meetings and activities and shall make an annual report to the Township Committee.
- f. *Appropriations.* The governing body of a municipality may appropriate funds for the expenses incurred by the Environmental Commission. The Commission may appoint such clerks and other employees as it may from time to time require and as shall be within the limits of funds appropriated to it.
- g. *Dissolution.* The Commission may be dissolved at any time by the majority vote of the Township Committee.

On motion by Wayne Ferguson and seconded by Larry Adams the aforementioned **Ordinance 2004-8** be introduced. Final reading and adoption to take place at a public hearing on **Monday September 13, 2004** at the hour of 7:00 p.m.

<b>Roll Call Vote</b>	<b>Yes</b>	<b>No</b>	<b>Absent/Abstained</b>
Earl Sigler			X
Wayne Ferguson	X		
Pence Ziegler			X
Larry Adams	X		
Mayor Riggs	X	(3) Yes (1) Abstained	(1) Absent Motion carried

I, Denise L. Cicerelle, certify this to be a true copy of an Ordinance passed by the Franklin Township Committee at a regularly scheduled meeting held on August 2, 2004.

---

Denise L. Cicerelle, Clerk  
 Franklin Township  
 Warren County, State of New Jersey

**Dated: August 2, 2004**



**RESOLUTION 98-28**

**RESOLUTION REQUESTING THAT THE COUNTY CLERK OF  
THE COUNTY OF WARREN PRINT UPON THE OFFICIAL BALLOT  
TO BE USED AT THE NEXT ENSUING GENERAL ELECTION A  
PROPOSITION AUTHORIZING THE TOWNSHIP OF FRANKLIN  
TO ESTABLISH AN OPEN SPACE TRUST FUND TO BE USED FOR THE  
ADMINISTRATION AND ACQUISITION OF OPEN SPACE/AND  
OR AS FARM LAND AND TO IMPOSE A DEDICATED  
TAX THEREFORE ON THE REAL PROPERTY OF  
THE TOWNSHIP OF FRANKLIN.**

**WHEREAS,** The Township of Franklin has determined that a non-binding referendum is appropriate at the next General Election in which the public shall consider whether the Township of Franklin should be authorized to administer a program and purchase and acquire lands for conservation as Open Space or as Farmland in accordance with the authorization contained in N.J.S.A. 40:12-12 et. seq.; and

**WHEREAS,** for that purpose the Township Committee of the Township of Franklin has approved the content of the referendum question and interpretive statements to appear on the ballot;

**NOW, THEREFORE, BE IT RESOLVED,** that the Township Committee of the Township of Franklin hereby requests that the Warren County Clerk pursuant to N.J.S.A. 19:37-1 print upon the official ballot to be used at the next ensuing General Election the following proposition and interpretive statements:

**TOWNSHIP QUESTION:**

Shall the Township of Franklin consider establishing a Municipal Open Space Recreation and Farmland and Historic Preservation Trust Fund to be used exclusively for the purposes of acquiring land for preservation as open space in order to protect drinking water sources, provide outdoor recreation and preserve farmland or historic preservation or assist in the acquisition of same or the administration of programs serving the same purposes within the Township of Franklin to be funded at the rate not to exceed \$.02 per \$100.00 of total municipal real property valuation?

**Interpretive Statement**

This non-binding referendum will give the elected officials of the Township of Franklin the sentiment of the voters concerning the establishment of a "Municipal Open Space Recreation and Farmland and historic Preservation Trust Fund" to be used exclusively for the purposes of acquiring land for preservation as open space in order to protect drinking water sources, provide outdoor recreation and preserve farmland or historic preservation or assist in the acquisition of same or the administration of programs

serving the same purposes within the Township of Franklin to be funded at a rate not to exceed \$.02 per \$100.00 of total municipal real property valuation. The Township of Franklin will annually determine the yearly rate, which may not exceed \$.02 per \$100.00 of total municipal real property valuation. As an example, at the rate of \$.02 rate, the owner of a property assessed at \$100,00.00 would be contributing for municipal tax purposes \$20.00 to the Open Space Preservation Trust Fund of the Township of Franklin. It has been recommended that the rate for the first year be set at \$.02. Money raised for this Fund could only be used for the purposes set forth herein which will remain as open space and for the costs and/or farmland and for the cost of administering these programs. Once the objectives of this program have been achieved, the tax can be discontinued.

**NOW, THEREFORE, BE IT RESOLVED,** by the Township Committee of the Township of Franklin that this resolution shall take effect immediately.

The within Resolution was moved by Committeeman Earl Sigler and seconded by Pence Ziegler and upon roll call vote was passed.

Roll Call Vote	Yes	No	Absent/abstained
Larry Adams	X		
Earl Sigler	X		
Wayne Ferguson	X		
Pence Ziegler	X		
Mayor Riggs	X		

**I HEREBY CERTIFY** that the foregoing is a true and complete copy of a Resolution adopted by the Mayor and Township Committee of the Township of Franklin, in the County of Warren, State of New Jersey, at a duly convened meeting held on Monday, March 9, 1998.

**IN WITNESS WHEREOF,** I hereby set my hand and seal of the Township of Franklin, this 9th. day of March 1998.

Audrey Schmidt  
Clerk

**TOWNSHIP OF FRANKLIN  
COUNTY OF WARREN**

**ORDINANCE 99-6**

**AN ORDINANCE ESTABLISHING AN OPEN SPACE TRUST FUND  
AND LEVYING A TAX THEREFOR**

**WHEREAS**, On Tuesday, November 3, 1998, the voters of the Township of Franklin approved a public question which recommended that the Township Committee of the Township of Franklin adopt an Ordinance establishing an Open Space Trust Fund to be used solely for the purchase of property or easements within the Township of Franklin for preservation of open space in order to protect drinking water sources, provide for active and passive outdoor recreation and preserve farmland to be funded through the collection of local property taxes in the amount of \$.02 per hundred dollars of assessed value.

**NOW, THEREFORE BE IT ORDAINED AND ENACTED**, by the Township Committee of the Township of Franklin, County of Warren, and State of New Jersey, that the following Ordinance be established as follows:

**Municipal Open Space Trust Fund.**

1. Establishment of Fund. There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Municipal Open Space Trust Fund". A special bank account shall be opened and maintained for The Municipal Open Space Trust Fund.
2. Purposes of Fund. Funds from the Municipal Open Space Trust Fund may be utilized for the following purposes:
  - (a) The acquisition and development and/or maintenance of lands for recreation and/or conservation.
  - (b) The acquisition of farmland for farmland preservation;
  - (c) Historic preservation of historic properties, sites, structures, facilities, areas or objects for historic, educational or recreational purposes.
  - (d) Payment of debt service on indebtedness issued or incurred by the Township of Franklin for any of the purposes as set forth in (a) through (c) above.
3. Definitions. As used in this Ordinance, the following terms shall be defined as

follows:

- (a) "Acquisition" shall mean the securing of a fee simple or a lesser interest in land, including but not limited to an easement restricting development, by gift, purchase, installment purchase agreement, devise or condemnation.
  - (b) "Development" shall mean any improvement to land acquired for the purposes of the fund as stated in this ordinance, designed to expand and enhance its utilization for such purposes.
  - (c) "Farmland" shall mean land actively devoted to agricultural or horticultural use that qualifies to be valued, assessed, and taxed pursuant to the "Farmland Assessment Act of 1964," P.L. 1964, c. 48, N.J.S.A. 54:4-23 et. seq.
  - (d) "Farmland Preservation" shall mean the long-term preservation of farmland for agricultural or horticultural use.
  - (e) "Land" "lands" or "Property" shall mean any real property, including improvement thereof or thereon, rights of way, water, lakes, streams, rivers, riparian and other rights, easements, development rights, privileges, licenses and all other rights or interests of any kind or description in, relating to or connected with real property.
  - (f) "Recreation" shall mean the use of land or lands for parks, athletic facilities, open space, fishing, hunting, camping, boating, winter sports, or similar uses for either public outdoor recreation, or the use of lands for public indoor recreation.
  - (g) "Conservation" shall mean the use of land or lands for parks, open space natural areas, ecological and biological studies, forests, water reserves, or wildlife preserves for the conservation of natural resources.
  - (h) "Historic Preservation" shall mean the acquisition, maintenance and restoration of properties of historic significance to Franklin Township.
4. Tax Levy: The Municipal Open Space Trust Fund shall be funded through the dedication to the fund of an amount of \$.02 per \$100.00 of assessed valuation of each annual tax levy commencing with the 1999 tax year and the 1999 budget year. The Municipal Open Space Trust Fund shall also be permitted to accept donations and testamentary bequests. The accumulated receipts and deposits within the Municipal Open Space Trust Fund may be utilized only for the purposes set forth in Section 2 of this Ordinance. Any and all interest accruing shall be retained in

and used for the same purposes as established in accordance with Section 2 of this Ordinance.

- 5. Appointment and Allocation of Fund: The Township Committee of the Township of Franklin, annually, after the holding of one public hearing thereon, shall apportion and allocate the use of the funds collected among the purposes set forth in Section 2 of this Ordinance.
- 6. Conveyance: Any and all land, lands or property acquired by the Township of Franklin pursuant to this Ordinance shall be held by the Township of Franklin in trust. The deed or other instrument of conveyance into the Township of Franklin shall bear a legend stating that the said land, lands or property are conveyed to the Township of Franklin subject to this Ordinance.
- 7. Sale of Property. No land, lands or property acquired pursuant to this Ordinance with funds from the Municipal Open Space Trust Fund shall be leased, sold or otherwise conveyed unless action has been authorized by the Township Committee of the Township of Franklin in a manner as prescribed by law. The Township Committee of the Township of Franklin, after at least one public hearing thereon, and upon a finding that the purposes of this Ordinance shall otherwise be better served or that any land acquired by the Township of Franklin pursuant to this Ordinance is required for another public use, may, by Ordinance, convey through sale, exchange, transfer or other disposition, title to or a lesser interest in that land, lands or property, provided that the Township of Franklin shall replace any land, lands or property of at least equal fair market value and of reasonably equivalent usefulness, size, quality and location to the land conveyed. Any moneys derived from the conveyance shall be deposited into the Municipal Open Space Trust fund created by the Ordinance.

**BE IT FURTHER ORDAINED** that all ordinances or parts of Ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon proper passage and publication in accordance with law.

On motion by Committeeman Larry Adams and seconded by Earl Sigler the aforementioned Ordinance 99-6 be introduced this 8<sup>th</sup> day of February, 1999.

Roll Call Vote	YES	NO	ABSENT/ABSTAINED
Larry Adams	X		
Earl Sigler	X		
Wayne Ferguson			X
Pence Ziegler	X		
Mayor Riggs	X		

**RESOLUTION 2000-58**

**WHEREAS**, The Township Committee of the Township of Franklin, County of Warren, State of New Jersey, has questioned the need of additional open space funding, and

**WHEREAS**, the need for additional Open Space Recreation and Farmland and Historic Preservation are so important to the future of the Township of Franklin and its future growth, and

**WHEREAS**, a question is to be put to the public on the November ballot addressing such needs and concerns is one that requires public input, and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Franklin, County of Warren, that the following question shall be put to the public on November 7, 2000.

**FRANKLIN QUESTION**

Shall the Township of Franklin consider increasing a Municipal Open Space recreation and Farmland and Historic preservation Trust Fund to be used exclusively for the purposes of acquiring land for preservation as open space in order to protect drinking water sources, provide outdoor recreation and preserve farmland or historic preservation or assist in the acquisition of same or the administration of programs serving the same purposes within the Township of Franklin to be funded at the rate of an additional \$.02 per \$100.00 of total municipal real property valuation?

---

YES

---

NO

On motion by Wayne Ferguson and seconded by Larry Adams the foregoing Resolution 2000-57 be adopted as read.

<b>Roll Call Vote</b>	<b>Yes</b>	<b>No</b>	<b>Absent/Abstained</b>
Earl Sigler	X		
Wayne Ferguson	X		
Pence Ziegler	X		
Larry Adams	X		
Mayor Riggs	X	(5) Yes	Motion carried

# OFFICIAL GENERAL ELECTION BALLOT

NOVEMBER 7, 2000

Franklin Twp.

*D. Lee*  
 D. Lee  
 County Clerk

District #2

  
 Accessible  
 Polling Location

TO VOTE: Complete the arrow(s) pointing to your choice(s). LIKE THIS:  
 Make a heavy bold mark with pencil provided. DO NOT ERASE.

**INSTRUCTIONS TO VOTERS**  
 For a candidate, or for or  
 Public Question printed  
 , complete the arrow  
 e candidate or Public  
 you want to vote for.  
 For more candidates  
 a to be elected to any

or any person whose  
 printed on the ballot,  
 blank space provided  
 nd complete arrow to  
**FAILURE TO**  
**THE ARROW WILL**  
**OTE.** Mark only with  
 ic.  
 Iface of wrongly mark  
 urn it and get another  
 ASE.

**PUBLIC QUESTION NO. 1**

**OF PETROLEUM  
 LOSS RECEIPTS TAX AND  
 UNITS FROM SALES TAX  
 TRANSPORTATION SYSTEM**

amendment to Article VIII, Section  
 of the Constitution of the  
 Jersey, agreed to by the  
 viding for the crediting of  
 ed account in the General  
 the fiscal year in which this  
 approved, or not less than  
 fine revenues from the tax  
 receipts of the sale of  
 ets, and of not less than  
 f such revenue in each State  
 efer and providing that in  
 year next commencing after  
 amendment and thereafter  
 that special account of  
 s of the revenues from the  
 ed under the Sales and Use  
 ch shall be not less than  
 r the State fiscal year next  
 after this amendment is  
 d \$140,000,000 for the  
 State fiscal year, and  
 for each State fiscal year  
 be available only for the  
 State transportation system.  
 We enacted on or before  
 2000 dedicating any of these  
 ed service on bonds of the  
 any other uses of these  
 approved?

YES  
 NO

**INTERPRETIVE STATEMENT**

One amendment dedicates  
 revenues for funding the  
 and repair of the State  
 system. It provides that the  
 the tax on the gross receipts  
 petroleum products would be  
 for funding. Also beginning  
 next year next commencing

**STATE PUBLIC QUESTION NO. 2**

**CONSTITUTIONAL AMENDMENT TO  
 PERMIT THE LEGISLATURE TO  
 AUTHORIZE BY LAW THE DISCLOSURE  
 TO THE GENERAL PUBLIC OF  
 INFORMATION CONCERNING PERSONS  
 FOUND TO HAVE COMMITTED A SEX  
 OFFENSE.**

Shall the amendment to Article IV of the  
 Constitution, agreed to by the Legislature,  
 permitting the Legislature to authorize by  
 law the disclosure to the general public of  
 information pertaining to the identity,  
 specific and general whereabouts, physical  
 characteristics and criminal history of  
 persons found to have committed a sex  
 offense, notwithstanding any other provision  
 of the Constitution and irrespective of any  
 right or interest in maintaining  
 confidentiality, and providing that the scope,  
 manner and format of the disclosure of such  
 information shall be determined by or  
 pursuant to the terms of the law authorizing  
 the disclosure, be approved?

YES  
 NO

**INTERPRETIVE STATEMENT**

This constitutional amendment would permit  
 the Legislature to enact laws authorizing the  
 disclosure to the general public of  
 information pertaining to the identity, general  
 and specific whereabouts, physical  
 characteristics and criminal history of  
 persons found to have committed a sex  
 offense. This information would enable the  
 public to take appropriate precautions to  
 avoid or reduce the possibility of recidivist  
 acts by such offenders. The amendment  
 clarifies that the disclosure of this  
 information as authorized by the Legislature  
 would not be constrained by any other  
 provision of the Constitution or any other  
 right or interest in maintaining  
 confidentiality. It further clarifies that the  
 Legislature would be authorized to establish  
 by law the scope, manner and format of any  
 such disclosure.

**PRESIDENTIAL ELECTORS FOR**

Vote for ONE

- GEORGE W. BUSH Republican
- AL GORE Democrat
- PAT BUCHANAN Reform Party
- DAVID MCREYNOLDS Socialist Party USA
- HOWARD PHILLIPS Democratic Party
- HARRY BROWNE Libertarian Party
- JAMES HARRIS Socialist Workers Party
- RALPH NADEAU Green Party
- JOHN HAGEN Independent Party
- WRITE-IN

**MEMBER OF THE UNITED STATES**

SENATE Vote for ONE

**MEMBER OF THE HOUSE  
 OF REPRESENTATIVES  
 (5th Congressional Dist.)**

Vote for ONE

- MARGE ROUKEMA Republican
- LINDA A. MERCURIO Democratic
- ROBERT J. MCCAFFERTY New Jersey Independents
- HELEN HAMILTON National Law Party
- IRA W. GOODMAN Ralph Nader
- MICHAEL "MUP" KING Green Party
- WRITE-IN

**SURROGATE**

Vote for ONE

- SUSAN DICKEY Republican
- JAMES A. MILLEN Democratic
- ROBERT SHANDOR No Party Affiliation
- WRITE-IN

**FREEHOLDER**

Vote for ONE

- MIKE O'BRIEN Republican
- ANN M. STONE Democratic
- JOHN J. CELENTANO Independent
- THOMAS "PEGGIE" REGGUT Green Party
- WRITE-IN

**FRANKLIN QUESTION**

Shall the Township of Franklin consider  
 increasing a Municipal Open Space  
 Recreation and Farmland and Historic  
 preservation Trust Fund to be used  
 exclusively for the purposes of acquiring  
 land for preservation as open space in order  
 to protect drinking water sources, provide  
 outdoor recreation and preserve farmland or  
 historic preservation or assist in the  
 acquisition of same or the administration of  
 programs serving the same purposes within  
 the Township of Franklin to be funded at the  
 rate of an additional \$0.02 per \$100.00 of  
 total municipal real property valuation?

YES  
 NO

**TOWNSHIP COMMITTEE**

Vote for TWO

- EARL SGLER Republican
- LARRY ADAMS Democrat
- NO NOMINATION MADE Democrat
- NO NOMINATION MADE Socialist
- WRITE-IN
- WRITE-IN

# Certificate of Election

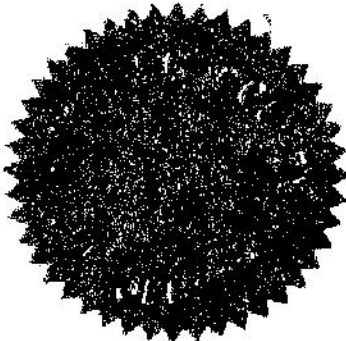
A STATEMENT OF THE DETERMINATION OF THE BOARD OF COUNTY CANVASSERS  
relative to an election held in the TOWNSHIP of FRANKLIN  
in the County of Warren, on the 7th day of November in the year of our Lord two  
thousand and 00, for the election of: Public Question

THE SAID BOARD DOES DETERMINE that at the above mentioned election,

Municipal Open Space, Recreation & Farmland Preservation	YES	895
rate not to exceed \$.02 per \$100.00	NO	318

I DO CERTIFY that the foregoing is a true and correct statement of the determination of the  
Board of Canvassers therein mentioned, as relates to the office of Public Question  
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the County of  
Warren to be affixed, this 13th day of November, in the  
year of our Lord two thousand and 00.



*Patricia A. Rotas*  
Chairman of the Board of County Canvassers

Attest:  
*[Signature]*  
Warren County Clerk



# OFFICIAL GENERAL ELECTION BALLOT

NOVEMBER 6, 2001

Franklin Twp.

*Terrance D. Lee*

Terrance D. Lee  
Warren County Clerk

District #2



Accessible  
Polling Location

**TO VOTE:** Complete the arrow(s) pointing to your choice(s), **LIKE THIS**.  
Make a heavy bold mark with pencil provided. **DO NOT ERASE.**

### INSTRUCTIONS TO VOTERS

To vote for a candidate, or for or against a Public Question printed on the ballot, complete the arrow pointing to the candidate or Public Question that you wish to vote for.

Do not vote for more candidates than there are to be elected to any office.

To vote for any person whose name is not printed on the ballot, print name in blank space provided for write-in and complete arrow to the right. **FAILURE TO COMPLETE THE ARROW WILL VOID THE VOTE.** Mark only with pencil provided.

If you tear, deface or wrongly mark this ballot, return it and get another. **DO NOT ERASE.**

### FRANKLIN QUESTION

"Shall the Township consider increasing a municipal open space recreation and farmland and historic preservation trust funds to be used exclusively for acquisition of land for recreation and conservation purposes, or developing of lands acquired for recreation and conservation purposes, or maintenance of land acquired for recreation and conservation purposes, or acquisition of farmland for farmland preservation purposes within the Township of Franklin to be funded at the rate of an additional \$ 02 per \$100 of total municipal real property valuation?"

YES

NO

### COUNTY QUESTION NO. 1

"Shall the Board of Chosen Freeholders of the County Warren explore a multi-count institution arrangement and jointer with other count governments and their common colleges thereby examining t potential establishment of multi-county institution of high education which would maintain Warren County campus a provide greater access to deg- programs and expand curriculum?"

### INTERPRETIVE STATEMENT

"Shared resources with oth county governments and the respective county colleges co- enable Warren County residents attend classes at campuses other counties at in-county tuak rates; offer additional degree ar certificate programs; redur administrative costs; and provi other campus amenities n currently available to Warr County residents."

### COUNTY QUESTION NO. 2

"Shall the membership of the boar of chosen freeholders of Warr County be increased from three (3) to five (5) members?"

### INTERPRETIVE STATEMENT

This binding county referendu question, if approved, wou increase the membership of th Warren County Board of Chosn Freeholders from three (3) to fi (5) members. The increase wou take effect at next year's gener election to be held on November 2002.

### GOVERNOR Vote for ONE

BRET SCHUNDLER Republican

JAMES E. MCGREEVEY Democrat

BILL SCHLUTER Independent

MARK EDGERTON Unaffiliated Party

JERRY L. COLEMAN Green Party

KARI SAGHS Business Workers Party

MICHAEL W. KOONTZ No Government Party

GEORGE WATSON, JR. Free Market Society

DOSTANTINO ROZZO Socialist Party USA

WRITE-IN

### STATE SENATE (23rd District) Vote for ONE

LEONARD LANCE Republican

FREDERICK P. COOK Democratic

WRITE-IN

### GENERAL ASSEMBLY (23rd District) Vote for TWO

CONNIE MYERS Republican

MIKE DOHERTY Republican

J. REBECCA GOFF Democrat

THOMAS E. PALMER Democrat

MIKE KING Warren/County-Run Independent

WRITE-IN

WRITE-IN

### SHERIFF Vote for ONE

SAL SIMONETTI Republican

ROBERT GARA Democrat

### TOWNSHIP COMMITTEE Vote for TWO

PENCE ZIEGLER Republican

VALEPIE FIGGS Republican

NO NOMINATION MADE Democratic

NO NOMINATION MADE Democratic

WRITE-IN

WRITE-IN

# Certificate of Election

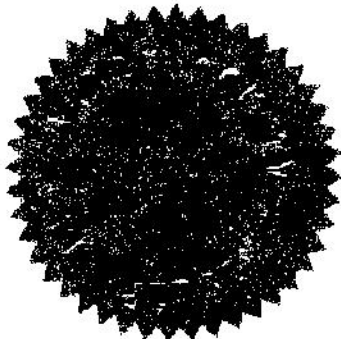
A STATEMENT OF THE DETERMINATION OF THE BOARD OF COUNTY CANVASSERS  
relative to an election held in the TOWNSHIP of FRANKLIN  
in the County of Warren, on the 6th day of November in the year of our Lord two  
thousand and one for the election of: PUBLIC QUESTION

THE SAID BOARD DOES DETERMINE that at the above mentioned election,


Farmland and historic preservation trust funded at the rate of an additional \$0.02 per \$100 of total municipal real property valuation	YES	457
	NO	301

I DO CERTIFY that the foregoing is a true and correct statement of the determination of the  
Board of Canvassers therein mentioned, as relates to the office of PUBLIC QUESTION  
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the County of  
Warren to be affixed, this 12th day of November, in the  
year of our Lord two thousand and one



  
Chairman of the Board of County Canvassers

Attest:  
  
Warren County Clerk

**ORDINANCE 2002-6****AN ORDINANCE TO AMEND AN  
ORDINANCE ESTABLISHING AN  
OPEN SPACE TRUST FUND  
AND LEVYING A TAX THEREFOR**

**WHEREAS**, On Tuesday, November 6, 2001, the voters of the Township of Franklin approved a public question which recommended that the Township Committee of the Township of Franklin adopt an Ordinance establishing an Open Space Trust Fund to be used solely for the purchase of property or easements within the Township of Franklin for preservation of open space in order to protect drinking water sources, provide for active and passive outdoor recreation and preserve farmland to be funded through the collection of local property taxes in the amount of \$.06 per hundred dollars of assessed value.

**NOW, THEREFORE BE IT ORDAINED AND ENACTED**, by the Township Committee of the Township of Franklin, County of Warren, and State of New Jersey, that the following Ordinance be established as follows:

**Municipal Open Space Trust Fund.**

1. Establishment of Fund. There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Municipal Open Space Trust Fund". A special bank account shall be opened and maintained for The Municipal Open Space Trust Fund.
2. Purposes of Fund. Funds from the Municipal Open Space Trust Fund may be utilized for the following purposes:
  - (a) The acquisition and development and/or maintenance of lands for recreation and/or conservation.
  - (b) The acquisition of farmland for farmland preservation;
  - (c) Historic preservation of historic properties, sites, structures, facilities, areas or objects for historic, educational or recreational purposes.
  - (d) Payment of debt service on indebtedness issued or incurred by the Township of Franklin for any of the purposes as set forth in (a) through (c) above.

3. Definitions. As used in this Ordinance, the following terms shall be defined as follows:
- (a) "Acquisition" shall mean the securing of a fee simple or a lesser interest in land, including but not limited to an easement restricting development, by gift, purchase, installment purchase agreement, devise or condemnation.
  - (b) "Development" shall mean any improvement to land acquired for the purposes of the fund as stated in this ordinance, designed to expand and enhance its utilization for such purposes.
  - (c) "Farmland" shall mean land actively devoted to agricultural or horticultural use that qualifies to be valued, assessed, and taxed pursuant to the "Farmland Assessment Act of 1964," P.L. 1964, c. 48, N.J.S.A. 54:4-23 et. seq.
  - (d) "Farmland Preservation" shall mean the long-term preservation of farmland for agricultural or horticultural use.
  - (e) "Land" "lands" or "Property" shall mean any real property, including improvement thereof or thereon, rights of way, water, lakes, streams, rivers, riparian and other rights, easements, development rights, privileges, licenses and all other rights or interests of any kind or description in, relating to or connected with real property.
  - (f) "Recreation" shall mean the use of land or lands for parks, athletic facilities, open space, fishing, hunting, camping, boating, winter sports, or similar uses for either public outdoor recreation, or the use of lands for public indoor recreation.
  - (g) "Conservation" shall mean the use of land or lands for parks, open space natural areas, ecological and biological studies, forests, water reserves, or wildlife preserves for the conservation of natural resources.
  - (h) "Historic Preservation" shall mean the acquisition, maintenance and restoration of properties of historic significance to Franklin Township.
4. Tax Levy: The Municipal Open Space Trust Fund shall be funded through the dedication to the fund of an amount of \$.06 per \$100.00 of assessed valuation of each annual tax levy commencing with the 2002 tax year and the 2002 budget year. The Municipal Open Space Trust Fund shall also be permitted to accept donations and testamentary bequests. The accumulated receipts and deposits within the Municipal Open Space Trust Fund may be utilized only for the purposes set forth in Section 2 of this Ordinance. Any and all interest accruing shall be retained in

and used for the same purposes as established in accordance with Section 2 of this Ordinance.

5. **Apportionment and Allocation of Fund:** The Township Committee of the Township of Franklin, annually, after the holding of one public hearing thereon, shall apportion and allocate the use of the funds collected among the purposes set forth in Section 2 of this Ordinance.
6. **Conveyance:** Any and all land, lands or property acquired by the Township of Franklin pursuant to this Ordinance shall be held by the Township of Franklin in trust. The deed or other instrument of conveyance into the Township of Franklin shall bear a legend stating that the said land, lands or property are conveyed to the Township of Franklin subject to this Ordinance.
7. **Sale of Property.** No land, lands or property acquired pursuant to this Ordinance with funds from the Municipal Open Space Trust Fund shall be leased, sold or otherwise conveyed unless action has been authorized by the Township Committee of the Township of Franklin in a manner as prescribed by law. The Township Committee of the Township of Franklin, after at least one public hearing thereon, and upon a finding that the purposes of this Ordinance shall otherwise be better served or that any land acquired by the Township of Franklin pursuant to this Ordinance is required for another public use, may, by Ordinance, convey through sale, exchange, transfer or other disposition, title to or a lesser interest in that land, lands or property, provided that the Township of Franklin shall replace any land, lands or property of at least equal fair market value and of reasonably equivalent usefulness, size, quality and location to the land conveyed. Any moneys derived from the conveyance shall be deposited into the Municipal Open Space Trust fund created by the Ordinance.

**BE IT FURTHER ORDAINED** that all ordinances or parts of Ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon proper passage and publication in accordance with law.

On motion by Committeeman Larry Adams and seconded by Earl Sigler the aforementioned Ordinance 2002-6 be introduced this 11<sup>th</sup> day of February, 2002.

<b>Roll Call Vote</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT/ABSTAINED</b>
Larry Adams	X		
Earl Sigler	X		
Wayne Ferguson			X
Pence Ziegler	X		
Mayor Riggs	X		

**Dated 2/11/2002**

**RESOLUTION 2004-51**

**WHEREAS,** The Township Committee of the Township of Franklin, County of Warren, State of New Jersey, has questioned the need of additional open space funding, and

**WHEREAS,** the need for additional Open Space Recreation and Farmland and Historic Preservation are so important to the future of the Township of Franklin and its future growth, and

**WHEREAS,** a question is to be put to the public on the November ballot addressing such needs and concerns is one that requires public input, and

**NOW, THEREFORE, BE IT RESOLVED,** by the Township Committee of the Township of Franklin, County of Warren, that the following question shall be put to the public on November 2, 2004.

**FRANKLIN QUESTION**

Shall the Township of Franklin consider increasing a Municipal Open Space recreation and Farmland and Historic preservation Trust Fund to be used exclusively for the purposes of acquiring land for preservation as open space in order to protect drinking water sources, provide outdoor recreation and preserve farmland or historic preservation or assist in the acquisition of same or the administration of programs serving the same purposes within the Township of Franklin to be funded at the rate of an additional \$.005 per \$100.00 of total municipal real property valuation?

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO

On motion by Wayne Ferguson and seconded by Larry Adams the foregoing **Resolution 2004-51** be adopted as read.

<b>Roll Call Vote</b>	<b>Yes</b>	<b>No</b>	<b>Absent/Abstained</b>
Earl Sigler	X		
Wayne Ferguson	X		
Pence Ziegler			X
Larry Adams	X		
Mayor Riggs	X	(4)Yes (1) Absent	Motion carried

**I HEREBY CERTIFY** that the foregoing is a true and complete copy of a Resolution adopted by the Mayor and Township Committee of the Township of Franklin, in the County of Warren, State of New Jersey, at a duly convened meeting held on Monday, August 2, 2004.

**IN WITNESS WHEREOF**, I hereby set my hand and seal of the Township of Franklin, this 2nd day of August, 2004.

Denise L. Cicerelle, RMC, CMR  
Municipal Clerk  
Franklin Township  
Warren County

**Amended Date: August 2, 2004**

# Certificate of Election

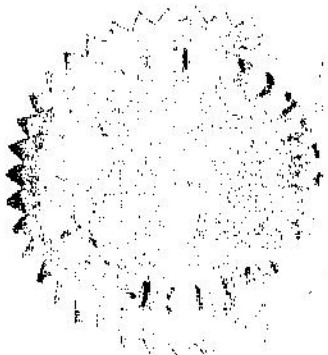
A STATEMENT OF THE DETERMINATION OF THE BOARD OF COUNTY CANVASSERS relative to an election held in the TOWNSHIP of FRANKLIN

In the County of Warren, on the 2nd day of November in the year of our Lord two thousand and four, for the election of: PUBLIC QUESTION

THE SAID BOARD DOES DETERMINE that at the above mentioned election,  
Increase a Municipal Open Space recreation and Farmland and Historic preservation Trust Fund to 5 cents  
YES 881  
NO 521

I DO CERTIFY that the foregoing is a true and correct statement of the determination of the Board of Canvassers therein mentioned, as relates to the office of PUBLIC QUESTION therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the County of Warren to be affixed, this 8th day of November, in the year of our Lord two thousand and four



Gloria A. Decker  
Chairman of the Board of County Canvassers

Attest:

Terrence D. Lee  
Warren County Clerk



**ORDINANCE 2005-15**

**AN ORDINANCE TO AMEND AN  
ORDINANCE ESTABLISHING AN  
OPEN SPACE TRUST FUND  
AND LEVYING A TAX THEREFOR**

**WHEREAS,** On Tuesday, November 2, 2004, the voters of the Township of Franklin approved a public question which recommended that the Township Committee of the Township of Franklin adopt an Ordinance establishing an Open Space Trust Fund to be used solely for the purchase of property or easements within the Township of Franklin for preservation of open space in order to protect drinking water sources, provide for active and passive outdoor recreation and preserve farmland to be funded through the collection of local property taxes in the amount of \$.065 per hundred dollars of assessed value.

**NOW, THEREFORE BE IT ORDAINED AND ENACTED,** by the Township Committee of the Township of Franklin, County of Warren, and State of New Jersey, that the following Ordinance be established as follows:

**Municipal Open Space Trust Fund.**

1. Establishment of Fund. There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Municipal Open Space Trust Fund". A special bank account shall be opened and maintained for The Municipal Open Space Trust Fund.
2. Purposes of Fund. Funds from the Municipal Open Space Trust Fund may be utilized for the following purposes:
  - (a) The acquisition and development and/or maintenance of lands for recreation and/or conservation.
  - (b) The acquisition of farmland for farmland preservation;
  - (c) Historic preservation of historic properties, sites, structures, facilities, areas or objects for historic, educational or recreational purposes.
  - (d) Payment of debt service on indebtedness issued or incurred by the Township of Franklin for any of the purposes as set forth in (a) through (c) above.

3. Definitions. As used in this Ordinance, the following terms shall be defined as follows:
- (a) "Acquisition" shall mean the securing of a fee simple or a lesser interest in land, including but not limited to an easement restricting development, by gift, purchase, installment purchase agreement, devise or condemnation.
  - (b) "Development" shall mean any improvement to land acquired for the purposes of the fund as stated in this ordinance, designed to expand and enhance its utilization for such purposes.
  - (c) "Farmland" shall mean land actively devoted to agricultural or horticultural use that qualifies to be valued, assessed, and taxed pursuant to the "Farmland Assessment Act of 1964," P.L. 1964, c. 48, N.J.S.A. 54:4-23 et. seq.
  - (d) "Farmland Preservation" shall mean the long-term preservation of farmland for agricultural or horticultural use.
  - (e) "Land" "lands" or "Property" shall mean any real property, including improvement thereof or thereon, rights of way, water, lakes, streams, rivers, riparian and other rights, easements, development rights, privileges, licenses and all other rights or interests of any kind or description in, relating to or connected with real property.
  - (f) "Recreation" shall mean the use of land or lands for parks, athletic facilities, open space, fishing, hunting, camping, boating, winter sports, or similar uses for either public outdoor recreation, or the use of lands for public indoor recreation.
  - (g) "Conservation" shall mean the use of land or lands for parks, open space natural areas, ecological and biological studies, forests, water reserves, or wildlife preserves for the conservation of natural resources.
  - (h) "Historic Preservation" shall mean the acquisition, maintenance and restoration of properties of historic significance to Franklin Township.
4. Tax Levy: The Municipal Open Space Trust Fund shall be funded through the dedication to the fund of an amount of \$.065 per \$100.00 of assessed valuation of each annual tax levy commencing with the 2006 tax year and the 2006 budget year. The Municipal Open Space Trust Fund shall also be permitted to accept donations and testamentary bequests. The accumulated receipts and deposits within the Municipal Open Space Trust Fund may be utilized only for the purposes set forth in Section 2 of this Ordinance. Any and all interest accruing shall be retained in

and used for the same purposes as established in accordance with Section 2 of this Ordinance.

5. Apportionment and Allocation of Fund: The Township Committee of the Township of Franklin, annually, after the holding of one public hearing thereon, shall apportion and allocate the use of the funds collected among the purposes set forth in Section 2 of this Ordinance.
6. Conveyance: Any and all land, lands or property acquired by the Township of Franklin pursuant to this Ordinance shall be held by the Township of Franklin in trust. The deed or other instrument of conveyance into the Township of Franklin shall bear a legend stating that the said land, lands or property are conveyed to the Township of Franklin subject to this Ordinance.
7. Sale of Property. No land, lands or property acquired pursuant to this Ordinance with funds from the Municipal Open Space Trust Fund shall be leased, sold or otherwise conveyed unless action has been authorized by the Township Committee of the Township of Franklin in a manner as prescribed by law. The Township Committee of the Township of Franklin, after at least one public hearing thereon, and upon a finding that the purposes of this Ordinance shall otherwise be better served or that any land acquired by the Township of Franklin pursuant to this Ordinance is required for another public use, may, by Ordinance, convey through sale, exchange, transfer or other disposition, title to or a lesser interest in that land, lands or property, provided that the Township of Franklin shall replace any land, lands or property of at least equal fair market value and of reasonably equivalent usefulness, size, quality and location to the land conveyed. Any moneys derived from the conveyance shall be deposited into the Municipal Open Space Trust fund created by the Ordinance.

**BE IT FURTHER ORDAINED** that all ordinances or parts of Ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon proper passage and publication in accordance with law.

On motion by Committeeman Wayne Ferguson and seconded by Mike Ferri the aforementioned **Ordinance 2005-15** be introduced this 1st day of August, 2005.

<b>Roll Call Vote</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT/ABSTAINED</b>
Mike Ferri	X		
Mark Blaszk	X		
Bonnie Butler	X		
Wayne Ferguson	X		
Mayor Larry Adams	X		
		(5) Yes (0) No	Motion Carried

**Dated: August 1, 2005**

**NOTICE**

NOTICE is hereby given that the foregoing Ordinance was introduced on the first reading at the regular meeting of the Township Committee of the Township of Franklin held on Monday, August 1, 2005 and will be considered for adoption upon second and final reading at its regular meeting to be held on Monday, September 12, 2005 at 7:00 p.m. at the Franklin Township Municipal Building, Broadway, N.J. 08808, when all persons interested shall be given an opportunity to be heard concerning the same

Township of Franklin

Denise L. Cicerelle, Municipal Clerk

**CERTIFICATION**

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE AND ACCURATE COPY OF AN ORDINANCE ADOPTED BY THE GOVERNING BODY OF THE TOWNSHIP OF FRANKLIN AT A MEETING HELD ON AUGUST 1, 2005.

Denise L. Cicerelle , RMC, CMR  
Franklin Township  
County of Warren

**SEAL**

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## **ARTICLE I, Agricultural Rights [Adopted 12-8-1980 by Ord. No. 80-15]**

### **§ 73-1. Statement of findings.**

The Mayor and Township Committee, being aware and having studied the character, history and economic and sociological history of the township, and upon the finding that the historical economic backbone of the Township of Franklin has been that of a farming and agricultural community and in furtherance of protecting the agricultural rights that have existed for hundreds of years, further state that the policy of the township is to maintain the farming characteristics of the township and the effects thereon as a result of residential, industrial and commercial development which, in surrounding communities, have been eroding the existence of working farms and the effects thereon by said development and the further effects of technological needs for the agricultural community which have engendered the development of conflicts of said new development with the necessary and good farming practices and other activities indigenous to farming, and the Mayor and Township Committee further find, as a result of these changed conditions and the effects that future development have upon the ability of farmers to maintain a livelihood and utilize customary procedures and techniques, that this chapter should be adopted stating the public policy and protecting the farmers in preservation of their farms and common farming practices within the areas of the Township of Franklin.

### **§ 73-2. Right to farm.**

In that the policy as above stated under § 73-1 is further provided in the land use study and land use acts as adopted by the township <sup>EN</sup> in allowing farming and all farming agricultural uses in all zoning districts within the Township of Franklin, it is hereby recognized to exist as a right of the farmer and his agents and employees to utilize their land and property in a manner of good common agricultural practices and the pursuit of their livelihood, however, within and subject to the regulations established by the Township of Franklin, County of Warren, State of New Jersey, in regard to health code regulations. Henceforth, it is hereinafter recognized that, under the right to farm, all residents in pursuit of agricultural livelihood shall be allowed to continue previous practices established as good farming techniques and procedures with regard to all aspects of farming, including but not limited to plowing, seeding, fertilizing and spraying by the use of tractors or air spraying, the right to use the large equipment and tractors, including the application of chemical fertilizers, insecticides and herbicides, as well as other customary farm equipment for the purpose of producing from the land agricultural products, including vegetables, grains, feed, crops, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds. The right to farm shall further include the right to utilize the land for grazing of all animals, subject to all health restrictions for intensive livestock farms or other restrictions in regard to spreading of manure.

**§ 73-3. Activities not restricted.**

The activities, agricultural uses and good farming practices as hereinabove set forth may occur without abatement or interference seven days a week, including Sundays, holidays and on a twenty-four-hour daily basis. Further, said activities and farming rights as hereinabove provided shall not be hindered, abated or interfered with in regard to the reasonable common farming practices of noise, odors and dust related to those activities and recognized as being a part thereof and shall be the established right of agricultural pursuits within reasonable bounds and cannot be hindered by adjoining or contiguous residential development.

**ARTICLE II, Farmland Preservation Program [Adopted 12-19-1988 by Ord. No. 88-10]**

**§ 73-4. Recommendation by Mayor and Township Committee.**

The Mayor and Township Committee, being the governing body of the Township of Franklin, County of Warren, do hereby recommend to the Warren County Agricultural Development Board that the petitions for the creation of a municipally approved farmland program within the Township of Franklin, County of Warren, be hereby approved for the following reasons:

- A. The intent and purposes of the farmland preservation program, as established under N.J.S.A. 4:1C-11 et seq., conforms to the Franklin Township Master Plan of 1978 and the reexamination of said Master Plan in May of 1988 in preserving the prime farmland within the township.
  
- B. The lands of the petitioners were zoned low-density areas pursuant to their high quality Class 1, Class 2 and Class 3 agricultural soils.
  
- C. The Master Plan reexamination thereof supports the agricultural preservation program in that said lands and the preservation thereof are recognized as part of the township's agricultural base and that the same is expected to be a goal of the township plan in the future.
  
- D. The objectives, goals and general concept of the farmland preservation program complement the future planning goals of the township.

**§ 73-5. Establishment.**

The Mayor and Township Committee hereby establish a farmland preservation program within the limits of the Township of Franklin, County of Warren, and hereby

authorize the Clerk to forward a copy of this chapter, duly passed, to the Warren County Agricultural Development Board as a requirement to establish a municipal program within the township.

**§ 73-6. Creation; funding.**

The establishment of a municipal farmland preservation program is created without funds being appropriated therefor. The creation of said program is based upon and subject to funding for the same by the State of New Jersey and/or the County of Warren pursuant to P.L. 1983, c. 32 (N.J.S.A. 4:1C-11 et seq.).

**ARTICLE III, Farm Assessed Lands [Adopted 7-28-1997 by Ord. No. 97-11]**

**§ 73-7. On-site inspection.**

The Franklin Township Tax Assessor shall conduct an on-site inspection of each and every farm assessed land and land for which farm assessment has been applied within the Township of Franklin once every three years in accordance with N.J.S.A. 54:4-23.13.

**§ 73-8. Fee.**

Each owner of farm assessed land or land for which farm assessment has been applied shall pay a fee to the Township of Franklin of \$25 for each parcel of said land, except that contiguous and noncontiguous parcels of land owned by the same owner shall be subject to a single fee. Such fee shall be paid by the owner of the land every three years at the time of filing of the application for farm assessment, and prior to the on-site inspection by the Tax Assessor.



## **Parcel Data Tables**

Township of Franklin - State Land - Class 15C

Preserved Open Space							
Block	Lot	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
8	20	ST OF NJ DEPT OF ENVIRON PROTECTION	401 EAST STATE STREET	TRENTON NJ	08625	18	15C
8	39	ST OF NJ DEPT OF ENVIRON PROTECTION	401 EAST STATE STREET	TRENTON NJ	08625	21	15C
8	41	ST OF NJ DEPT OF ENVIRON PROTECTION	401 EAST STATE STREET	TRENTON NJ	08625	1	15C
12	7.01	STATE OF NJ DEP	CN 114	TRENTON NJ	08625	12	15C
12	11	STATE OF NJ DEP	PO BOX 412	TRENTON NJ	08625	4	15C
52	1.01	STATE OF NEW JERSEY, DEP	401 EAST STATE STREET	TRENTON NJ	08625	1	15C
52	1.02	NJ DEPARTMENT OF ENVIRONMENTAL PROT	401 EAST STATE STREET	TRENTON NJ	08625	38	15C
53	2.03	NJ DEPT OF ENV PROTECTION & ENERGY	401 EAST STATE STREET	TRENTON NJ	08625	35	15C
53	3.01	NJ DEPT OF ENV PROTECTION & ENERGY	401 EAST STATE STREET	TRENTON NJ	08625	3	15C
53	4.01	NJ DEPARTMENT OF ENVIRONMENTAL PROT	401 EAST STATE STREET	TRENTON NJ	08625	1	15C
53	5.01	NJ DEPARTMENT OF ENVIRONMENTAL PROT	401 EAST STATE STREET	TRENTON NJ	08625	4	15C
59	3	NJ DEPT ENVIR PROTECTION & ENERGY	DEPUTY ATT GENERAL,CN 114	TRENTON, NJ	08625	21	15C
					<b>Total:</b>	<b>159</b>	
Other State Land							
Block	Lot	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
16	10	STATE OF NEW JERSEY	WEST STATE ST	TRENTON, N J	08646	1	15C
46	32	STATE OF N J DEPT OF ENVIR PROTEC.	LABOR & INDUSTRY BLDG	TRENTON, N.J.	08646	54	15C
					<b>Total:</b>	<b>55</b>	

Township of Franklin - County Land - Class 15C

Preserved Open Space									
Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class	
11	1		WARREN CTY BD OF CHOSEN FREEHOLDERS	165 CTY RT 519 S	BELVIDERE NJ	07823	58	15C	
18	27		WARREN CTY BD OF CHOSEN FREEHOLDERS	165 CTY RD 519 S	BELVIDERE NJ	07823	16	15C	
39	1		WARREN CTY BD OF CHOSEN FREEHOLDERS	ADMIN BLDG 165 CR 519 S	BELVIDERE NJ	07823	76	15C	
39	3.01		COUNTY OF WARREN	165 CR 519 SOUTH	BELVIDERE NJ	07823	4	15C	
39	3.03		WARREN CTY BD OF CHSN FREEHOLDERS	165 CR 519 S	BELVIDERE NJ	07823	1	15C	
39	3.05	1.01, 2.01	WARREN COUNTY BOARD OF CHOSEN FREEH	165 CR 519 SOUTH	BELVIDERE NJ	07823	17	15C	
39	4		WARREN CTY BD OF CHOSEN FREEHOLDERS	ADMIN BLDG 165 CR 519 S	BELVIDERE NJ	07823	1	15C	
39	5.01		WARREN COUNTY	WAYNE DUMONT JR ADM BLDG	BELVIDERE, NJ	07823	1	15C	
							<b>Total:</b>	<b>174</b>	
Other County Land									
Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class	
8	42		WARREN CTY BD OF CHOSEN FREEHOLDERS	12 MONTANA ROAD	BELVIDERE, NJ	07823	2	15C	
16.01	1	L 2-4	WARREN COUNTY	POB 125	BELVIDERE NJ	07823	48	15C	
16.01	9.01	FOR-FIRE SCHOC	BOARD OF CHOSEN FREEHOLDERS	BELVIDERE COURT HOUSE	BELVIDERE, N J	07823	9	15F	
							<b>Total:</b>	<b>59</b>	

Township of Franklin - Municipal Land - Class 15C

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
16	9		TOWNSHIP OF FRANKLIN	POB 547 ROUTE 57	BROADWAY NJ	08808	29	15C
16	11		TOWNSHIP OF FRANKLIN	ROUTE 57	BROADWAY NJ	08808	1	15C
16	12.01		TOWNSHIP OF FRANKLIN	PO BOX 547	BROADWAY, NJ	08808	3	15C
17	36	L39	FRANKLIN TOWNSHIP	POB 547 RT 57	BROADWAY, N J	08808	6	15C
45	15	L16	FRANKLIN TOWNSHIP	P O BOX 547	BROADWAY, NJ	08808	8	15C
56	21		FRANKLIN TOWNSHIP	P O BOX 547	BROADWAY NJ	08808	6	15C
						<b>Total:</b>	<b>53</b>	

Township of Franklin - Other Public Land - Class 15A

<b>Block</b>	<b>Lot</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Owner's Address</b>	<b>Zip</b>	<b>Acreage</b>	<b>Class</b>
26	12	FRANKLIN TOWNSHIP	PUBLIC SCHOOL	BROADWAY, N.J.	08808	9	15A
					<b>Total:</b>	<b>9</b>	

Township of Franklin - Vacant Land - Class 1

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
1	4		HUNTERDON CAPITAL, LLC	20 BARTLES CORNER ROAD	FLEMINGTON NJ	08822	40	1
1	4.01		CAROPRESE, JAMES	2641 ROUTE 57	STEWARTSVILLE NJ	08886	3	1
1	11		NEMETH, WILLIAM & BRENDA T.	55 RESERVOIR ROAD	STEWARTSVILLE NJ	08886	1	1
1	12		MONTREY LIVING TRUST	509 GROVE AVENUE	EDISON, NJ	08820	4	1
1	13	LOTS 29, 30 & 31	MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK ROAD	WASHINGTON NJ	07882	29	1
1	14		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK ROAD	WASHINGTON NJ	07882	11	1
1	16	L17	SICKLE, FRANK JR.	212 OLD ORCHARD DRIVE	EASTON, PA.	18042	3	1
1	19		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	9	1
1	20		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	85	1
1	21		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	6	1
1	22		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	0	1
1	23		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	3	1
1	24		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	14	1
1	25		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	1	1
1	27		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	0	1
1	28		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	4	1
3	17		WISE,EST ELIZABETH & JAMES KLINE	3817 CARMAN DRIVE	FORT WORTH TEXAS	76116	1	1
3	23	24, 25, 26	ALLWORTHY, ASHLEY & JODY	2488 ROUTE 57	WASHINGTON, NJ	07882	0	1
3	48		CHIU, LOUIE % MARY CHIU	40 MONTANA ROAD	WASHINGTON, N.J.	07882	1	1
7	14.02		BLEASE, ROBERT R.	P O BOX 148	STEWARTSVILLE, NEW JERSEY	08886	3	1
8	7		WISE EST ELIZABETH & JAMES CLINE	3817 CARMAN DRIVE	FT WORTH TEXAS	76116	3	1
8	30		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	3	1
8	32	L33	MANFREDO, LOUIS JR	17 BEACH AVENUE	COPIAGUE, NY	11726	3	1
8	38		MERRILL CREEK OWNERS GROUP C/O BURD	34 MERRILL CREEK RD	WASHINGTON NJ	07882	0	1
8	40		HOFF, WILLIAM	POB 23	WALTON, NY	13856	2	1
11	2		SIGLER, BARBARA J	2260 ROUTE 57 WEST	WASHINGTON NJ	07882	2	1
11	6.02		MULKERIN, JOHN P	6 OAK GROVE LANE	EDISON, N.J.	08820	2	1
11	6.03		ALLSTATE CUSTOM BUILDER % FRANKLIN	POB 547	BROADWAY NJ	08808	3	1
11	6.04		COLUMBIA LUMBER & MILLWORK CO	381 TRIANGLE RD SUITE 9	HILLSBOROUGH NJ	08844	3	1
11	6.05		TAYLOR FORGE STAINLESS, INC	READINGTON ROAD	SOMERVILLE NJ	08876	3	1
11	17		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	5	1
11	29		UNKNOWN % FRANKLIN TOWNSHIP	P O BOX 547	BROADWAY NJ	08808	20	1
11	30		BROWN EUNICE	921 S.E. FRONT ST	MILFORD DEL	19963	20	1
12	4.02		BRESLIN, PATRICK & TATIJANA	36 BICKEL ROAD	WASHINGTON NJ	07882	5	1
12	8		KRIES, BLANCH	4 BOWERSTOWN ROAD	WASHINGTON, NJ	07882	3	1
12	8.02		KRIES, BLANCH	4 BOWERSTOWN ROAD	WASHINGTON, NJ	07882	3	1
12	8.03		KRIES, BLANCH	4 BOWERSTOWN ROAD	WASHINGTON, NJ	07882	11	1
12	8.04		HASKE, GREGORY L & HENRY D JR	199 HAR-BRASS CASTLE RD	WASHINGTON NJ	07882	10	1
12	8.05		KRIES, BLANCH	4 BOWERSTOWN ROAD	WASHINGTON NJ	07882	7	1
12	9.01		NYBORG, ROBERT H & ELAINE	105 ANGEN ROAD	WASHINGTON, NJ	07882	2	1
12	10	L11	ZAIR, JOHN J. & CAROL	149 BRASS CASTLE-HAR ROAD	WASHINGTON, NJ	07882	3	1

Township of Franklin - Vacant Land - Class 1

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
13	1	L2	UNKNOWN % LABAR	HARMONY BRASS CASTLE RD	WASHINGTON,N J	07882	1	1
14	5		HARVAT, HELEN C	75 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	6	1
14	12		ENGEL, HAROLD	140 W 69TH ST	NEW YORK, NY	10023	2	1
14	13		MACMINN, ELIZABETH A	33 COLEMAN HILL RD	WASHINGTON, NJ	07882	0	1
14	14		UNKNOWN C/O FRANKLIN TWP	RT 57	BROADWAY, NJ	08808	0	1
16	12	OPEN SPACE	COPPERFIELDS AT FRANKLIN OS INC	POB 258	PITTSSTOWN NJ	08867	11	1
16	19.03		ROCKY BROOK FARMS SCT II HOME ASSOC	23 BENJAMIN DRIVE	WASHINGTON NJ	07882	16	1
16	20.39	OPEN SPACE	ROCKY BROOK FARMS SCT II HOME ASSOC	23 BENJAMIN DRIVE	WASHINGTON NJ	07882	11	1
16	24.01		BOWERS, PAUL B % W SHIP, ESQ	POB 27044	SAINT PETERSBURG, FLA	33711	2	1
16.03	13		BRESLIN, JOHN & JANICE M	168 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	1	1
16.03	14		BRESLIN, JOHN & JANICE M & KATHLEEN	168 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	1	1
17	1		ROSS, HENRY	48 MEADOW BREEZE LANE	WASHINGTON, NJ	07882	2	1
17	9.01		TRENT FAMILY PARTNERSHIP, L P	1 SRING HOUSE RD	BERNARDSVILLE NJ	07924	0	1
17	15		JIMMY LU,LLC/POHAT CRK PRK HMES LLC	155 LAKESIDE BOULEVARD	HOPATCONG NJ	07843	15	1
18	9		FEILBACH, ROBERT E. & SHIRLEY F.	P O BOX 173	BROADWAY, N.J.	08808	1	1
18	12		FEILBACH, JIMMY R	RT 57, PO BOX 173	BROADWAY, NJ	08808	3	1
18	35		SINGLEY, NETTIE	3 SINGLEY LANE	WASHINGTON, NJ	07882	0	1
22	5		GOODWIN CORRINE	POB 507	BROADWAY, NJ	08808	1	1
25	2		BIANCO, THOMAS	1007 RICHMOND ST	PLATTSBURG MO	64477	0	1
25	8		BIANCO, THOMAS & THOMAS II	1007 RICHMOND ST	PLATTSBURG MO	64477	0	1
30	43		BLUE ARMY OF OUR LADY OF FATIMA,INC	2437 STATE HIGHWAY 57	STEWARTSVILLE NJ	08886	0	1
31	6		BLUE ARMY, OUR LADY OF FATIMA, USA	P O BOX 976	WASHINGTON, NJ	07882	1	1
33	1	BL 33 L 2.01	GUIDI MARK & JANEL	25 EDISON ROAD	STEWARTSVILLE NJ	08886	0	1
35	1		CHURCH OF ST. CHRISTOPHER	ST. PHILLIP & JAMES	PHILLIPSBURG, N.J.	08865	3	1
36	20.01		GRUVER, CHARLES P & MARIANNE	19 THIRD ST	STEWARTSVILLE, NJ	08886	0	1
36	32		GRUVER, CHARLES P & MARIANNE	19 THIRD ST	STEWARTSVILLE, NJ	08886	0	1
37	5		ROSSINI, JOHN D SR	4088 FREEMANSBURG AVENUE	EASTON PA	18045	0	1
37	12	L13-19	LIPARI, ANTHONY	123 INDUSTRIAL EAST	CLIFTON, N.J.	07012	1	1
37	20	L21 TO L29	LIPARI, ANTHONY	123 INDUSTRIAL EAST	CLIFTON, N.J.	07012	1	1
39	5.02		LA ROCCA, MICHAEL	32 STEWARTSVILLE ROAD	STEWARTSVILLE NJ	08886	6	1
39	6.01		TRANSCONTINENTAL GAS ATT:AD VALOREM	POB 2400, MD 46-4	TULSA, OKLAHOMA	74102	1	1
41	6		AMES, SHERMAN I	258 WILLOW GROVE ROAD	STEWARTSVILLE, NJ	08886	0	1
43	6.01	L 6.02	TRANSCONTINENTAL GAS ATT:AD VALOREM	POB 2400, MD 46-4	TULSA, OKLAHOMA	74102	6	1
43	7		GEIST, WARREN D & SUSAN B	527 MOUNTAINVIEW ROAD	ASBURY NJ	08802	5	1
45	2.11		WORTMANN, THOMAS	POB 33	ASBURY NJ	08802	21	1
45	50.05		MITCHELL, MICHAEL & LINDA	364 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	6	1
45	63		UNKNOWN % FRANKLIN TWSP	POB 547	BROADWAY NJ	08808	13	1
45	66		KROUSE, THERESE	PPOB 112	BROADWAY, NJ	08808	7	1
45	69		OBERLY, CHARLES EST C/O C.E.OBERLY	POB 1403	BIG TIMBER MT	59011	10	1
46	2		UNKNOWN % FRANKLIN TOWNSHIP	P O BOX 547	BROADWAY NJ	08808	0	1
46	33		HIGH POINT SANITATION CO%DELORENZO	P O BOX 150	PHILLIPSBURG NJ	08865	127	1

Township of Franklin - Vacant Land - Class 1

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class	
46	34		HIGH POINT SANITATION C/O DELORENZO	P O BOX 150	PHILLIPSBURG NJ	08865	14	1	
46	35		HIGH POINT SANITATION C/O DELORENZO	P O BOX 150	PHILLIPSBURG NJ	08865	27	1	
46	45		WILSON, P GEORGE EST C/O HOOD	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	3	1	
46	47		TRIMBLE, WILLIAM % BARRY LEFEVRE	484 BELLIS ROAD	BLOOMSBURY NJ	08804	15	1	
47	8		HANDMAIDS OF MARY IMMACULATE INC	POB 609	BROADWAY NJ	08808	2	1	
48	7		THE BLUE ARMY OF OUR LADE OF FATIMA	SCHOOL CAMP ROAD	WASHINGTON, NJ	07882	5	1	
48	9		UNKNOWN % FRANKLIN TOWNSHIP	P O BOX 547	BROADWAY, NEW JERSEY	08808	1	1	
51	5.03		THE UHLER LIVING TRUST	153 ANDERSON ROAD	ASBURY NJ	08802	1	1	
51	5.15	OPEN SPACE/DETBASIN	TOLL-NJ III, LP	3103 PHILMONT AVENUE	HUNTINGDON VALLEY PA	19006	6	1	
51.01	18	HOMEOWNER'S ASSOC	TOLL-NJ III, LP	3103 PHILMONT AVENUE	HUNTINGDON VALLEY PA	19006	8	1	
51.02	14		ALTRATH, BEVERLY J	163 ANDERSON ROAD	ASBURY NJ	08802	1	1	
52	3		RAISCH, CHAS H TTL % FRANKLIN TWSP	P O BOX 547	BROADWAY NJ	08808	0	1	
54	13		UNKNOWN % FRANKLIN TOWNSHIP	P O BOX 547	BROADWAY NJ	08808	0	1	
54	28		CODY, CORNELIUS J & PAMELA J	P O BOX 69	ASBURY, NJ	08802	0	1	
54	29		CODY, CORNELIUS J & PAMELA J	P O BOX 69	ASBURY, NJ	08802	0	1	
54	30		KYPRIDAKES, MICHAEL & CYNTHIA	POB 28	ASBURY, NJ	08802	2	1	
54	30.01		CODY, CORNELIUS J & PAMELA J	P O BOX 69	ASBURY NJ	08802	0	1	
55	10		UNKNOWN C/O FRANKLIN TOWNSHIP	POB 547	BROADWAY NJ	08808	0	1	
55	16		DRESWICK, STANLEY JR	24 MADISON AVENUE	FLEMINGTON NJ	08822	2	1	
56	23		KLIMAS, BRENDA	P O BOX 23	ASBURY, N.J.	08802	0	1	
57	7		ROUNSAVILLE, HENRY B	P O BOX 24	ASBURY, N J	08802	0	1	
57	20.01		NOLL, JOHN B	258 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	1	1	
58	20.01		HARRIS, ZOLLIE C	439 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	3	1	
58	20.02		MERRITT, HARVEY J & JANICE	469 MOUNTAIN VIEW RD	ASBURY, NJ	08802	3	1	
58	34		SANGALLI MARTINO TR ETAL C/O RUMMEL	264 SPRING MILLS RD	MILFORD NJ	08848	24	1	
59	1.03		PLESH, ANTHONY	POB 5996	HILLSBOROUGH NJ	08844	5	1	
59	1.07		DUH, LAURESTINE H	20 DOGWOOD DRIVE	WASHINGTON NJ	07882	5	1	
59	5		YOUNG, BEVERLY & MICHAEL SAYLOR	263 BLOOMSBURY ROAD	ASBURY NJ	08802	4	1	
60	1.11		FUSCO, CARMINE P	13 DEAD RIVER ROAD	WARREN NJ	07059	2	1	
61	9		GRUVER, ROBERT % TODD E WISMER	HC1 BOX 181, E TERRACE DR	SAYLORSBURG PA	18353	14	1	
61	12		WOOLF, FLOYD P % GERTRUDE	650 HONEYBROOK CIRCLE	STEWARTSVILLE NJ	08886	7	1	
61	19		UNKNOWN C/O FRANKLIN TOWNSHIP	POB 547	BROADWAY NJ	08808	1	1	
61	27		OBERLY, CLIFFORD W	70 HERLEMAN ROAD	STEWARTSVILLE, NJ	08886	41	1	
63	1		NATIONAL LOAN INVESTORS, L.P.	3030 N.W. EXPWY. SU 1313	OKLAHOMA CITY, OK	73112	0	1	
							<b>Total:</b>	<b>809</b>	



Township of Franklin - Preserved Farm Assessed Land - Class 3A and 3B

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
9	12	AGRICULTURAL ESMT	BIGELOW, BARBARA	290 MILLBROOK ROAD	WASHINGTON, NEW JERSEY	07882	11	3B
45	11	WARREN CTY AGRIC ESM	PANAS, STEPHEN & ANNA	44 INDIAN SPRING RD	BUDD LAKE NJ	07828	78	3A/3B
45	12	L 13, AGRIC ESMT	DISCHLER, JILL	154 ASBURY BROADWAY ROAD	ASBURY NJ	08802	28	3A/3B
45	14	WARREN CTY AGRIC ESM	AUGUSTA, JOSEPH & MARYANN	201 CHIPMUNK HILL	MOUNTAINSIDE, NJ	07092	28	3B
48	5	48 5.01	SCHNETZER, MARIE D	2 SCHNETZER LANE	ASBURY, NJ	08802	125	3B
48	10		SCHNETZER, ARNOLD P	10 SCHNETZER LANE	ASBURY, NJ	08802	17	3B
48	13	WC AGRIC ESMT	SCHNETZERS FARMS	10 SCHNETZER LANE	ASBURY, NJ	08802	48	3A/3B
49	2	WC AGRIC ESMT	SCHNETZER FARMS	10 SCHNETZER LANE	ASBURY NJ	08802	2	3B
51	2	WC AGRIC ESMT	ENGBORG, RICHARD C & REBECCA J	79 MAPLE AVENUE	ASBURY NJ	08802	79	3A/3B
51	3	WC AGRIC EASEMENT	LEYBURN, ROBERT & ANNA MAE	115 MAPLE AVENUE	ASBURY NJ	08802	53	3A/3B
53	3	WC AGRIC ESMT	ENGBORG, RICHARD C & REBECCA J	79 MAPLE AVENUE	ASBURY NJ	08802	19	3B
53	4	WC AGRIC EASEMENT	LEYBURN, ROBERT	115 MAPLE AVENUE	ASBURY NJ	08802	5	3B
56	38	WC AGRIC ESMT	HAIK, BRUCE J / PETTERSON-HAIK, K	6 WOLVERTON ROAD	ASBURY NJ	08802	115	3A/3B
56	39	WC AGRIC ESMT	BOGYOS, FRANK P	8 WOLVERTON ROAD	ASBURY NJ	08802	83	3A/3B
57	10	AGRIC ESMT	JOSEPH, PETER & JANE R	POB 235	ASBURY NJ	08802	87	3A/3B
57	19		SIGLER, RONALD R JR & LINDA T	293 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	89	3B
57	20		SIGLER, RONALD R JR & LINDA T	293 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	87	3B
57	22		SIGLER, RONALD R JR & LINDA T	293 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	106	3A/3B
57	23	AGRICULTURAL EASEMNT	OOSTDYKE, JOHN H	295 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	52	3A/3B
57	24	AGRICULTURAL EASEMNT	OOSTDYK, JOHN	295 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	11	3B
57	25	AGRICULTURAL EASEMNT	OOSTDYK, JOHN	295 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	10	3B
57	26	AGRICULTURAL EASEMNT	TANIS, JACOB E & DAWN	331 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	68	3A/3B
57	27		SIGLER, RONALD R & LINDA T	293 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	57	3A/3B
57	27.02	AGRICULTURAL EASEMNT	TANIS, JACOB E & DAWN	331 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	5	3B
57	29	AGRICULTURAL EASEMNT	ARVYSTAS, MICHAEL & BUCHNESS, MARY	369 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	49	3B
58	2	AGRIC ESMT	FALK, NORMAN	17 LIME KILN RD	BLOOMSBURY, NJ	08804	45	3B
58	3	AGRI EASEMENT	WARREN COUNTY ROD AND GUN CLUB 1	279 BLOOMSBURY ROAD	ASBURY NJ	08802	46	3A
58	4	AGRIC EASEMENT	WARREN COUNTY ROD AND GUN CLUB 1	279 BLOOMSBURY ROAD	ASBURY NJ	08802	62	3B
58	5		WARREN COUNTY ROD & GUN CLUB	279 BLOOMSBURY ROAD	ASBURY NJ	08802	19	3B
58	7	AGRIC EASEMENT	WARREN COUNTY ROD AND GUN CLUB 1	279 BLOOMSBURY ROAD	ASBURY NJ	08802	51	3B
58	27		WARREN COUNTY ROD & GUN CLUB	279 BLOOMSBURY ROAD	ASBURY, N.J.	08802	20	3B
59	7	14.14 AC. L8,9	WARREN COUNTY ROD & GUN CLUB	279 BLOOMSBURY ROAD	ASBURY, N.J.	08802	14	3A/3B
59	8	L9	WARREN CO ROD & GUN CLUB	279 BLOOMSBURY ROAD	ASBURY NJ	08802	37	3B
61	3	AGRIC ESMT	SCHUSTER, JOHN L	470 BLOOMSBURY ROAD	BLOOMSBURY NJ	08804	82	3A/3B
61	4	AGRIC ESMT	SCHUSTER, JOHN L	470 BLOOMSBURY ROAD	BLOOMSBURY NJ	08804	106	3A/3B
						<b>Total:</b>	<b>1794</b>	

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
1	1		SCHAFER, DANIEL L. AND ELLI R.	POB 356	STEWARTSVILLE NJ	08886	20	3A/3B
1	2		HAYDU, FRANCIS M & DEBORAH M	2656 ROUTE 57	STEWARTSVILLE, NJ	08886	8	3A/3B
1	6		ROUTE 57 PARTNERSHIP	420 FAIRVIEW AVE	CEDAR GROVE, NJ	07009	79	3B
1	7	L8	HOBOR ANTHONY III & L REIGINGER	1605 KEARNEY DRIVE	NORTH BRUNSWICK, NJ	08902	26	3B
1	9		HOBOR, ANTHONY III & L REIFINGER	1605 KEARNEY DRIVE	NORTH BRUNSWICK, NJ	08902	6	3B
1	10		REIFINGER, LEONARD & A HOBOR II	1610 KEARNY DRIVE	NORTH BRUNSWICK, NJ	08902	21	3B
1	10.01		WISE EST ELIZABETH & JAMES CLINE	3817 CARMAN DRIVE	FT WORTH TEXAS	76116	21	3B
1	15		JANECKO, THOMAS & KATHERINE MATLOCK	2584 ROUTE 57	STEWARTSVILLE, NJ	08886	93	3B
1	18		JANECKO, THOMAS & KATHERINE MATLOCK	2584 ROUTE 57	STEWARTSVILLE NJ	08886	0	3B
1	26.01		CHOUHARY, BONA	133 MONTANA RD	WASHINGTON, NJ	07882	9	3B
1	32		CHIU, MARY	40 MONTANA ROAD	WASHINGTON, NJ	07882	2	3B
2	2		JANECKO, THOMAS & KATHERINE MATLOCK	2584 ROUTE 57	STEWARTSVILLE, NJ	08886	27	3A/3B
2	18		JANECKO, THOMAS & KATHERINE MATLOCK	2584 ROUTE 57	STEWARTSVILLE NJ	08886	5	3B
7	11	L13	DEMASI, JOSEPH V % J SCOTT DEMASI	91 SOUTH MAIN STREET	PHILLIPSBURG NJ	08865	10	3A/3B
7	14		BLEASE, ROBERT R	P O BOX 148	STEWARTSVILLE, NJ	08886	8	3A
7	14.03		BARCELLONA, GAFTANO & MARIA	26 NYE AVENUE	WHIPPANY, N.J.	07981	16	3B
7	14.04		BARCELLONA, GAFTANO & MARIA	26 NYE AVEERSON RD	WHIPPANY, N.J.	07981	10	3B
7	14.05		BARCELLONA, GAFTANO & MARIA	26 NYE AVENUE	WHIPPANY, N.J.	07981	1	3B
7	15	L16	WOOLF, RICHARD A	2330 ROUTE 57	WASHINGTON NJ	07882	35	3A/3B
7	15.02		WOOLF, ROGER A & ROBERTA	2360 ROUTE 57	WASHINGTON NJ	07882	10	3A/3B
7	17	L17.14,17.16	OBERLY, WILLIAM E	2306 ROUTE 57	WASHINGTON, N J	07882	7	3A/3B
7	17.18		TOMLINSON, EDWARD P & JANET V	10 ONEIDA AVENUE	HOPATCONG NJ	07843	12	3A/3B
7	17.19		HERRMANN, PETER K	23 WHITES ROAD	WASHINGTON NJ	07882	13	3A/3B
8	1	L2,4,5,6	CHIU, MARY	40 MONTANA ROAD	WASHINGTON, N.J.	07882	79	3B
8	3		UMBRELLO, FRANK	2 THATCHER AVENUE	STEWARTSVILLE, N.J.	08886	14	3A/3B
8	8		BARCELLONA, GAFTANO & MARIA	26 NYE AVENUE	WHIPPANY, N.J.	07981	100	3B
8	9		COPPERSMITH, RICHARD P & ARLEEN J	150 MONTANA ROAD	WASHINGTON, NJ	07882	4	3B
8	10	OLD 8/10-14, 9/1	SCHOENWOOD FARMS, LLC	55 READINGTON ROAD	NORTH BRANCH NJ	08876	182	3A/3B
8	10.03		SCHOEN, VULGENS M & BETTY	PO BOX 527	BROADWAY NJ	08808	26	2/3B
8	15	L16	GYURICZA, ALAN & SIMONE	25 WEST WARREN STREET	WASHINGTON NJ	07882	9	3B
8	17	L18-19	SCHOENWOOD FARMS, LLC	55 READINGTON ROAD	NORTH BRANCH NJ	08876	44	3B
8	21		COPPERSMITH, RICHARD P. & ARLEEN	150 MONTANA ROAD	WASHINGTON NJ	07882	60	3A/3B
8	27	L28	CHUI, MARY	40 MONTANA ROAD	WASHINGTON, NJ	07882	53	3B
8	31		CHIU, MARY	40 MONTANA ROAD	WASHINGTON NJ	07882	6	3B
8	34		CHIU, MARY	40 MONTANA ROAD	WASHINGTON, NJ	07882	3	3B
8	35		CHIU, MARY	40 MONTANA ROAD	WASHINGTON, N.J.	07882	11	3B
8	36		CHIU, MARY & CHRISTINA	40 MONTANA RD	WASHINGTON, NJ	07882	9	3A/3B
8	37		CHIU, MARY	40 MONTANA ROAD	WASHINGTON, NJ	07882	3	3B
9	2	OLD 9/2-4	SCHOENWOOD FARMS, LLC	55 READINGTON ROAD	NORTH BRANCH NJ	08876	18	3B
9	5		SCHOENWOOD FARMS, LLC	55 READINGTON ROAD	NORTH BRANCH NJ	08876	56	3A/3B
9	14		LANDES, MICHAEL	16 WEST 16TH STREET	NEW YORK, NY	10012	6	3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
9	15		LANDES, MICHAEL	16 WEST 16TH STREET	NEW YORK NY	10012	10	3B
9	23		SIGLER, CARL W & BARBARA J	78 MILLBROOK ROAD	WASHINGTON NJ	07882	176	3A/3B
10	1		PHILLIPS, DAVID S. & SANDRA B	225 MILLBROOK ROAD	WASHINGTON, N J	07882	29	3A/3B
10	10.01		KNIGHT, RICHARD & PEGGY	193 MILLBROOK ROAD	WASHINGTON NJ	07882	7	3A/3B
10	10.02		LANDES, MICHAEL	16 WEST 16TH STREET	NEW YORK NY	10012	15	3A/3B
11	1.01		ZIEGLER, PENCE & JOAN	POB 156	BROADWAY, NJ	08808	16	3A/3B
11	13	B10 L6	ROSS, MYLES & PATRICIA	140 MILLBROOK ROAD	WASHINGTON NJ	07882	17	3A/3B
11	19		DALY, JAMES & BETTY	POB 264	BROADWAY, NJ	08808	8	3A/3B
11	23		SINGLEY, NETTIE	3 SINGLEY LANE	WASHINGTON, NJ	07882	58	3A/3B
11	26		CREVELING, ERNEST & MOLLIE	246 MILLBROOK ROAD	WASHINGTON, NEW JERSEY	07882	17	3B
11	26.01		CREVELING, ERNEST & MOLLIE	246 MILLBROOK ROAD	WASHINGTON, NJ	07882	3	3B
11	27	L27.01	MEIER, CHRIS W & MAUREEN T.	103 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	23	3A/3B
11	28		SMITH, MIRIAM E.	P O BOX 54	BROADWAY, N.J.	08808	12	3B
11	31	L31.01, 32.01	FOX, PAUL D & DONNA A	158 MILLBROOK ROAD	WASHINGTON, NJ	07882	26	3A/3B
11	34	L37,37.01,37.02,38	MCBRIEN, NIEL & T & M MURPHY ETALS	57 HARVARD AVENUE	STATEN ISLAND NY	10301	80	2/3B
11	35	L36	BENBROOK, KEVIN P & RATH, SIEGLINDE	220 MILLBROOK ROAD	WASHINGTON NJ	07882	15	3A/3B
11	35.01		BENBROOK, KEVIN P & RATH, SIEGLINDE	220 MILLBROOK ROAD	WASHINGTON NJ	07882	2	3B
11	38		VENNER, CHARLES	4 BICKEL ROAD	WASHINGTON, NJ	07882	0	3B
11	39.03		DAY, LEO J & JUDITH A	87 BICKEL ROAD	WASHINGTON NJ	07882	8	3B
11	40		BUNGERT, MARYLOU E	73 BICKEL ROAD	WASHINGTON NJ	07882	4	3B
11	41		OWENS, ALBERT III	79 BICKEL ROAD	WASHINGTON NJ	07882	8	3B
11	42		BUNGERT, MARYLOU E	73 BICKEL ROAD	WASHINGTON NJ	07882	40	3A/3B
11	42.01		EDWARDS, EDWARD H & JULIE A	63 BICKEL ROAD	WASHINGTON, NEW JERSEY	07882	10	3A/3B
11	43	L43.01 TO 43.04	SKOWRONSKY, KENNETH & LINDA	41 BICKEL ROAD	WASHINGTON, NJ	07882	27	3A/3B
11	47		CONVEY, JOSEPH F	144 HALFWAY HOUSE ROAD	WASHINGTON, NJ	07882	7	3B
11	48		OWENS, ALBERT III	79 BICKEL ROAD	WASHINGTON NJ	07882	48	3A
11	50		SCHULTZ, WILLIAM J & MELISSA J	39 BLACKBURN PLACE	SUMMIT NJ	07901	18	3A/3B
12	2		TIBETAN BUDDHIST LEARNING CTR, INC.	93 ANGEN ROAD	WASHINGTON, NJ	07882	17	3B
12	7	HARMONY TWSP	EASTVIEW FARM, LLC	C/O R B FISCHER PO BOX 28	WASHINGTON NJ	07882	22	3B
12	9	ALL ASSESSED IN FT	PULSINELLI, KEVIN J & TEREZ R	2100 THIRD STREET	BETHLEHEM PA	18020	16	3B
14	1	L2	STULL, JAMES R & KAREN	P O BOX 163	BROADWAY, N.J.	08808	15	3A/3B
14	6	L6.01	HARDIMAN ANNE	200 WEST STEWART	WASHINGTON, NJ	07882	21	3B
14	7		CONVEY, FRANK H & HELEN M ETALS	2080 RTE 57 WEST	WASHINGTON, NJ	07882	68	3A/3B
14	7.03		CONVEY JOSEPH F	144 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	12	3A/3B
14	8	B15 L9,10	SAQA, HANNA & NEMEH, GHATTAS, H & L	185 W HIGH ST	BOUND BROOK, NJ	08805	90	3A/3B
14	9	L10	COWIE, WILLIAM & JO ANNE	2032 ROUTE 57	WASHINGTON, NJ	07882	70	3A/3B
14	11		OLAH, RICHARD C & LYNN M	116 LITTLE PHILADELPHIA	WASHINGTON, NJ	07882	23	3A/3B
14	11.01		PEAR TREE REALTY, INC	289 ROUTE 33	MANALAPAN NJ	00000	1	3B
14	15		PETERS, PATRICIA E & REGALADO, SONIA	73 COLEMAN HILL ROAD	WASHINGTON NJ	07882	10	3A/3B
14	20		CARBONARO, MICHAEL & JOANNE	180 HALFWAY HOUSE ROAD	WASHINGTON, NJ	07882	22	3A/3B
15	1		PEAR TREE REALTY, INC	289 ROUTE 33	MANALAPAN NJ	00000	2	3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
15	4		PEREIRA, GABRIEL	5 LAOMATONG WAY	BEDMINSTER, NJ	07921	33	3A/3B
15	4.01		SAQA,HANNA J & NEMEH, GHATTAS,H & L	185 W HIGH ST	BOUND BROOK, NJ	08805	10	3B
15	5		PEAR TREE REALTY, INC	289 ROUTE 33	MANALAPAN NJ	00000	63	3B
15	7.01		SAQA, HANNA & NEMETH & GHATTAS, H	185 W HIGH ST	BOUND BROOK, NJ	08805	3	3B
15	8		FERRO, MARILYN M	1901 BROOKSIDE DRIVE	SCOTCH PLAINS, N.J.	07076	6	3B
15	11		CONVEY, FRANK H, & FRANK JR ETALS	2080 ROUTE 57	WASHINGTON NJ	07882	67	3B
15	11.03		ELDER, YVONNE	359 ROUTE 57 WEST	WASHINGTON, NJ	07882	10	3B
15	13		STULL, JAMES & VERNA	2120 ROUTE 57	WASHINGTON, N J	07882	55	3A/3B
16	9.03		WINSTON, DAVID	50 BEIDLEMAN ROAD	WASHINGTON NJ	07882	9	3B
16	12.02		WOOLF ROGER A & ROBERTA L	2360 ROUTE 57	WASHINGTON, NJ	07882	4	3B
16	12.03		WOOLF ROGER A & ROBERTA L	2360 ROUTE 57	WASHINGTON, NJ	07882	6	3B
16	18		SMITH, MIRIAM E.	P O BOX 54	BROADWAY, N.J.	08808	8	3B
16	19		MILLER, JOHN S & WENDY E	10 OBERLY COURT	WASHINGTON NJ	07882	50	3A/3B
16	21		SMITH, STEWART C. & ESTELLE	11 BRYAN ROAD	WASHINGTON, NJ	07882	62	3A/3B
16	21.02	L21.03	SMITH, STEWART C. & ESTELLE	11 BRYAN ROAD	WASHINGTON, NJ	07882	2	3A/3B
16	22		DEFILIPPO, VICTOR & SHERYL	33 BENJAMIN DRIVE	WASHINGTON NJ	07882	23	3B
16	23		WINSTON, DAVID	50 BEIDLEMAN ROAD	WASHINGTON NJ	07882	13	3B
16	24		WINSTON, DAVID	50 BEIDLEMAN ROAD	WASHINGTON NJ	07882	5	3A/3B
16	24.02		WINSTON, DAVID	50 BEIDLEMAN ROAD	WASHINGTON NJ	07882	2	3B
16.01	6		DMYTRIW, E & O & MONAHAN, H	43 BEIDLEMAN ROAD	WASHINGTON, NJ	07882	28	3A/3B
16.01	10		LACKLAND & LACKLAND	160 MT BETHEL RD	WARREN NJ	07059	3	3B
16.01	10.02		LACEY, RICHARD C & DELORES L	35 BEIDLEMAN ROAD	WASHINGTON, NJ	07882	6	3A/3B
16.01	10.03		GREENSTEIN, C SR, C JR, & DAVID	20 OLIVER AVENUE	EDISON NJ	08820	6	3B
16.01	10.08		LACKLAND & LACKLAND	160 MT BETHEL ROAD	WARREN NJ	07059	9	3B
16.04	1.01		GLEN MANOR CONSTRUCTION, LTD	41 THOMAS ROAD	GLEN GARDNER NJ	08826	25	3B
16.04	1.02		SMITH, STEWART C & ESTELLE	11 BRYAN ROAD	WASHINGTON NJ	07882	2	3B
16.04	1.05		SMITH, STEWART C & ESTELLE	11 BRYAN ROAD	WASHINGTON NJ	07882	9	3B
16.04	10.3		SMITH, STEWART C & ESTELLE	11 BRYAN ROAD	WASHINGTON NJ	07882	2	3B
16.04	10.4		SMITH, STEWART C & ESTELLE	11 BRYAN ROAD	WASHINGTON NJ	07882	9	3B
18	1		SMITH, MIRIAM E.	P O BOX 54	BROADWAY, NJ	08808	17	3A/3B
18	4		SINGLEY, NETTIE	3 SINGLEY LANE	WASHINGTON, NJ	07882	10	3B
18	26		SMITH, MIRIAM E	P O BOX 54	BROADWAY, NJ	08808	23	3B
18	27.01		STILLWAUGH, JAMES P & CHRISTIE L	POB 134	BROADWAY NJ	08808	8	3A/3B
18	29		SINGLEY, NETTIE	3 SINGLEY LANE	WASHINGTON, NJ	07882	38	3B
19	2		STILLWAUGH, JAMES P & CHRISTIE L	POB 134	BROADWAY NJ	08808	4	3B
26	1		WOOLF FAMILY LIMITED PARTNERSHIP	2330 ROUTE 57	WASHINGTON NJ	07882	51	3B
26	2		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	85	3B
26	3		SIGLER, CARL	78 MILLBROOK ROAD	WASHINGTON, N J	07882	62	3B
26	8		SIGLER, CARL	78 MILLBROOK ROAD	WASHINGTON, N J	07882	2	3B
26	13		BANGHART, JOSEPH	93 ASBURY-BROADWAY ROAD	WASHINGTON, NJ	07882	99	3B
26	14		BANGHART, JOSEPH	93 ASBURY-BROADWAY ROAD	WASHINGTON, NJ	07882	3	3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
26	15		BANGHART, GEORGE W	50 GOODSPRINGS RD	ASBURY NJ	08802	52	3B
26	16		ISE AMERICA	POB 267	GALENA MD	21635	67	3B
26	16.01		BLUMMER HENRY	6730 STARKEYS PLACE	LAKE WORTH FLA	33467	12	3B
26	16.02		BLUMMER HENRY & ROSENBERG ALBERT	6730 STARKEYS PLACE	LAKE WORTH FLA	33467	7	3B
26	17		ISE AMERICA	POB 267	GALENA MD	21635	90	3B
26	18		HOSER, JOHN	55 EDISON ROAD	STEWARTSVILLE, NJ	08886	124	3A/3B
27	4		ISE AMERICA	POB 267	GALENA MD	21635	34	3B
27	5		BANGHART, GEORGE W	50 GOODSPRINGS ROAD	ASBURY NJ	08802	37	3A/3B
27	6		BANGHART, JOSEPH	93 ASBURY-BROADWAY ROAD	WASHINGTON, NJ	07882	41	3A/3B
28	2	B 30 L 41.02	COLALUCE, JOSEPH D.	59 THIRD STREET	STEWARTSVILLE NJ	08886	18	3A
28	2.04		COLALUCE, DOMINICK	2393 ROUTE 57 WEST	WASHINGTON NJ	07882	15	3A/3B
29	1	BARN	YEAGER, ROBERT & MARSHA M	2385 ROUTE 57	WASHINGTON NJ	07882	13	3A/3B
34	7		EDISON LAKE 2000 CORP C/O WEINER	5 OLD FARM ROAD	STEWARTSVILLE NJ	08886	38	3A/3B
34	7.17		SCHECHTMAN, ALLEN M & NANCY A	9 OLD FARM ROAD	STEWARTSVILLE NJ	08886	8	3A/3B
34	9		HART, MICHAEL & ALEXANDER	83 STEWARTSVILLE ROAD	STEWARTSVILLE NJ	08886	113	3A/3B
34	10		SANTINI, ROBERT A	152 ROUTE 519	PHILLIPSBURG, NJ	08865	88	3A/3B
39	5		TASEVSKI, MILAN & SPASA	66 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	89	3A/3B
39	5.11		TASEVSKI, MILAN & SPASA	66 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	2	3B
39	5.12		TASEVSKI, MILAN & SPASA	66 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	2	3B
39	5.13		TASEVSKI, MILAN & SPASA	66 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	12	3A/3B
39	6		DOSTER, DEAN & PEGGY SUE	2 DEER TRAIL	FLEMINGTON NJ	08822	6	3B
39	6.02		TAVERAS, CHARLES & GERTURDE	672 BELVIDERE ROAD	PHILLIPSBURG NJ	08865	6	3B
39	6.03		THE CHAPEL AT WARREN VALLEY	POB 385	WASHINGTON NJ	07882	12	3B
39	14		NORTH CENTRAL REALCO, LLC	139 ROUTE 46	HACKETTSTOWN NJ	07840	0	3B
40	1		O'DOWD, BRIAN	POB 665	PINE BROOK NJ	07058	15	3B
41	1		O'DOWD'S ASSOCIATES INC	RT 46	PINEBROOK, NJ	07058	26	3B
41	2		VOGEL, DOLORES D	227 WILLOW GROVE ROAD	STEWARTSVILLE NJ	08886	11	3A/3B
41	3		HART, MICHAEL & ALEXANDER	83 STEWARTSVILLE ROAD	STEWARTSVILLE NJ	08886	98	3B
41	5		HART, MICHAEL & ALEXANDER	83 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	2	3B
41	7		SANTINI, SANTINO J JR & CHRISTINE M	193 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	33	3B
41	9		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	111	3B
41	10		SANTINI, SANTINO J & CLARA S	190 GOOD SPRINGS ROAD	STEWARTSVILLE, NJ	08886	35	3A/3B
41	10.05		SANTINI, SANTINO JR & CHRISTINE M	193 GOOD SPRINGS RD	STEWARTSVILLE, NJ	08886	18	3B
41	13		HART, MICHAEL & ALEXANDER	83 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	173	3B
42	1		O'DOWDS ASSOCIATES	HWY 46	PINEBROOK, NJ	07058	21	3B
42	2		MININNI, DAVID & PAULA	POB 62	STEWARTSVILLE NJ	08886	13	3A/3B
42	2.03		ADS HOMES, LLC	POB 62	STEWARTSVILLE NJ	08886	5	3B
42	2.04		ADS HOMES, LLC	POB 62	STEWARTSVILLE NJ	08886	5	3B
42	2.05		MININNI, DAVID	POB 62	STEWARTSVILLE NJ	08886	8	3B
42	2.06		MININNI, DAVID	POB 62	STEWARTSVILLE NJ	08886	15	3B
42	4		R & S PROPERTIES, LLC	C/O LACHS 433 NORTH BROAD	ELIZABETH NJ	07208	105	3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
42	10		COE-DONALDSON, ROBYN / DONALDSON, J	344 SOUTH MAIN STREET	PHILLIPSBURG NJ	08865	25	3B
42	10.01		HERZER, RICHARD	156 EDISON ROAD	STEWARTSVILLE NJ	08886	50	3B
42	10.03		WAGNER, RALF-GEORGE & LAURA M	60 HERLEMAN ROAD	STEWARTSVILLE NJ	08886	9	3A/3B
42	10.04		BRANDT, MARILYN	POB 5004	CLINTON NJ	08809	15	3A/3B
42	11		OBERLY CLIFFORD & MARGARET	652 S MAIN STREET	STEWARTSVILLE NJ	08886	60	3A/3B
43	1		SANTINI, SANTINO J & CLARA S	190 GOOD SPRINGS ROAD	STEWARTSVILLE, NJ	08886	32	3B
43	3		GARA, GLEN J & DEBBIE L	233 GOOD SPRINGS ROAD	STEWARTSVILLE, NJ	08886	13	3A/3B
43	5		SANTINI, DOMINICK C. & JANE M	P O BOX 243	COLUMBIA, NEW JERSEY	07832	14	3B
43	10		THATCHER RUSSELL	1 D HULL LANE	ASBURY, N.J.	08802	47	3B
43	11		SANTINI, SANTINO J & CLARA S	190 GOOD SPRINGS ROAD	STEWARTSVILLE, NJ	08886	44	3B
43	11.01		SANTINI SANTINO J & CLARA	190 GOOD SPRINGS ROAD	STEWARTSVILLE N J	08886	5	3B
44	2		SANTINI, SANTINO J JR & CHRISTINE	193 GOOD SPRINGS RD	STEWARTSVILLE NJ	08886	16	3A/3B
44	2.01		SANTINI, SANTINO J & CLARA S	190 GOOD SPRINGS ROAD	STEWARTSVILLE, NJ	08886	2	3B
45	3		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	12	3B
45	3.03		BLUMNER ASSOC, LLC & HOCHMAN, SARAH	61-43 186TH STREET	FRESH MEADOWS NY	11365	12	3B
45	3.04		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	4	3B
45	3.05		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	4	3B
45	3.06		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	6	3B
45	3.07		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	7	3B
45	3.08		BLUMNER ASSOCIATES LLC ETALS	61-43 186 ST	FRESH MEADOWS NY	11365	10	3B
45	3.09		BLUMNER ASSOCIATES LLC ETALS	61-43 186 ST	FRESH MEADOWS NY	11365	10	3B
45	3.1		BLUMNER ASSOCIATES LLC ETALS	61-43 186 ST	FRESH MEADOWS NY	11365	4	3B
45	4		PLEASANT VALLEY DEVELOPERS, INC	133 SOUTH PLAINFIELD AVE	SOUTH PLAINFIELD, NJ	07080	23	3B
45	4.02		BANGHART, JOSEPH A & GEORGE W	50 GOODSPRINGS ROAD	ASBURY NJ	08802	1	3B
45	4.03		BANGHART, JOSEPH A & GEORGE W	50 GOODSPRINGS ROAD	ASBURY NJ	08802	1	3B
45	5	45/11.02	BANGHART GEORGE W	50 GOODSPRINGS ROAD	ASBURY NJ	08802	61	3A/3B
45	6		BANGHART, JOSEPH	93 ASBURY-BROADWAY ROAD	WASHINGTON, NJ	07882	19	3B
45	7		TORRETTA, PETER & ELEANOR	129 ASBURY-BROADWAY ROAD	ASBURY, NJ	08802	27	3B
45	9		TORRETTA, PETER & ELEANOR	129 ASBURY-BROADWAY ROAD	ASBURY, NJ	08802	7	3A/3B
45	10		TORRETTA, PETER & ELEANOR	129 ASBURY-BROADWAY ROAD	ASBURY, NJ	08802	6	3B
45	11.01		KROUSE, THERESE	P O BOX 112	BROADWAY NJ	08808	10	3B
45	11.03		KROUSE, ROBERT & ANNA M	POB 64	BROADWAY NJ	08808	7	3A/3B
45	11.04		KROUSE, WILLIAM J & BARBARA L	POB 93	BROADWAY NJ	08808	6	3A/3B
45	14.01	WARREN CTY AGRIC ESM	AUGUSTA, JOSEPH & MARYANN	201 CHIPMUNK HILL	MOUNTAINSIDE, NJ	07092	8	3B
45	21		REGER, JOEL	P O BOX 64	ASBURY, N J	08802	4	3B
45	21.01		REGER, JOEL	P O BOX 64	ASBURY, N.J.	08802	4	3A/3B
45	21.03		REGER, JOEL	P O BOX 64	ASBURY NJ	08802	3	3B
45	25		SIGLER, RONALD R JR & LINDA T	293 MOUTAIN VIEW ROAD	ASBURY NJ	08802	24	3B
45	25.02		MICHALOWSKI, ROGER	12 SIGLER COURT	ASBURY, NJ	08802	7	3B
45	25.04		MICHALOWSKI, ROGER & SIXT SUSAN	12 SIGLER COURT	ASBURY, NJ	08802	12	3B
45	26		SIGLER, RONALD SR & SHIRLEY	293 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	21	3A/3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
45	26.02		SIGLER, RONALD JR & LINDA T	293 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	13	3A/3B
45	31		FRAIND, WILLIAM & DIANE	264 MOUNTAIN VIEW ROAD	ASBURY, NEW JERSEY	08802	14	3A/3B
45	32		OOSTDYK, JOHN	295 MOUNTAIN VIEW ROAD	ASBURY, N J	08802	2	3B
45	32.01		OOSTDYK, ARLENE R	292 MOUNTAIN VIEW ROAD	ASBURY, N J	08802	31	3B
45	32.02	45/23.03	OOSTDYK, ARLENE R	292 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	2	3A/3B
45	36		OOSTDYK, JOHN	295 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	18	3A/3B
45	37		SONZOGNI, EBE N & CAROL J	511 COLLINS AVENUE	HASBROUCK HEIGHTS NJ	07604	138	3A/3B
45	38		OOSTDYK, JOHN	295 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	25	3B
45	42		DEGELLEKE, PETER	54 CHESTNUT HILL ROAD	AMHERST NH	03031	13	3B
45	46	L43.01	TOMARO, DOMINICK & BARBARA A.	340 MOUNTAIN VIEW ROAD	ASBURY, N J	08802	30	3A/3B
45	47		TOMARO, DOMINICK & BARBARA	340 MOUNTAIN VIEW ROAD	ASBURY, N J	08802	7	3B
45	48		TOMARO, DOMINICK & BARBARA	340 MOUNTAIN VIEW ROAD	ASBURY, N J	08802	8	3B
45	49		BUTLER, WILMER	401 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	1	3B
45	50.01		RAFALKO, SYLVESTER & JOYCE	384 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	55	3A/3B
45	50.06	45/50.04	BROWN, DAVID S	625 MADISON AVE 12TH FLR	NEW YORK NY	10022	36	3B
45	54		NYENHOUSE, CAROLYN, C BLALOCK ETALS	454 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	5	3B
45	55		NYENHOUSE, CAROLYN, C BLALOCK ETALS	454 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	5	3B
45	56		NYENHOUSE, CAROLYN, C BLALOCK ETALS	454 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	5	3B
45	57		NYENHOUSE, CAROLYN, C BLALOCK ETALS	454 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	6	3A/3B
45	60		RIEWERTS, HENRY	508 MOUNTAIN VIEW RD	ASBURY NJ	08802	38	3A/3B
45	63.03		TOMARO, DOMINICK & BARBARA A.	340 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08808	3	3B
45	64		PLEASANT VALLEY DEVELOPERS INC	133 SOUTH PLAINFIELD AVE	SOUTH PLAINFIELD, NJ	07080	6	3B
45	65		PLEASANT VALLEY DEVELOPERS INC	133 SOUTH PLAINFIELD AVE	SOUTH PLAINFIELD, NJ	07080	10	3B
45	67		PLEASANT VALLEY DEVELOPERS INC	133 SOUTH PLAINFIELD AVE	SOUTH PLAINFIELD, NJ	07080	3	3B
45	68		PLEASANT VALLEY DEVELOPERS, INC	133 SOUTH PLAINFIELD AVE	SOUTH PLAINFIELD, NJ	07080	12	3B
46	10		BANGHART, JOSEPH A & GEORGE W	93 ASBURY-BROADWAY ROAD	WASHINGTON NJ	07882	58	3B
46	11		TORETTA, PETER & ELEANOR	129 ASBURY-BROADWAY ROAD	ASBURY, NJ	08802	11	3A/3B
46	16		QUINN, BRIAN E & VERNA	141 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	14	3A/3B
46	17		TORETTA, PETER & ELEANOR	129 ASBURY-BROADWAY RD	ASBURY, NJ	08802	49	3B
46	20		D'ANGELO, ALBERT	30 TECHNOLOGY DRIVE	WARREN NJ	07059	23	3B
46	21		D'ANGELO, ALBERT	30 TECHNOLOGY DRIVE	WARREN NJ	07059	33	3B
46	22		HAYDE, NEAL J & ANDREA	211 ASBURY BROADWAY ROAD	ASBURY NJ	08802	19	3A/3B
46	23		D'ANGELO, ALBERT	30 TECHNOLOGY DRIVE	WARREN NJ	07059	16	3B
46	24		SIGLER, EARL P & ALBERTA M	269 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	4	3B
46	25		SIGLER, EARL & ALBERTA	269 ASBURY-BROADWAY RD	ASBURY, NJ	08802	22	3B
46	26		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	34	3B
46	27		MCANALLEN CORP.% DELORENZO	P O BOX 150	PHILLIPSBURG, NJ	08865	107	3A/3B
46	28		SIGLER, EARL	269 ASBURY-BROADWAY ROAD	ASBURY, N.J.	08802	10	3B
46	29		D'ANGELO, ALBERT	30 TECHNOLOGY DRIVE	WARREN NJ	07059	6	3B
46	36		MARTIN, DEAN GARY	303 PERRY AVENUE	UNION NJ	07083	26	3B
46	37	L38, L39	HOOD, ROBERT & KIM	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	85	3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
46	40		HOOD, ROBERT & KIM	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	7	3B
46	41		HOOD, ROBERT & KIM	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	12	3B
46	42		HOOD, ROBERT & KIM	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	15	3B
46	44		HOOD, ROBERT & KIM	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	8	3B
46	50		HOOD, ROBERT & KIM	167-9 BUTTERMILK BRIDGE	ASBURY NJ	08802	28	3B
46	52		PAYNE, NATALIE	65 BUTTERMILK BRIDGE ROAD	WASHINGTON NJ	07882	4	3B
46	53		BALL, PETER & BARBARA	52 BUTTERMILK BRIDGE ROAD	WASHINGTON, NJ	07882	1	3B
47	1		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	14	3B
47	4		TRIVETTE, NANCY J	478 PARKWAY AVE	TRENTON NJ	08618	10	3B
47	5		HOOD, ROBERT C & KIM K	167-9 BUTTERMILK BRIDGE R	ASBURY NJ	08802	17	3A/3B
47	7	L 7.02	THE CHASKEL-DELANE TRUST	PO BOX 281	FLEMINGTON NJ	08822	4	3B
48	1		SIGLER, EARL	269 ASBURY-BROADWAY ROAD	ASBURY, N J	08802	51	3A/3B
48	2		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	48	3B
48	3		SIGLER, EARL	269 ASBURY-BROADWAY ROAD	ASBURY, N J	08802	30	3B
48	4		SCHNETZER, ARNOLD P	10 SCHNETZER LANE	ASBURY, NJ	08802	62	3B
48	4.02		POLOMSKI, FELIKS & BOGUMILA	115 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	17	3A/3B
48	4.04		FALCIANI, FRANK W & SHARON L	117 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	10	3A/3B
48	8		KITCHARDEN, VANJAI	P O BOX 152	LYONS NJ	07939	2	3B
48	12	TITUS LIFE ESTATE	FELIX, DANIEL T 111 & CATHERINE D T	6 SCHNETZER LANE	ASBURY, NJ	08802	34	3A/3B
48	12.01		DEMNEREST, EMMA L.	170 ANDERSON ROAD	ASBURY, N J	08802	8	3B
48	14		DEMNEREST, EMMA	170 ANDERSON ROAD	ASBURY NJ	08802	106	3A/3B
48	15		VAN RIPER, ALBERT R III	201 CHANGEBRIDGE ROAD	MONTVILLE NJ	07045	62	3B
48	16		GARDNER, ROBERT E & JOANN M	210 ASBURY ANDERSON ROAD	ASBURY NJ	08802	91	3A/3B
48	19		VAN RIPER, ALBERT R III	201 CHANGEBRIDGE ROAD	MONTVILLE NJ	07045	35	3A/3B
48	20		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	106	3A/3B
49	1	BL. 48 L 11	SIGLER, ANNA E	247 CEMETERY HILL ROAD	ASBURY NJ	08802	2	3B
50	10		WITTE, HARRY W & ELEANOR H	29 KITCHEN ROAD	ASBURY NJ	08802	7	3A/3B
51	1		RIGGS, DONALD L & VALERIE M	P O BOX 164	ASBURY NJ	08802	35	3A/3B
51	1.05		ADAMS, STEPHEN S & MICHELLE L	1 ADRIENNE COURT	ASBURY NJ	08802	3	3B
51	1.06		ADAMS, STEPHEN S & MICHELLE L	1 ADRIENNE COURT	ASBURY NJ	08802	5	3B
51	4		R L L ENTERPRISES, INC	115 MAPLE AVENUE	ASBURY NJ	08802	51	3B
51	5		R L L ENTERPRISES INC	115 MAPLE AVENUE	ASBURY NJ	08802	10	3B
51	5.01		LEYBURN, ROBERT L & ANNA MAE	115 MAPLE AVENUE	ASBURY NJ	08802	2	3B
51	5.02		MACEY, RONALD	36 SHURTS ROAD	ASBURY NJ	08802	2	3B
51	19		DEMNERST, EMMA L	170 ANDERSON ROAD	ASBURY NJ	08802	17	3B
52	2		MUZYCHKO, MICHAEL S & JOYCE	39 SHURTS ROAD	HAMPTON NJ	08827	9	3A/3B
53	2		MAMMARO, CHRISTOPHER J	46 MAPLE AVENUE	ASBURY NJ	08802	6	3A/3B
53	5	WC AGRIC EASEMENT	R L L ENTERPRISES INC	115 MAPLE AVENUE	ASBURY NJ	08802	12	3B
56	26		VERKADE, JAN R.W. & KATHRYN	43 BLOOMSBURY ROAD	ASBURY, NJ	08802	49	3A/3B
56	33		SAMUEL, MARK J & MARGARET M	POB 45	ASBURY NJ	08802	23	3A/3B
56	33.01		SAMUEL, MARK & MARGARET M	POB 45	ASBURY NJ	08802	4	3B



Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
56	33.02		COTTON, RICHARD C	17 CORNFIELD LANE	ASBURY NJ	08802	36	3B
56	34		BLUMBERG, BRUCE	35 N BRIDGE ST	SOMERVILLE, NJ	08876	62	3B
56	35		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	14	3B
56	36		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	72	3B
57	1		LEAVENS, WILLIAM B III	POB 673 359 WEST MILL RD	LONG VALLEY, NJ	07853	12	3A/3B
57	8	L8.01	GLESSMAN, RICHARD & BARBARA	330 ASBURY-BROADWAY ROAD	ASBURY, NJ	08802	26	3B
57	9		GLESSMAN, RICHARD	330 ASBURY-BROADWAY ROAD	ASBURY, NJ	08802	3	3A/3B
57	13		SIGLER, EARL	269 ASBURY-BROADWAY ROAD	ASBURY, N.J.	08802	4	3B
57	14		SIGLER, EARL	269 ASBURY-BROADWAY ROAD	ASBURY, N J	08802	4	3A/3B
57	15		MARIANO, THOMAS J & ELAINE M	278 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	9	3A/3B
57	17		ALTOBELLI, ANTHONY JR & WALTRAUD	272 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	5	3A/3B
57	17.01		ALTOBELLI, ANTHONY JR	272 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	5	3B
57	18		HAGAMAN, ELOISE	1043 STATE ROUTE 173	ASBURY NJ	08802	34	3B
57	29.02		BUTLER, WILMER T & PATRICIA D	401 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	1	3B
57	30		BUTLER, PATRICIA D & BONNIE	105 BUTLER ROAD	ASBURY NJ	08802	27	3B
57	30.01		BUTLER, WILMER T	401 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	1	3B
57	30.02		BUTLER, PATRICIA D & BONNIE	401 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	2	3B
57	30.03		BUTLER, WILMER T	401 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	2	3B
57	31.01		BOWSER, ADAM L	8218 BOBOLINK DRIVE	WEST PALM BEACH FLA	33412	58	3B
57	31.03		VANSADERS, JOHN G & MARYANNE	153 BLOOMSBURY ROAD	ASBURY, NJ	08002	13	3A/3B
57	31.07		FINCH, DAVID & PEGGY	74 BUTLER ROAD	ASBURY NJ	08802	8	3A/3B
57	32		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	26	3B
57	33		SMITH, ELIZABETH & RICHARD L	PO BOX 159	ASBURY NJ	08802	33	3B
57	34		LEAVENS, WILLIAM	359 WEST MILL RD	LONG VALLEY NJ	07853	48	3B
57	34.01		MACK, ROBERT J & CHERYL L	6 ROCKY HILL LANE	ASBURY, NEW JERSEY	08802	5	3B
57	34.02		MELTZER, HENRY & ROSEMARY A KENT	POB 234	ASBURY NJ	08802	10	3A/3B
58	1		TOBIAS, BARRY & BERLANT, KAREN E	68 ALEXANDRIA WAY	BASKING RIDGE NJ	07920	112	3B
58	8		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	66	3B
58	9		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	10	3A/3B
58	10		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	26	3B
58	11		SCHUSTER, JOHN L	470 BLOOMSBURY ROAD	BLOOMSBURY, NJ	08804	30	3B
58	12		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	68	3A/3B
58	13		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	12	3B
58	13.01		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	6	3B
58	14		BUTLER, WILMER	401 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	7	3B
58	14.01		BUTLER, WILMER	401 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	2	3B
58	15		CERICOLA, ROBERT J	264 BLOOMSBURY ROAD	ASBURY NJ	08802	19	3B
58	16		BADWAY MAURICE A	89 BUTLER ROAD	ASBURY, NJ	08802	55	3A/3B
58	16.02		BADWAY MAURICE A & KATHERINE E	89 BUTLER ROAD	ASBURY, NJ	08802	2	3B
58	17		BUTLER, WILMER	401 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	38	3A/3B
58	21		BUTLER WILMER	105 BUTLER ROAD	ASBURY, N.J.	08802	13	3B

Township of Franklin - Farm Assessed Land (not preserved) - Class 3A, 3B and 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
58	23		BUTLER, WILMER	401 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	19	3B
58	23.02	58/14.01	BUTLER, WILMER	401 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	5	3B
58	24		HONEKER, HERMAN	473 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	34	3A/3B
58	25		HONEKER, HERMAN	473 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	11	3B
58	26		TRUSZKOWSKI, RAYMOND & MARY	28 MORGAN ROAD	STEWARTSVILLE, NJ	08886	117	3A/3B
58	28		TRUSZKOWSKI, RAYMOND & MARY	28 MORGAN ROAD	STEWARTSVILLE, NJ	08886	31	3A/3B
58	29		SANTINI, SANTINO J & CLARA S	190 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	11	3B
58	30		SANTINI, SANTINO & CLARA S	190 GOOD SPRINGS ROAD	STEWARTSVILLE, N J	08886	27	3B
58	31		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	58	3B
58	32		HORVATH, BRUCE ALAN	378 WILLOW GROVE ROAD	STEWARTSVILLE NJ	08886	66	3A/3B
58	35		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	7	3B
58	36		BLUMNER ASSOCIATES LLC ETALS	61-43 186 STREET	FRESH MEADOWS NY	11365	9	3B
59	1.02		WOLVERTON, RALPH S	223 BLOOMSBURY ROAD	ASBURY, NJ	08802	13	3A/3B
59	1.04		RIVERVIEW FARMS, LLC	3 WOLVERTON ROAD	ASBURY NJ	08802	40	3A/3B
59	1.05		JMT'S RAMBLIN' RANCH LLC	241 BLOOMSBURY ROAD	ASBURY NJ	08802	13	3A/3B
59	10		WARREN COUNTY ROD & GUN CLUB NO 1	279 BLOOMSBURY ROAD	ASBURY NJ	08802	13	3B
59	11		FALK, NORMAN	17 LIME KILN RD	BLOOMSBURY, NJ	08804	12	3A/3B
59	11.01		FALK, NORMAN	17 LIME KILN RD	BLOOMSBURY, NJ	08804	1	3B
60	1		FUSCO, LIBERO & ANNA	18 LIME KILN ROAD	BLOOMSBURY NJ	08804	23	3A/3B
60	1.08		FUSCO, LIBERO & ANNA	18 LIME KILN ROAD	BLOOMSBURY NJ	08804	2	3B
61	5		HERITAGE, MAUREEN	436 BLOOMSBURY ROAD	BLOOMSBURY, NJ	08804	94	3A/3B
61	6		HERITAGE, MAUREEN P	436 BLOOMSBURY ROAD	BLOOMSBURY, NJ	08804	94	3B
61	10	L 11	635 WATER STREET, LLC	C/O LOWCHER 19 RYMON ROAD	WASHINGTON NJ	07882	256	3B
61	12.01		635 WATER STREET, LLC	C/O LOWCHER 19 RYMON ROAD	WASHINGTON NJ	07882	5	3B
61	13	L14-18	OBERLY, CLIFFORD & MARGARET	652 S MAIN STREET	STEWARTSVILLE NJ	08886	98	3B
61	28		NEW VILLAGE ROAD, LLC C/O KAPLEN	10 W RAILROAD AVE POB 792	TENAFLY NJ	07670	15	3B
62	3		HERITAGE, MAUREEN	436 BLOOMSBURY ROAD	BLOOMSBURY, N J	08804	11	3B
62	4		SCHUSTER, JOHN L	470 BLOOMSBURY ROAD	BLOOMSBURY NJ	08804	3	3B
						<b>Total:</b>	<b>9455</b>	

Township of Franklin - Privately Owned Tax Exempt Property - Class 15

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
16.01	9		WARREN COUNTY VOCATIONAL SCHOOL	1500 ROUTE 57	WASHINGTON, N.J.	07882	40	15B
17	27		BROADWAY METHODIST CHURCH	POB 284	BROADWAY, NJ	08808	0.40	15B
						<b>Total:</b>	<b>40.4</b>	
7	17.11		THE ARC, WARREN COUNTY CHAPTER INC	POB 389	WASHINGTON NJ	07882	1	15C
46	30	ENVIRONMENTAL LIEN	HIGH POINT SANITATION COMPANY	P O BOX 150	PHILLIPSBURG NJ	08865	18	15C
47	10		HANDMAIDS OF MARY IMMACULATE, INC	MOUNTAIN VIEW RD	WASHINGTON, NJ	07882	1	15C
53	1		MUSCONETCONG WATERSHED ASSOCIATION	PO BOX 87	WASHINGTON NJ	07882	3	15C
55	1	BLOCK 55 LOT 2	MUSCONETCONG WATERSHED ASSOCIATION	C/O POHORELY POB 87	WASHINGTON NJ	07882	1	15C
						<b>Total:</b>	<b>24</b>	
3	5		NEW VILLAGE UNION CHAP C/O UNANGST	10 OAK RIDGE RD	WASHINGTON, NJ	07882	0	15D
12	1		TIBETAN BUDDHIST LEARNING CTR, INC.	93 ANGEN ROAD	WASHINGTON, NJ	07882	16	15D
15	13.01		CHRISTIAN & MISSIONARY ALLIANCE CH	2112 ROUTE 57	WASHINGTON NJ	07882	8	15D
17	26		BROADWAY METHODIST CHURCH	POB 284	BROADWAY, NJ	08808	1	15D
34	7.03		SOCIETY OF JESUS CHRIST THE PRIEST	POB 157	STEWARTSVILLE NJ	08886	6	15D
54	16		ASBURY METH. EPISCOPAL CHURCH	POB 163	ASBURY NJ	08802	9	15D
						<b>Total:</b>	<b>40</b>	
25	1	CEMETERY	BROADWAY METHODIST CHURCH	POB 284	BROADWAY, NJ	08808	1	15E
56	1		ASBURY PRESBYTERIAN CEMETERY ASSOC.	P O BOX 42	ASBURY, N.J.	08802	2	15E
56	2		ASBURY PRESBYTERIAN CEMETERY ASSOC	P O BOX 42	ASBURY, N.J.	08802	1	15E
						<b>Total:</b>	<b>4</b>	
7	10	L6	FRANKLIN TWP FIRE CO # 1 & #2	POB 43	BROADWAY NJ	08808	1	15F
17	36.01		FRANKLIN TWP RESCUE SQUAD CORP	25 ASBURY-BROADWAY F	BROADWAY, NJ	08808	0	15F
18	8		FRANKLIN TWP FIRE CO # 1 & # 2	POB 43	BROADWAY NJ	08808	1	15F
26	3.01		UNITED STATES POSTAL SERVICE	NORTHEAST REGION	N.Y., N.Y.	10098	1	15F
46	9		WARREN GRANGE 110 C/O MIRIAM SMITH	P O BOX 54	BROADWAY, N.J.	08808	1	15F
50	3	L4	US POSTAL SERVICE	US POSTAL NE REGION	NEW YORK NY	10098	1	15F
51	10		THE ASSO RETARDED CITIZENS WARREN	432 ROUTE 31 P0B 42	WASHINGTON NJ	07882	1	15F
56	25		ASBURY VOL. FIRE CO. 1	P O BOX 87	ASBURY, N.J.	08802	3	15F
						<b>Total:</b>	<b>9</b>	

Township of Franklin - Residential Land greater than 2 acres - Class 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
1	3		COSTELLO, CHARLES J & SHARON M	2658 RT 57	STEWARTSVILLE, NJ	08886	4	2
1	26		COPPERSMITH, RICHARD & ARLEEN	150 MONTANA ROAD	WASHINGTON NJ	07882	2	2
2	13		ROSSINI, MICHAEL	7 MONTANA ROAD	WASHINGTON, NJ	07882	4	2
3	1		DEMBECKI C J & VAN HOLLAND, JILL	2 MONTANA ROAD	WASHINGTON NJ	07882	3	2
8	29		MCGOLDRICK, ROBERT	134 MONTANA ROAD	WASHINGTON NJ	07882	6	2
8	35.01		KOCH, JOHN KEVIN	90 MONTANA RD	WASHINGTON, NJ	07882	3	2
9	11.01		KOBER, WILLIAM G & BARBARA A	470 MONTANA ROAD	WASHINGTON NJ	07882	3	2
9	13	L13.01	STONEBACK, JANE	233 MILLBROOK ROAD	WASHINGTON, N.J.	07882	8	2
9	17		GEORGE, MARK & RITA JOAN	145 MILLBROOK ROAD	WASHINGTON NJ	07882	2	2
9	21		FERGUSON WAYNE E	P O BOX 15	BROADWAY NJ	08808	25	2
10	10.03		VASKO THOMAS WA.	179 MILLBROOK ROAD	WASHINGTON, NEW JERSEY	07882	7	2
11	1.02		SPINKS, GRANT & KATHLEEN	6 VAN SYCKLE ROAD	WASHINGTON, NJ	07882	4	2
11	1.03		WASSER, DOUGLAS L.	70 MILLBROOK ROAD	WASHINGTON NJ	07882	3	2
11	2.01		CORTESE PHILIP F	7 VAN SYCKLE ROAD	WASHINGTON, NJ	07882	3	2
11	4		HOFFMAN, TERRY BRIAN & PATRICIA ANN	92 MILLBROOK ROAD	WASHINGTON NJ	07882	3	2
11	5		CLARKE, KEVIN & HAFFER, MARIA L	96 MILLBROOK ROAD	WASHINGTON NJ	07882	5	2
11	6.06		LIFER, WILLIAM E & CATHRINE	114 MILLBROOK ROAD	WASHINGTON NJ	07882	4	2
11	6.07		STOCKTON, KEITH & LINDA	104 MILLBROOK ROAD	WASHINGTON NJ	07882	3	2
11	8		DETRICK, DAVID R & DONNA L	POB 252	BROADWAY, NJ	08808	3	2
11	11		CZUJAK, THEODORE & LINDA J	P O BOX 541	BROADWAY, NJ	08808	4	2
11	18		MATHEIS, GEORGE F & CHARLOTTE	BOX 52	BROADWAY NJ	08808	20	2
11	20		GRAHAM, WILLIAM F	P O BOX 6	BROADWAY, NJ	08808	5	2
11	21		ONEMBO, JAMES	P O BOX 84	BROADWAY, NJ	08808	2	2
11	22		NEWMARK, GARY R & ANITA	POB 235	BROADWAY NJ	08808	4	2
11	23.02	L23.03ROW,B18 L45R0W	WOOLF, EDWARD & LINDA	P O BOX 144	BROADWAY, NJ	08808	4	2
11	25		HARVAT, HELEN	75 HALFWAY HOUSE ROAD	WASHINGTON, NJ	07882	6	2
11	33		KIRICK JOHN A & DORIS	200 MILLBROOK ROAD	WASHINGTON NJ	07882	12	2
11	39		BUNGERT, JOHN J IV & MARJORIE C.	81 BICKEL ROAD	WASHINGTON, NJ	07882	5	2
11	39.02		SCHUCH, ROBERT & BARBARA	93 BICKEL ROAD	WASHINGTON NJ	07882	3	2
11	44		GIRARDI, CATHERINE	31 BICKEL ROAD	WASHINGTON NJ	07882	5	2
11	45		GIRARDI PETER V & CECILIA H	173 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	4	2
11	45.01		HOUSMAN, BRUCE & CAROL	163 HALFWAY HOUSE ROAD	WASHINGTON, NJ	07882	4	2
11	46		GUNNER, WILIAM & LOIS	155 HALFWAY HOUSE ROAD	WASHINGTON, N.J.	07882	6	2
11	49		MALONEY, WILLIAM B. JR. & BARBARA	129 HALFWAY HOUSE ROAD	WASHINGTON, NJ	07882	5	2
12	1.02		LINDABERRY, RANDY	16 BICKEL ROAD	WASHINGTON, NJ	07882	3	2
12	3		BOUCHER, ROBERT M & STEPHANIE A	28 BICKEL RD	WASHINGTON NJ	07882	8	2
12	4		SCHWALJE, HELMUT	POB 8	WASHINGTON NJ	07882	9	2
12	4.01		FERRI, MICHAEL C & CHRISTINE L	54 BICKEL ROAD	WASHINGTON NJ	07882	7	2
12	4.03		PEARNS, CHRISTOPHER & ANGELA	34 BICKEL ROAD	WASHINGTON, NJ	07882	3	2
12	6.01		KREPPS, CLAIR D & LEAH	82 BICKEL ROAD	WASHINGTON, NJ	07882	2	2
12	6.06		KINNEY, RAYMOND R. & DEBRA	66 BICKEL ROAD	WASHINGTON, NJ	07882	2	2

Township of Franklin - Residential Land greater than 2 acres - Class 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
12	6.07		DEGROFF, BRUCE A & MAUREEN L	74 BICKEL ROAD	WASHINGTON NJ	07882	4	2
12	6.08		BEE, JOSEPH AARON & THERESA	58 BICKEL ROAD	WASHINGTON NJ	07882	4	2
12	6.1		WADAMS, LISA & J. BURTCHAELL	70 BICKEL ROAD	WASHINGTON, NJ	07882	3	2
12	8.01		HASKE, HENRY D JR & GREGORY L	199 HARM-BRASS CASTLE RD	WASHINGTON, NJ	07882	3	2
14	17		TENZLINGER, THOMAS	21 BICKEL RD	WASHINGTON, NJ	07882	2	2
14	17.01		CARROLL, ROBERT & TERRI-ANN	17 BICKEL ROAD	WASHINGTON NJ	07882	2	2
14	20		HISSIM, MICHAEL & ALICE GUARRIELLO	3 BICKEL ROAD	WASHINGTON, NJ	07882	3	2
14	20		KOSAKOWSKI, THOMAS M & YOLANDA M	160 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	2	2
14	20		BRESLIN, JOHN & JANICE	168 HALFWAY HOUSE ROAD	WASHINGTON, NJ	07882	4	2
14	20		BULAVA, ROGER & CHRISTINE	172 HALFWAY HOUSE ROAD	WASHINGTON NJ	07882	5	2
14	20		MEOLA, RALPH & PATRICIA	7 BICKEL ROAD	WASHINGTON, NJ	07882	3	2
14	20.01		NOLAN, EDWARD C & BONNIE	27 BICKEL ROAD	WASHINGTON, NJ	07882	3	2
15	7		FIORE, CAMILLO	2034 ROUTE 57	WASHINGTON, NJ	07882	2	2
16	12.04	2.42 AC NET	CSEH, ROBERT T & CAHILL, ELIZABETH	2 COPPERFIELD DRIVE	WASHINGTON NJ	07882	4	2
16	12.19		SCOTLAND ROBERT D & CHARLOTTE M	1 WATERBROOK DRIVE	WASHINGTON NJ	07882	2	2
16	20.13		MURRAY, PETER & NICOLE	1 BENJAMIN DRIVE	WASHINGTON NJ	07882	3	2
16	20.35		DEFILIPPO, VICTOR & SHERYL	33 BENJAMIN DRIVE	WASHINGTON NJ	07882	10	2
16	20.45		BAECK, MARTIN G & MAUREEN M	58 BRYAN ROAD	WASHINGTON NJ	07882	2	2
16	20.46		HAMILTON, CHARLES A & THERESIA L	56 BRYAN ROAD	WASHINGTON NJ	07882	4	2
16	20.47		QUINN, JOHN C & SANDRA	54 BRYAN ROAD	WASHINGTON NJ	07882	3	2
16.01	6.01		DMYTRIW, MARTIN E & JANICE SAWICKI	41 BEIDLEMAN ROAD	WASHINGTON NJ	07882	3	2
16.01	10.07		SAWICKI, ALEXANDER & FRANCES	POB 232	BROADWAY, NJ	08808	2	2
16.04	4		SCRATCHLEY, GLEN A & M. BERGSTROM	POB 288	BROADWAY NJ	08808	3	2
16.04	7		MC LAUGHLIN, DENNIS P & MARY C	50 BRYAN ROAD	WASHINGTON NJ	07882	2	2
18	3	OLD 5 & 5.01	MIHALIK, STEPHEN JR & LUISA	2160 STATE HIGHWAY 57	WASHINGTON NJ	07882	6	2
34	1.04		STINGER, JOHN R & SUSANNE K	POB 176	STEWARTSVILLE, NJ	08886	4	2
34	7.09		LAMPON, MIRIAM R	8 CLIFFSIDE DRIVE	STEWARTSVILLE NJ	08886	2	2
34	7.13		SCIORTINO, JOSEPH & TIEDGEN, MICHELE	16 CLIFFSIDE DRIVE	STEWARTSVILLE NJ	08886	2	2
34	7.16		GLEASON, WILLIAM BARRY & SUSAN J	22 CLIFFSIDE DRIVE	STEWARTSVILLE NJ	08886	4	2
34	13		KURTZ, RICHARD & KAREN T	2503 ROUTE 57	STEWARTSVILLE NJ	08886	2	2
34.04	2		BENDL, JOHN & DARLENE	9 QUARRY ROAD	STEWARTSVILLE, NJ	08886	2	2
34.04	3		HANSEN, BARBARA R	11 QUARRY ROAD	STEWARTSVILLE NJ	08886	2	2
40	2		BURTON, MARK S & MONICA A	100 STEWARTSVILLE ROAD	STEWARTSVILLE, NJ	08886	3	2
41	3.01		GEISERT, DOUGLAS ROY	243 WILLOW GROVE ROAD	STEWARTSVILLE NJ	08886	7	2
41	4		REBO, BARRY & PATRICIA HADDON	249 WILLOW GROVE RD	STEWARTSVILLE, NJ	08886	12	2
41	9.04		MECSEY, JOHN PAUL	309 WILLOW GROVE ROAD	STEWARTSVILLE, NJ	08886	5	2
42	2.01		LEARY DAVID	230 WILLOW GROVE RD	STEWARTSVILLE NJ	08886	5	2
42	2.02		ADS HOMES, LLC	POB 62	STEWARTSVILLE NJ	08886	5	2
42	10.02		LORY, MANFRED & HEIDI	65 HERLEMAN ROAD	STEWARTSVILLE NJ	08886	12	2
42	10.05		HERLEMAN, L EXEC ETALS %SHANE BERGER	583 CHROUST RD	BATH PA	18014	5	2
43	1.01		HAGER, EDWARD L. & KAREN	343 WILLOW GROVE ROAD	STEWARTSVILLE NJ	08886	2	2

Township of Franklin - Residential Land greater than 2 acres - Class 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
43	1.02		YALE, DAVID E	1 MORGAN LANE	STEWARTSVILLE, NJ	08886	2	2
43	1.03		SEGREAVES, WILLIAM H & TINA M	353 WILLOW GROVE ROAD	STEWARTSVILLE NJ	08886	2	2
43	1.04		ANDERSON, JAMES JOSEPH	5 MORGAN ROAD	STEWARTSVILLE NJ	08886	4	2
43	1.05		FLANNERY, JAMES A & AMY E	11 MORGAN ROAD	STEWARTSVILLE NJ	08886	3	2
43	1.06		OGURKIS, DANIEL J & JENNIFER A	17 MORGAN ROAD	STEWARTSVILLE NJ	08886	3	2
43	2		SCHIAVONE, PATRICIA E	245 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	4	2
43	2.01		SMITH, RONALD C & ALVERA	235 GOOD SPRINGS ROAD	STEWARTSVILLE, N J	08886	4	2
43	2.02		FRISCO, ROBERT & PATRICIA	241 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	3	2
43	2.03		ZANZONICO, MICHAEL & NANCY L	335 WILLOW GROVE ROAD	STEWARTSVILLE NJ	08886	2	2
43	2.04		JACKSON, DAVID L & CHERYL S	271 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	4	2
43	2.05		VAN RIPER THOMAS & DEBRA	267 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	3	2
43	2.06		MONTERO, SERVIO T & ALBA N	261 STEWARTSVILLE ROAD	STEWARTSVILLE NJ	08886	3	2
43	2.07		BUTKA, WILLIAM W	257 GOOD SPRINGS ROAD	STEWARTSVILLE NJ	08886	3	2
43	2.08		MEEHAN, RAYMOND R & JULIA	253 GOODSPRINGS ROAD	STEWARTSVILLE NJ	08886	3	2
43	2.09		SCHRIEVER, KURT R & MARY JEAN	249 GOOD SPRINGS ROAD	STEWARTSVILLE, NJ	08886	3	2
43	5.01		FARRELL, THOMAS JR & NANCY	555 MOUNTAIN VIEW ROAD W	ASBURY NJ	08802	2	2
43	8		LESIK, WILLIAM J	519 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	5	2
43	9		DEJULIO, RICHARD & WENDY	511 MOUNTAINVIEW ROAD	ASBURY NJ	08802	5	2
45	2.02		LIPKA, MICHAEL	137 GOOD SPRINGS ROAD	ASBURY NJ	08802	2	2
45	2.03		PETRISKO, MICHAEL J & CAROLYN J	141 GOOD SPRINGS ROAD	ASBURY, NJ	08802	3	2
45	2.04		PETRISKO, MARA	145 GOODSPRINGS RD	ASBURY, NJ	08802	3	2
45	2.05		SQUARE, JOHN W & DEBORAH A	149 GOOD SPRINGS ROAD	ASBURY NJ	08802	3	2
45	2.06		CUSICK, ROBERT	151 GOOD SPRINGS ROAD	ASBURY NJ	08802	2	2
45	2.07		BUMBERA, RAYMOND	153 GOOD SPRINGS ROAD	ASBURY, NJ	08802	2	2
45	2.08		BRAMAN, DAVID & LAURIE	155 GOOD SPRINGS ROAD	ASBURY NJ	08802	2	2
45	2.09		KRESEFSKY, RONALD & SIROTAK, JOAN	157 GOOD SPRINGS RD	ASBURY NJ	08802	2	2
45	20		ALLEN, THOMAS H & TONI M	196 ASBURY-BROADWAY RD	ASBURY, NJ	08802	2	2
45	20.01		TABORELLI, JOSEPH	190 ASBURY-BROADWAY ROAD	ASBURY, N.J.	08802	2	2
45	21.02		REBEL, MARY E & FRANK E	210 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	3	2
45	22		COOKE JAMES H & LUCILLE A	220 ASBURY-BROADWAY ROAD	ASBURY, N.J.	08802	2	2
45	25.01		BUTLER, DONALD J JR & ELIZABETH A	4 SIGLER COURT	ASBURY, NJ	08802	3	2
45	43		LACOUR THEODORE	352 MOUNTAIN VIEW ROAD	ASBURY, N J	08802	3	2
45	44		DRENZEK, EUGENE R & BERNICE	350 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	5	2
45	45		MITCHELL, MICHAEL & LINDA	364 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	5	2
45	50.02		JALA, JOHN A & LUCILLE	390 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	4	2
45	50.03		MCDERMOTT, CATHERINE J	396 MOUNTAINVIEW ROAD	ASBURY NJ	08802	4	2
45	52		BARRY, BRENDAN & BETH ANNE STYLER	434 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	3	2
45	53		KALATUCKA, GARY L & JILL	444 MOUNTAINVIEW RD	ASBURY, NJ	08802	13	2
45	55.01		NYENHOUSE, CAROLYN	454 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	4	2
46	37.01		OHL, SUSANNE M	168 BUTTERMILK BRIDGE RD	ASBURY, NJ	08802	2	2
46	46		RYMON, WILLIAM C. & KAREN	P O BOX 568	BROADWAY, N.J.	08808	10	2

Township of Franklin - Residential Land greater than 2 acres - Class 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
46	49		BABEY, KENNETH & JUDITH	POB 596	BROADWAY NJ	08808	34	2
46	51		DIGILIO, RUDY & JOANN	100 BUTTERMILK BRIDGE RD	WASHINGTON NJ	07882	5	2
46	51.01	874X200	SCHWEMMER, BRUCE A	94 BUTTERMILK BRIDGE RD	WASHINGTON, NJ	07882	12	2
46	51.05		NAPOLITANO, DEBRA A & DADY, JOHN S	122 BUTTERMILK BRIDGE RD	WASHINGTON NJ	07882	5	2
47	2		HANNAY, JANNEKA E & BAIRD, RODNEY F	183 BUTTERMILK BRIDGE RD	ASBURY NJ	08802	12	2
47	2.01		COLALUCE, DONALD L & BONNIE L	181 BUTTERMILK BRIDGE RD	ASBURY NJ	08802	3	2
47	5.01		ERB, ARNOT E, 111 & PATRICIA A	153 BUTTERMILK BRIDGE RD	ASBURY NJ	08802	4	2
47	11		HAFFERT, PATRICIA M	POB 41	WASHINGTON, NJ	07882	2	2
47	2..03		TABERT, PATRICIA	118 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	2	2
48	4.03		LANGAN THOMAS M & DEBORAH	101 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	4	2
48	4.05		GAMMEL, DAVID W & THERESA A	107 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	5	2
48	17.01		RUSCH, DOUGLAS J & BONNIE J	198 ANDERSON ROAD	ASBURY NJ	08802	4	2
48	17.02		MOORE, VINCENT & DEBRA L	190 ANDERSON ROAD	ASBURY NJ	08802	3	2
50	8		HUFFORD, BRIAN & CHARLENE	271 ANDERSON ROAD	ASBURY, NJ	08802	3	2
51	1.07		CORDE, GARY & MALIA	3 ADRIENNE COURT	ASBURY NJ	08802	5	2
51	5.06		SCHLESSINGER, JAMES R & BARBARA A	21 RIDDLE COURT	ASBURY NJ	08802	2	2
51	5.08		RAGAZZO,PETER & AUCIELLO,ANTONELLA	25 RIDDLE COURT	ASBURY NJ	08802	2	2
51	5.09		GALLI, AUGUST M & JENNIE H	26 RIDDLE COURT	ASBURY NJ	08802	3	2
51	5.1		WAPELHORST, JOHN H & MARY	24 RIDDLE COURT	ASBURY NJ	08802	3	2
51	5.11		KOBYLSKI, JAMES F & PAULA C	22 RIDDLE COURT	ASBURY NJ	08802	3	2
51	5.16		JOHNSON, PAULA EPPS	15 HALLS MILL ROAD	ASBURY NJ	08802	6	2
51	6		COLLAZO, MICHAEL A & MARION E	30 SHURTS ROAD	HAMPTON NJ	08827	2	2
51	12		UHLER, SAMUEL T & JOAN A/TRUST	153 ANDERSON RD	ASBURY, NJ	08802	2	2
51.01	19		SHUKLA, RAJAT B & REKHA R	33 HALLS MILL ROAD	ASBURY NJ	08802	2	2
51.02	4		MASON, MARY E	15 STEEPLECHASE LANE	ASBURY NJ	08802	4	2
51.02	5		CHANG, SHAN HWA & HUA, HELEN	11 STEEPLECHASE LANE	ASBURY NJ	08802	3	2
51.02	7		HENRY, EARL & VENITA BARNETT	7 STEEPLECHASE LANE	ASBURY NJ	08802	2	2
51.03	1		OLIVIERI,WILLIAM P&MOLINEAUX,MARTHA	18 STEEPLECHASE LANE	ASBURY NJ	08802	3	2
51.05	13		MEZA, RAYMOND	3 SURRY LANE	ASBURY NJ	08802	3	2
52	1		POIRIER, ROGER A	20 LINCOLN AVENUE W	CRANFORD NJ	07016	3	2
52	2.01		OKESON, DAVID & SUSAN	51 SHURTS ROAD	HAMPTON NJ	08827	4	2
54	1		L'HOMMEDIEU, JOSEPHINE	39 MAPLE AVENUE	ASBURY NJ	08802	2	2
54	25		FITZSIMMONS, MARK & PAMELA	POB 96	ASBURY NJ	08802	5	2
54	30.06		IMBIMBO, BASIL & GAYLE	POB 3	ASBURY, NJ	08802	3	2
55	3		KENEN, SUSAN A	470 OLD MAIN STREET	ASBURY NJ	08802	3	2
55	14		WERKHEISER, RUSSELL W & DEBORAH	POB 41	ASBURY NJ	08802	3	2
56	37.14		PHILLIPS, MARK W & VICTORIA L	165 BLOOMSBURY ROAD	ASBURY NJ	08802	2	2
56	37.15		ROCHELLE,JACQUI L & MARTINSON,I III	169 BLOOMSBURY ROAD	ASBURY NJ	08802	2	2
57	8.03		BRYANT, ANDREW A & TAMMY L	358 OLD MAIN STREET	ASBURY NJ	08802	4	2
57	8.04		YOSON, JAMES W & ALICE J, TRUSTEES	352 OLD MAIN STREET	ASBURY NJ	08802	4	2
57	8.05		GOODALE, EDWIN & JEAN	346 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	4	2

Township of Franklin - Residential Land greater than 2 acres - Class 2

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
57	8.06		PRISCO, SAMUEL N & ROSEMARY	362 OLD MAIN STREET	ASBURY NJ	08802	6	2
57	11	PATRICIA LIFE ESTATE	MAHLER,G & LIDELL, L % P MAHLER	290 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	4	2
57	12		MAHLER, GILBERT JR & JILL	290 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	4	2
57	28		BUCHNESS, MARY RUTH	369 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	4	2
57	31		KLINGER, FREDERICK JR & DOLORES	138 BLOOMSBURY ROAD	ASBURY NJ	08802	5	2
57	31.02		GEORGOUTSOS, PETER K	98 HILLSIDE AVENUE	ENGLEWOOD NJ	07631	14	2
57	31.04		ZARKA, JOHN R	150 BLOOMSBURY ROAD	ASBURY, NJ	08802	5	2
57	31.05		DAHAN, PAUL JR. & JO ANN	146 BLOOMSBURY ROAD	ASBURY, NJ	08802	5	2
57	31.06		REZES, ROGER & ELIZABETH	142 BLOOMSBURY ROAD	ASBURY NJ	08802	5	2
58	16.01		SMITH, DAVID A & LISA A	15 INSCHO ROAD	ASBURY NJ	08802	2	2
58	19		HARRIS, ZOLLIE C	439 MOUNTAIN VIEW ROAD	ASBURY NJ	08802	3	2
58	20		REASON, DORIS	POB 166	ASBURY NJ	08802	5	2
58	20.03		MERRITT, HARVEY J & JANICE	469 MOUNTAIN VIEW ROAD	ASBURY, N.J.	08802	5	2
58	20.04		MINORICS, JOSEPH JR. & KATHY LYNN	455 MOUNTAIN VIEW ROAD	ASBURY, NJ	08802	3	2
58	20.05		PETERSON,DONALD E & PARKER,PATRICIA	18 INSCHO ROAD	ASBURY NJ	08802	3	2
58	20.06		BUBALIS, ROGER C & LINDA	433 MOUNTAIN VIEW ROAD	ASBURY, NEW JERSEY	08802	3	2
58	29.01		TABORELLI, JOSEPH R & PAM J READ	369 WILLOW GROVE ROAD	STEWARTSVILLE, NJ	08886	3	2
58	29.02		IVANITSKI, LEE & MICHELINA	POB 54	STEWARTSVILLE NJ	08886	3	2
59	1		MOOSA, SHABBIR	251 BLOOMSBURY ROAD	ASBURY NJ	08802	6	2
59	1.06		SIEBENS, LARRY N & DIANNE C	249 BLOOMSBURY ROAD	ASBURY NJ	08802	4	2
59	2		SALINOWICZ, PETER & DEBORAH	221 BLOOMSBURY ROAD	ASBURY, NJ	08802	5	2
60	1.09		JANUSZ, WALTER & PATRICIA	391 BLOOMSBURY ROAD	BLOOMSBURY NJ	08804	4	2
61	7.01		MANCINI, VERNON & SHIRLEY	5 PERCY DRIVE	GLEN GARDNER NJ	08826	6	2
62	1		MILDRED MARIAN FOUNDATION	101 BILBY ROAD SUITE E	HACKETTSTOWN NJ	07840	5	2
						<b>Total:</b>	<b>812</b>	



Township of Franklin - Commercial Land and Industrial Land greater than 2 acres - Class 4A and 4B

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
16.01	10.04		COBB, ROBERT L & JESSIE D	16 BELMAR BLVD	WARETOWN NJ	08758	4	4A
17	2	2.01	SPEEDEX REALITY CORP	PO BOX 313	LEDGEWOOD NJ	07852	3	4A
17	16		JIMMY LU,LLC/POHAT CRK PRK HMES LLC	155 LAKESIDE BOULEVARD	HOPATCONG NJ	07843	6	4A
26	2.03		PHILLIPS, DAVID & SANDRA	225 MILLBROOK ROAD	WASHINGTON NJ	07882	3	4A
26	3.02		BUSTER LLC	POB 15	BROADWAY NJ	08808	3	4A
34	20		JAMES HUNTER REAL EST & CONST, INC	PO BOX 189	WHITEHOUSE STATION NJ	08889	2	4A
39	3		OOSTYDK, JAMES M & LISA A	2621 ROUTE 57	STEWARTSVILLE, NJ	08886	4	4A
41	12.01		TIGAR, RANDY L & AMOS JR	15 ASPEN COURT	EASTON PA	18040	10	4A
45	2.1		FLECK JONATHAN A & LORI A	159 GOOD SPRINGS ROAD	STEWARTSVILLE, N J	08886	6	4A
48	27		ASBURY WILLOWS, L.L.C. % PAULUS	71 ANTHONY ROAD	GLEN GARDNER NJ	08826	3	4A
						<b>Total:</b>	<b>44</b>	
15	4.02		THE FRANKLIN REALTY GROUP LLC	25 COMMERCE ROAD	FAIRFIELD NJ	07004	17	4B
15	11.02		CARPENTER REALTY CORP	549 SOUTH BROADWAY	GLOUCESTER NJ	08030	10	4B
16	9.01		FRANKLIN REALTY GROUP LLC	24 COMMERCE RD	FAIRFIELD NJ	07004	30	4B
16.01	7		RARITAN VALLEY LOGGING CO., INC.	53 BEIDLEMAN ROAD	WASHINGTON, NJ	07882	3	4B
18	5.02		TRENT FAMILY PARTNERSHIP, L P	1 SPRING HOUSE RD	BERNARDSVILLE NJ	07924	3	4B
27	1.01		APEX VICTAULIC CO. OF AMERICA	P O BOX 31	EASTON PA	18042	6	4B
41	11		ELIZABETHTOWN GAS COMPANY	ONE ELIZABETHTOWN PLAZA	UNION, NJ	07083	10	4B
41	12.02		TIGAR, AMOS JR & RANDY	116 EDISON RD	STEWARTSVILLE, NJ	08886	6	4B
46	16.01	ADDL ADD # 149	JONES JOHN G & KIMBERLEY A	147 ASBURY-BROADWAY ROAD	ASBURY NJ	08802	2	4B
						<b>Total:</b>	<b>87</b>	

Township of Franklin - Land with two or more tax classes

Block	Lot	Additional	Owner	Owner's Address	Owner's Address	Zip	Acreage	Class
47	6	47/4.01	LAWRENCEVILLE SCHOOL CP %M. BROWN	P O BOX 6126	LAWRENCEVILLE NJ	08648	46	1/15F
47	9		THE BLUE ARMY OF OUR LADY OF FATIMA	P O BOX 976	WASHINGTON NJ	07882	25	1/15C
						<b>Subtotal:</b>	<b>71</b>	
8	10.02		THE SCOTT HOUSE	33 WHITES ROAD	WASHINGTON NJ	07882	12	15F/3A/3B
9	11		KOBER, WM, BARBARA, GABRIEL, MARION	470 MONTANA ROAD	WASHINGTON NJ	07882	94	3B/4A
27	1		FRANKLIN INDUSTRIAL LAND CORP	61-43 186 STREET	FRESH MEADOWS NY	11365	88	3B/4B
27	2		ISE AMERICA	POB 267	GALENA MD	21635	67	3B/4B
41	12		FRANKLIN INDUSTRIAL LAND CORP	61-43 186 STREET	FRESH MEADOWS NY	11365	20	1/3B
						<b>Subtotal:</b>	<b>281</b>	
						<b>Total:</b>	<b>352</b>	

## **Franklin Township Photographs**



Farmland Route 57 Broadway, August 2005



Scott's Mountain Ridgeline  
From Route 57



Warne's Gristmill, January 2006



Warne's Gristmill / Sigler Farm, January 2006



Cordes Quarry, January 2006



Edison Cement Plant, January 2006



Trolley Bridge - Broadway, January 2006



Trolley Bridge / Route 57 - Broadway, January 2006



Merrill Creek, September 2005



Merrill Creek, September 2005





Broadway Field, September 2005



Bridge Over the Musconetcong River, September 2005



Meadwater Residence, Edison Road, September 2005



The Leavens Farm, September 2005



Bread Lock Park, September 2005



Bread Lock Park Museum, September 2005



View of Pohatcong Valley, September 2005



Pohatcong Creek, September 2005



Sigler Farm-Musconetcong Valley, September 2005



Musconetcong River, September 2005