

New Search

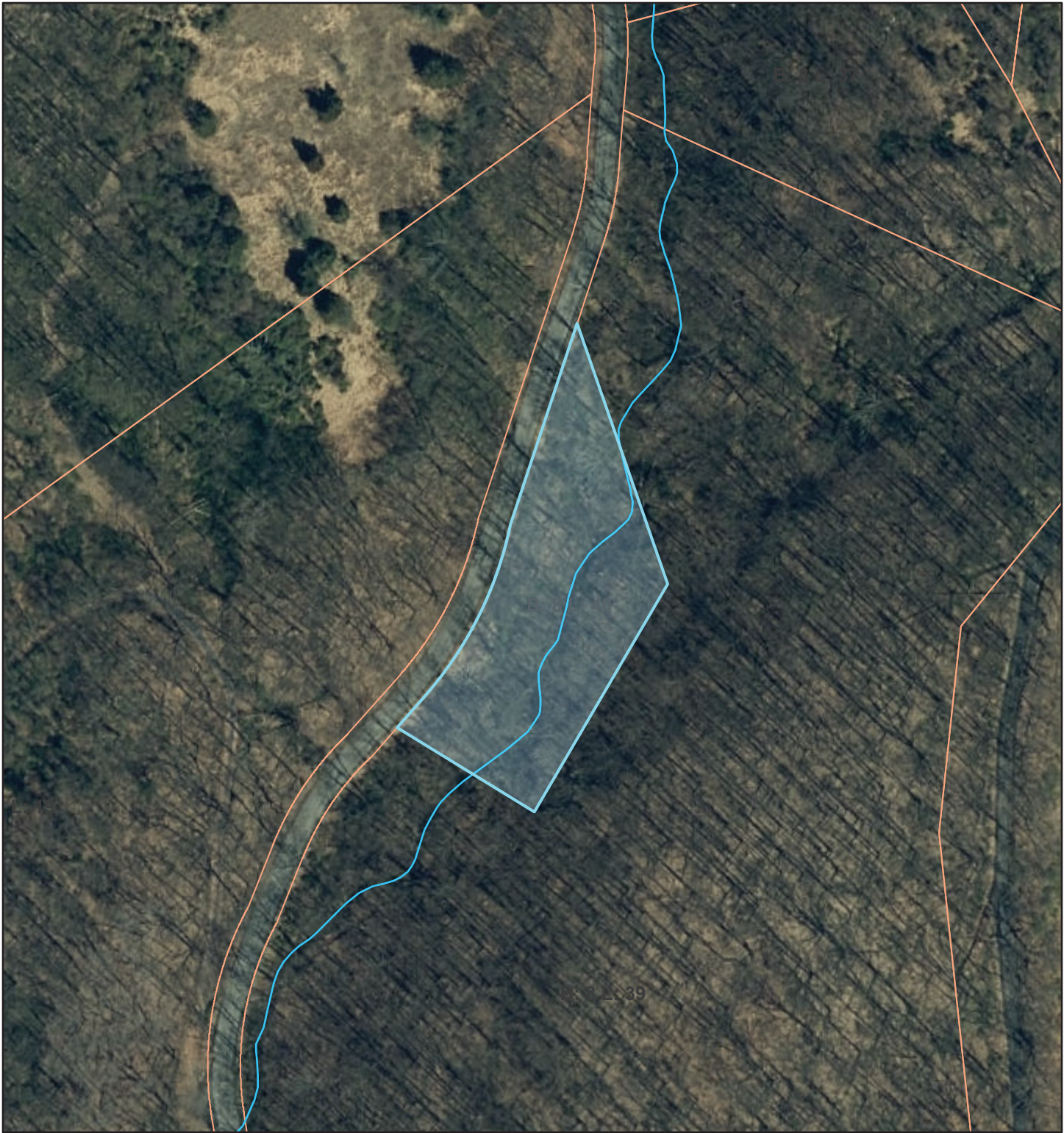
Block: 8	Prop Loc: MONTANA ROAD, 72	Owner: TOWNSHIP OF FRANKLIN	Square Ft: 0
Lot: 40	District: 2105 FRANKLIN	Street: 2093 RTE 57 BOX 547	Year Built: 0000
Qual:	Class: 15C	City State: BROADWAY, NJ 08808	Style:
Additional Information			
Prior Block:	Acct Num:	Addl Lots:	EPL Code: 4 1 95
Prior Lot:	Mtg Acct:	Land Desc: 2 AC	Statute: 54:04-3.3
Prior Qual:	Bank Code: 0	Bldg Desc:	Initial: 110222 Further: 000000
Updated: 01/05/23	Tax Codes:	Class4Cd: 0	Desc: VACANT LAND
Zone: RC	Map Page: 2	Acreage: 2	Taxes: 0.00 / 0.00

Sale Information			
Sale Date: 00/00/00	Book:	Page:	Price: 0 NU#: 0
Sr1a	Date	Book	Page
			Price
			NU#
			Ratio
			Grantee





TAX-LIST-HISTORY

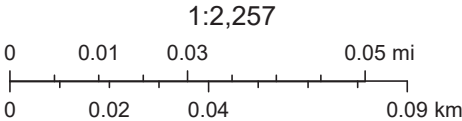
Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2023	MONTANA ROAD, 72	60500	0	60500	15C
		0			
		60500			
2022	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			
2021	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			
2019	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			
2018	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			
2017	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			
2016	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			
2015	MONTANA ROAD, 72	60500	0	60500	1
		0			
		60500			

# NJ-GeoWeb Category 1 Water



11/3/2023, 12:49:48 PM

-  Block 8, Lot 40
-  Category One (C1) Waters
-  County Boundaries
-  Parcels Data (Block and Lot)



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Google

Block 8 , Lot 40





Block 8 , Lot 40





 Block 8 , Lot 40

 Wetlands

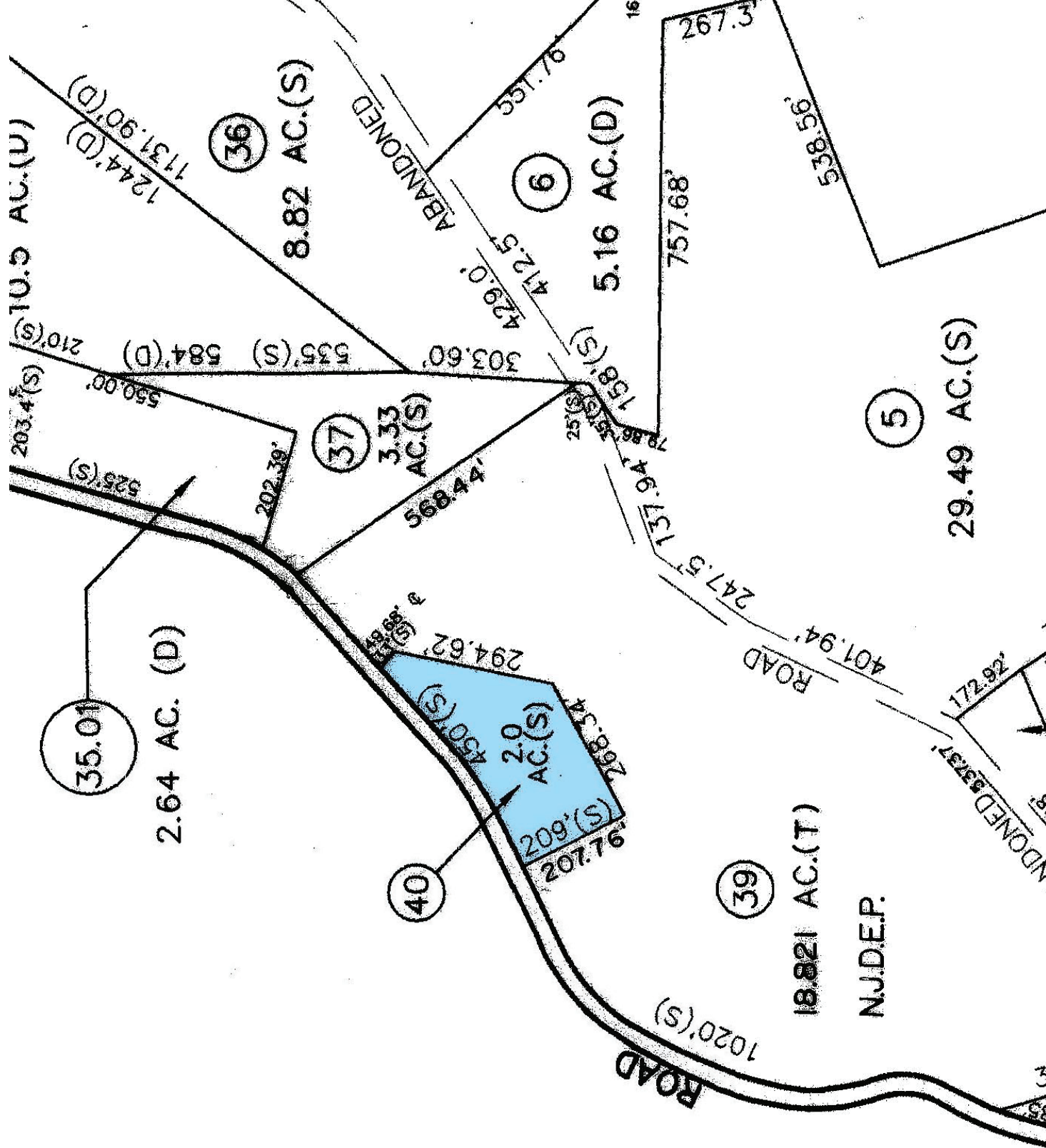
 Riparian

 Stream, Intermittent

 River/Creek

 Water Body

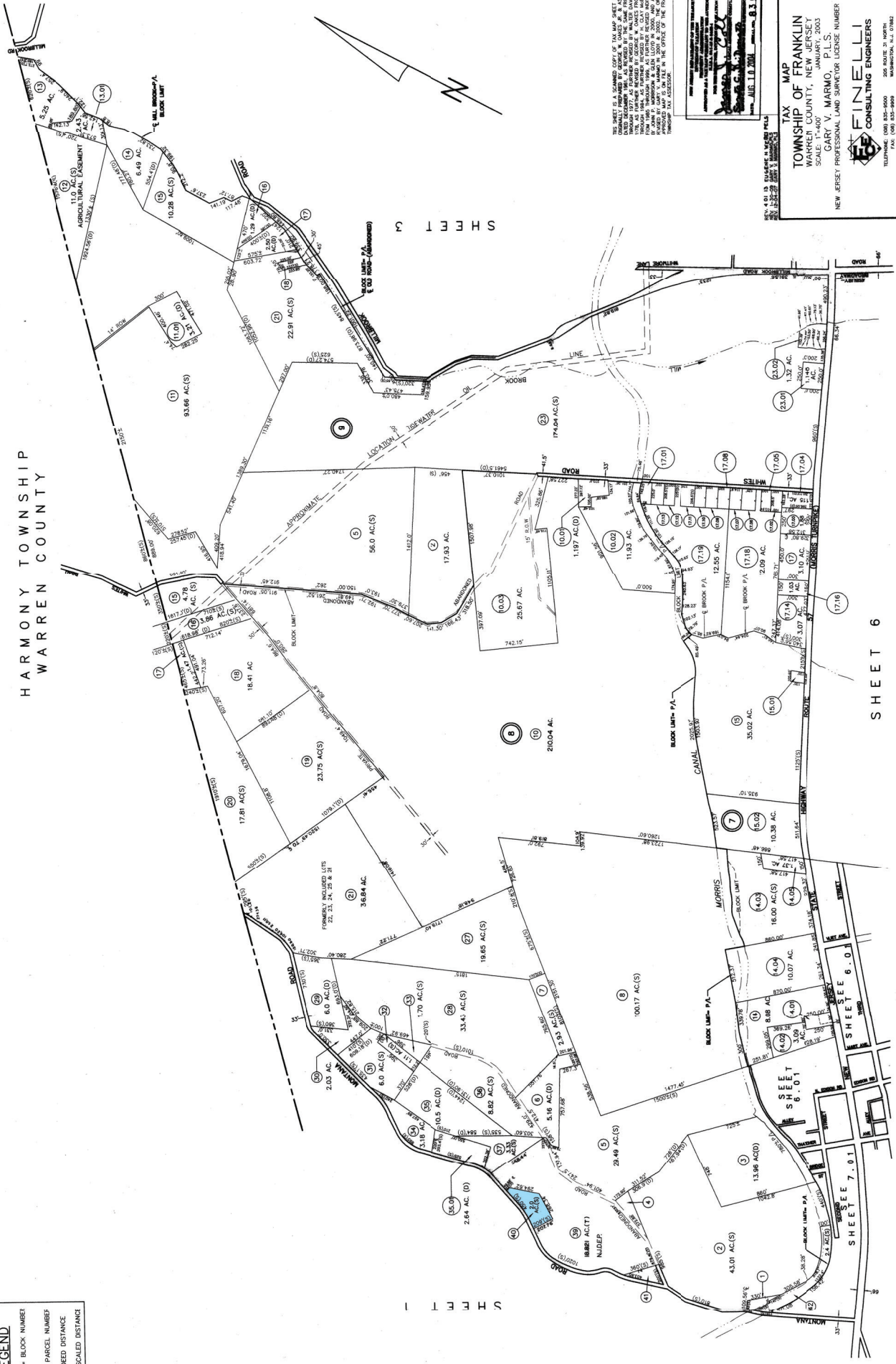




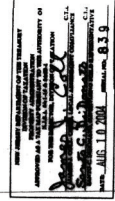


# HARMONY TOWNSHIP WARREN COUNTY

**LEGEND**  
 (8) = BLOCK NUMBER  
 (20) = PARCEL NUMBER  
 (0) = DEED DISTANCE  
 (15) = SCALED DISTANCE



THIS MAP IS A PRELIMINARY MAP OF THE TOWNSHIP OF HARMONY, NEW JERSEY, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWNSHIP OF HARMONY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE TOWNSHIP OF HARMONY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP. THE TOWNSHIP OF HARMONY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP. THE TOWNSHIP OF HARMONY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP.



**TAX MAP**  
**TOWNSHIP OF HARMONY**  
 WARREN COUNTY, NEW JERSEY  
 GARY V. MARANO, P.L.S.  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 37599

**FINELLI**  
 CONSULTING ENGINEERS  
 205 ROUTE 31 NORTH  
 WASHINGTON, N.J. 07882  
 TELEPHONE (609) 835-4000  
 FAX (609) 835-9000



WHITE  
TOWNSHIP

HARMONY TOWNSHIP

WASHINGTON TOWNSHIP

GREENWICH TOWNSHIP

BETHLEHEM TOWNSHIP  
HUNTERDON COUNTY

# LEGEND

- RC RURAL CONSERVATION
- R-75 VILLAGE RESIDENTIAL
- PD PLANNED DEVELOPMENT
- I INDUSTRIAL
- OB OFFICE BUILDING
- C-1 VILLAGE COMMERCIAL
- C-2 TOWNSHIP COMMERCIAL
- HC HIGHWAY COMMERCIAL



**ZONING  
MAP**

TOWNSHIP OF FRANKLIN  
HUNTERDON COUNTY, NJ  
**FINELLI**  
CONSULTING ENGINEERS  
1000 ROUTE 78  
SUITE 200  
FRANKLIN, NJ 08840

08-05-11 NEW ZONING MAP  
08-05-11 LOT UPDATES THROUGH DEC. 2008  
03-25-09 LOT UPDATES THROUGH DEC. 2008  
03-25-09 ZONING MAP  
08-25-01 ZONING MAP

NOTES:  
1. BASE MAP INFORMATION DEVELOPED BY SOURCE DATA, 2000.  
2. THIS MAP DOES NOT REPRESENT EACH INDIVIDUAL, NOR THE TOWNSHIP.



# LAND USE AND DEVELOPMENT

## 90 Attachment 11

### Township of Franklin

#### Schedule of Area, Bulk and Yard Requirements

[Amended 3-12-1984 by Ord. No. 84-3; 3-30-1987 by Ord. No. 87-4; 6-12-1989 by Ord. No. 89-6; 6-29-1992 by Ord. No. 92-5; 8-24-1992 by Ord. No. 92-6; 8-8-1994 by Ord. No. 94-6; 8-14-2000 by Ord. No. 2000-12; 8-14-2000 by Ord. No. 2000-13; 8-14-2000 by Ord. No. 2000-14; 10-29-2001 by Ord. No. 2001-11; 5-12-2003 by Ord. No. 2003-14; 10-1-2007 by Ord. No. 2007-16; 7-7-2014 by Ord. No. 2014-4]

Zone	Use Type	Minimum Lot Area <sup>2</sup> (square feet)	Minimum Lot Frontage and Lot Width <sup>3</sup> (feet)	Minimum Building Setbacks			Open Space <sup>4</sup> (percent)	Tract Size <sup>5,6</sup> (acres)	Maximum Building Height	Maximum Building Coverage (percent)	Maximum Lot Coverage (percent)	Maximum Density (units per acre)	Maximum Floor Area Ratio	Minimum Buildable Area <sup>7</sup> (square feet)
				Front (feet)	Side (feet)	Rear <sup>8</sup> (feet)								
RC	DSF	217,800	350	100	50	70	--	--	2 ½	--	7.5 <sup>9</sup>	0.2	--	21,780
	CSFD	65,000	200	75	40	60	60	50	2 ½	--	15	0.2	--	21,780
	LA	65,000	200	75	40	60	--	10	2 ½	--	15	0.2	--	21,780
R-75	DSF	30,000	100	50	20	40	--	--	2 ½	--	25	--	--	8,000
PD														
See §90-69														
C-1	PS	30,000	100	50	20	40	--	--	--	30	60	--	0.30	--
	OSS	60,000	200	50	40	100	--	--	--	30	60	--	0.30	--
C-2		217,800	600	100	75	100	--	--	--	25	55	--	0.25	--
HC		130,000	250	75	50	50	--	--	--	20	50	--	0.20	--
I		130,000	250	75	50	70	--	--	35 <sup>10</sup>	25	40	--	0.25	--
OB		130,000	250	100	50	70	--	--	--	25	50	--	0.25	--

#### NOTES:

1 Use types identified by abbreviations as follows:

DSF = Detached single-family residential; conventional subdivision

CSFD = Cluster single-family development with on-site well and septic

CSF-1 = Cluster single-family (detached units), residential subdivision with public water

CSF-2 = Cluster single-family (detached units), residential subdivision with public water and public sanitary sewers

LA = Lot averaging

OSS = On-site septic systems

PS = Public sewers

2 The minimum lot area shall be provided within each building lot as provided in this schedule.

3 The minimum lot frontage for a flag lot as measured at the public street right-of-way shall be 50 feet in accordance with § 90-49B(1) of this chapter.

4 Each cluster development shall provide the minimum proportion of open space required in this schedule, as calculated based upon the gross area of the tract to be developed. All open spaces shall be contiguous with the tract to be developed. This figure is a minimum amount of open space. All lands not contained within the lot area of the maximum number of lots permitted shall be in established open space.

5 The minimum area of contiguous land which must be available for development with each application for a cluster residential subdivision, lot averaging subdivision or industrial park.

6 The minimum tract for farming shall be six acres.

7 Each lot shall be shown to be capable of having inscribed within the building envelope as established by the applicable front, side and rear setback dimensions, the minimum buildable area in accordance with the standards contained herein.

8 Any principal or accessory building or parking or loading area in the HC Highway Commercial Zone District shall be situated a maximum distance of 500 feet from the front property line. Any area located more than 500 feet from the front property line shall be utilized strictly as open space. The front property line shall be deemed the property line parallel to the front façade of the principal building.

9 For lots 10 acres (435,600 square feet) or greater in lot area, the maximum lot coverage will be 5%.

10 For warehouse uses, the maximum building height shall be 48 feet with a maximum of 1 story.



# LAND USE AND DEVELOPMENT

## 90 Attachment 10

### Township of Franklin Schedule of Use Regulations

#### Ch. 90, Land Use and Development

[Amended 6-14-1993 by Ord. No. 93-5; 4-14-1997 by Ord. No. 97-7; 12-28-1998 by Ord. No. 98-16; 8-14-200 by Ord. No. 2000-12; 8-14-2000 by Ord. No. 2000-13; 8-14-2000 by Ord. No. 2000-14; 6-25-2001 by Ord. No. 2001-6; 12-6-2010 by Ord. No. 2010-14; 9-12-2011 by Ord. No. 2011-7; 7-7-2014 by Ord. No. 2014-4; 12-3-2018 by Ord. No. 2018-9; 3-4-2019 by Ord. No. 2019-4]

Zone District	Permitted Uses	Accessory Uses	Conditional Uses <sup>1</sup>
RC Rural Conservation	Single-family detached dwellings, agricultural uses, public utility structures, golf courses and civic buildings	Signs, home occupations, home professional offices, private tennis courts, bed-and-breakfast inns in accordance with § 90-56H and any use or structure customarily incidental to principal permitted uses and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Churches and educational uses Wireless telecommunications antennas placed on existing structures Wireless telecommunications towers
R-75 Village Residential	Same as RC except golf courses	Same as RC Rural Conservation Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Same as RC Rural Conservation Wireless telecommunications antennas placed on existing structures Wireless telecommunications towers
PD Planned Development Option	See § 90-69 Renewable energy facilities	See § 90-69 Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	See § 90-69 Wireless telecommunications antennas placed on existing structures Wireless telecommunications towers
C-1 Village Commercial	Local retail activities such as grocery stores, meat markets, seafood markets, delicatessens, bakeries, drug stores, book stores, packaged liquor stores and similar neighborhood retails uses, restaurants and catering facilities, local service activities such as barber and beauty shops, laundromats, tailors and dry cleaners, appliance repair shops and similar service uses. Hunting, fishing and archery sales and service, firearms and ammunition sales, indoor facilities for firearms and archery firing and practice and rental of kayaks, boats and other recreational equipment. Residential uses existing as of December 3, 2018 subject to the requirements of the prior district in which the residence was located. Wireless telecommunications antennas placed on existing structures Renewable energy facilities	Off-street parking, signs, bed-and-breakfast inns in accordance with § 90-56H and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Gasoline service stations Wireless telecommunications towers



## FRANKLIN CODE

<b>Zone District</b>	<b>Permitted Uses</b>	<b>Accessory Uses</b>	<b>Conditional Uses<sup>1</sup></b>
C-2 Township Commercial	Same as C-1 Village Commercial, hotels, motels, banks and savings institutions, restaurants and eating places, office buildings, shopping centers and agricultural uses Wireless telecommunications antennas placed on existing structures Renewable energy facilities	Off-street parking, signs and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Gasoline service stations Wireless telecommunications towers
HC Highway Commercial	Retail sales of electronic equipment, hardware, furniture, appliances, paint, wallpaper, sporting goods, shoes and clothing, department stores, garden centers, pet and hobby sales, restaurants, taverns and auto related uses, such as car washes, auto repair and new car sales Wireless telecommunications antennas placed on existing structures	Accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Wireless telecommunications towers Low-impact storage
I Industrial	Storage and warehousing, wholesaling, processing, light manufacturing and assembling, office, research and laboratory uses, computer and data processing centers, agricultural uses Wireless telecommunications antennas placed on existing structures	Off-street parking, signs and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Wireless telecommunications towers
OB Office Building	Office buildings intended for business, executive, professional and administrative purposes, banks and similar financial institutions, medical and dental offices and laboratories, computer and data processing centers and churches Wireless telecommunications antennas placed on existing structures	Off-street parking, signs and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities	Wireless telecommunications towers

**NOTE:**

<sup>1</sup> ECHO Housing is permitted as a conditional use in any residential zone or any nonresidential zone where the lot or tract is occupied by a single-family use, subject to the minimum requirements set forth under § 90-57F



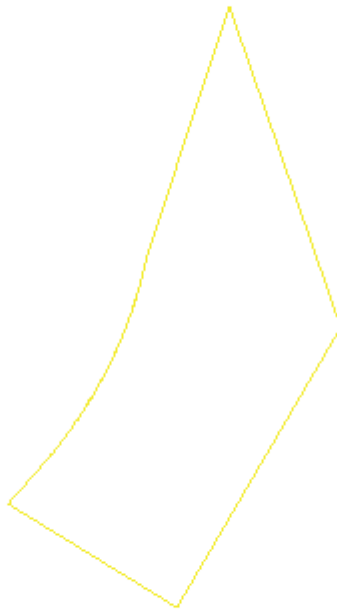
# Advanced Property Report

State of New Jersey Highlands Water Protection and Planning Council  
100 North Road (Route 513), Chester, NJ 07930 | Telephone: (908) 879-6737 | Fax: (908) 879-4205

**Disclaimer:**

Please be advised that any information generated in this report does not constitute a formal Consistency Determination from the Highlands Council. The information contained herein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

## Report for Block 8, Lot 40 in FRANKLIN TWP



MOD IV Data		NJ Highlands Data	
Block	8	Planning Area	-
Lot	40	<b>Preservation Area</b>	<b>1.30 ac. (100.00%)</b>
Municipality	FRANKLIN TWP	<b>Plan Conformance</b>	<b>Petition Approved (Preservation Area only)</b>
County	WARREN	Designated Center	No
Qualifier	-	Lot Size	1.30 ac.
Owner	N/A		
Property Location	MONTANA ROAD, 72		

## Agriculture

Agricultural Landscape >= 250 ac.	0 ac.
Agricultural Resource Area	1.30 ac. (100.00%)
Important Farmland Soils	0 ac.
Agricultural Uses	0 ac.

## Critical Habitat

Confirmed Vernal Pool Buffer (300m)	0 ac.
Critical Wildlife Habitat	1.30 ac. (100.00%)
Significant Natural Area	0 ac.
Species Habitat	Red-shouldered Hawk, Wood Thrush, Wood Turtle, Cooper's Hawk, Bobcat, Longtail Salamander, Eastern Box Turtle, Barred Owl, Veery, Bald Eagle

## Forest Resources

Total Forest Area	1.30 ac. (100.00%)
Forest Resource Area	1.30 ac. (100.00%)
Forest Integrity Score - High	0 ac.
Forest Integrity Score - Moderate	1.30 ac. (100.00%)
Forest Integrity Score - Low	0 ac.

## Geology

Carbonate Rock	0 ac.
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## Historical & Archaeological

Archaeological 1 Sq. Mi. Grid	1.30 ac. (99.95%)
Historic District	No
Historic Property Name	No historic property present.

## Land Use Capability Zones

Protection Zone (PZ)	1.30 ac. (100.00%)
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0 ac.
Conservation - Env. Constrained Sub-Zone (CECSZ)	0 ac.
Existing Community Zone (ECZ)	0 ac.
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.



**Open Water**

Streams	Pohatcong Creek tributary
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	1.30 ac. (100.00%)
Watershed Values - High	1.30 ac. (100.00%)
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

**Preservation Priority**

Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	1.30 ac. (100.00%)
Agricultural Priority Areas - High	0 ac.
Agricultural Priority Areas - Moderate	0 ac.

**Preserved Open Space**

Preserved Land	0 ac.
Scenic Resources	0 ac.

**Riparian**

Riparian Area	1.30 ac. (100.00%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0 ac.
Riparian Integrity Score - Moderate	1.30 ac. (100.00%)
Riparian Integrity Score - Low	0 ac.

**Septic Density - Preservation Area**

Forest (88)	0
Non-Forest (25)	0

**Steep Slope Protection Area**

Severely Constrained	0.96 ac. (73.29%)
Moderately Constrained	0 ac.
Limited Constrained	0 ac.

**Transportation**

Transportation Score >= 3	0 ac.
---------------------------	-------

**Utilities**

Public Water System	N/A
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Waste Water System	N/A
--------------------	-----

**Water Quality**

Lake Management Area	0 ac.
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Prime Groundwater Recharge	1.30 ac. (100.00%)
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Wellhead Protection Area (community) - Tier 1	0 ac.
---	-------

Wellhead Protection Area (community) - Tier 2	0 ac.
---	-------

Wellhead Protection Area (community) - Tier 3	0 ac.
---	-------

**Water Quantity by Subwatershed**

HUC14 Subwatershed Name	Pohatcong Ck (Merrill Ck to Edison Rd)
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Net Water Availability	0.00-0.04 Million Gallons per Day
------------------------	-----------------------------------



## Additional Information

Please note that mapping of the resources described in this report is available using the Create Map menu. Assistance is available in the Help link located at the upper right corner of the interactive map.

If you have questions about the information contained in this report, please contact the Highlands Council at (908) 879-6737 or [highlands@highlands.nj.gov](mailto:highlands@highlands.nj.gov). Additional information is also available via the links below.

### • Project Reviews

Please note that jurisdiction for project reviews in the Highlands Region is shared between the Highlands Council and the New Jersey Department of Environmental Protection. Information regarding the types of projects that require Highlands Council review is available on the Highlands Council website.

[www.nj.gov/njhighlands/projectreview/](http://www.nj.gov/njhighlands/projectreview/)

### • Highlands Act Exemptions and Waivers

The Highlands Act creates seventeen exemptions that allow property owners to develop their properties without applying the enhanced environmental standards adopted by the New Jersey Department of Environmental Protection in the Preservation Area.

[www.nj.gov/njhighlands/about/contact/exemptions.pdf](http://www.nj.gov/njhighlands/about/contact/exemptions.pdf)

Please note that several municipalities have been certified to make exemption determinations for some of the most common exemptions. Information regarding this program is available on the Highlands Council website.

[www.nj.gov/njhighlands/planconformance/guidelines/exempt.html](http://www.nj.gov/njhighlands/planconformance/guidelines/exempt.html)

### • Municipal and County Liaisons

A Highlands Council staff liaison is assigned to every highlands municipality or county involved in the Plan Conformance process. A list of liaisons is available at the Highlands Council website.

[www.nj.gov/njhighlands/planconformance/muni-liaisons/](http://www.nj.gov/njhighlands/planconformance/muni-liaisons/)

### • Highlands Plan Conformance Process and Status

Plan Conformance includes the revision of local planning and regulatory documents to integrate the land use and resource management requirements of the Highlands Act so those documents will conform to the goals, requirements and provisions of the Regional Master Plan (RMP). Plan conformance is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area.

[www.nj.gov/njhighlands/planconformance/](http://www.nj.gov/njhighlands/planconformance/)