

# Open Space and Recreation Plan

Franklin Township

Hunterdon County, New Jersey



*Photo credit: The Franklin Archives*

Franklin Township Land Use Board  
Hunterdon County, New Jersey

# Open Space and Recreation Plan

## Franklin Township Hunterdon County, New Jersey

Adopted by the Franklin Township  
Land Use Board

September \_\_, 2014

*Prepared by:*

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Andrea Malcolm, PP, AICP  
New Jersey Professional Planner License No. 5319

**CLARKE CATON HINTZ**  
100 Barrack Street  
Trenton, New Jersey 08608  
(609) 883-8383

A signed and sealed original is on file with the Township Clerk's office.

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**CLARKE CATON HINTZ**

Carl E. Hintz, PP, AICP, LLA, ASLA  
Kendra Lelie, PP, AICP, ASLA  
Andrea Malcolm, PP, AICP  
Christian Kuhn, ASLA, LLA

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## I. INTRODUCTION AND BACKGROUND

The need to permanently preserve open space is driven by several factors in New Jersey. First, as the most densely populated state in the nation, competition for open land is intense. Municipalities must balance competing land use needs with protection of natural resources, critical environmental areas, agricultural production, and scenic beauty. In response to this competition for scarce land resources, New Jersey's open space and farmland preservation programs lead the nation. Franklin Township has successfully partnered with the State of New Jersey, Hunterdon County, private land trusts, and Audubon of New Jersey to protect hundreds of acres of important farmland and open space. Franklin Township's land use planning program is focused around protection of the abundant natural resources, particularly ground water and prime agricultural soils, found within the township. Zoning techniques, farmland easements and open space acquisition are the major tools employed to manage growth and to preserve the unique rural agricultural character and resources of the community.

The purpose of an open space protection program is to go a step further than simple preservation of the land and its resources. The land should also be available to the citizens for passive use and enjoyment both as passersby enjoying a walk or driving through the countryside, and also for active recreation. This Open Space and Recreation Plan acknowledges the dual goals of land preservation and development of recreational facilities and includes policies to accomplish both.

The necessity to protect Franklin's natural resources, critical environmental areas, open space, and farmland have been extensively detailed in the township's Land Use Plan Element, Conservation Plan Element, and Comprehensive Farmland Preservation Plan. The relevant goals and objectives as well as resource mapping are reiterated and incorporated as part of this Open Space and Recreation Plan to instruct decisions regarding the continued purchase of open space in Franklin. In addition, this Plan outlines goals and sets the policy for the appropriate development, interconnection, and stewardship of open space lands for public access and enjoyment. For all of these reasons, it is vital to ensure lasting protection for these goals and policies through the adoption of the Open Space and Recreation Plan into the Franklin Township Master Plan.



Peaceful Valley Orchards, photo by Elizabeth Riddle.

## II. GOALS AND POLICIES

The Land Use Plan Element of the Franklin Township Master Plan, the Natural Resource Inventory, the Comprehensive Farmland Preservation Plan and the New Jersey State Development and Redevelopment Plan establish sound land use and environmental protection policies to ensure the protection of the township's wealth of agricultural land, water, and other environmental resources.

This Open Space and Recreation Plan complements and coordinates with those goals as noted below.

### A. Relevant Master Plan Goals, Policies, and Objectives

- To ensure safe and adequate water supply for all the township's present and future residents.
- To protect aquifer recharge areas, steep slopes, stream corridors, flood plains, wetlands, woodlands, and critical areas of wildlife habitat from an incompatible intensity and design of development.
- To protect streams and groundwater from contamination by septic systems.
- To protect streams and groundwater from contamination by point and nonpoint sources of pollution.
- To prevent conflicts about water supply among all land uses and all residents.
- To encourage the maintenance of characteristics on the landscape that contributes to the rural and historic character of Franklin Township.
- To retain the rural character of the township; the prevalence of agricultural activity as the dominant land use; low density nonagricultural residential and commercial development; scenic, rural vistas; and the distinctive, discrete character of the existing villages.
- To develop and expand existing passive and active recreational facilities.

### B. Open Space Policies

- Develop a plan that identifies and evaluates various types of open space in the township and recommends those areas, lands and soils deemed most deserving of protection and preservation thereby providing: adequate aquifer recharge through the preservation of water sheds, scenic vistas, steep slopes, mature woodlands, historic villages, and native wildlife.
- Identify areas for both passive and active recreation for township residents.
- Encourage links between open space areas within the township, and where possible, with preserved areas in adjoining townships.
- Recommend a variety of protection strategies to secure the preservation of open space, yet recognize individual property rights and to provide fair compensation to landowners for either outright purchase or development rights purchase.
- Support the development of an administrative mechanism that will insure the continued implementation and monitoring of the open space program.
- Provide a library of information on the financial and social benefits of open space and the various options for its acquisition for use by both township residents and elected officials.

### III. INVENTORY OF EXISTING OPEN SPACE AND RECREATIONAL FACILITIES

The following table details the current inventory of preserved lands and recreational facilities in Franklin Township.

*Table 1: Preserved Farmland and Open Space*

Category	Acres	% Total Land Area
Existing Preserved Farmland*	2,775	18.6%
Existing Preserved Open Space	1,054	7.1%
A. Municipally-owned**	272	1.8%
B. County-owned	310	2.1%
C. State-owned (NJDEP)	91	0.6%
D. Non Profit-owned	158	1.1%
E. Conservation Easements	224	1.5%
Board of Education-owned lands***	34.73	0.2%
Total Township Land Area	14,912	100.0%

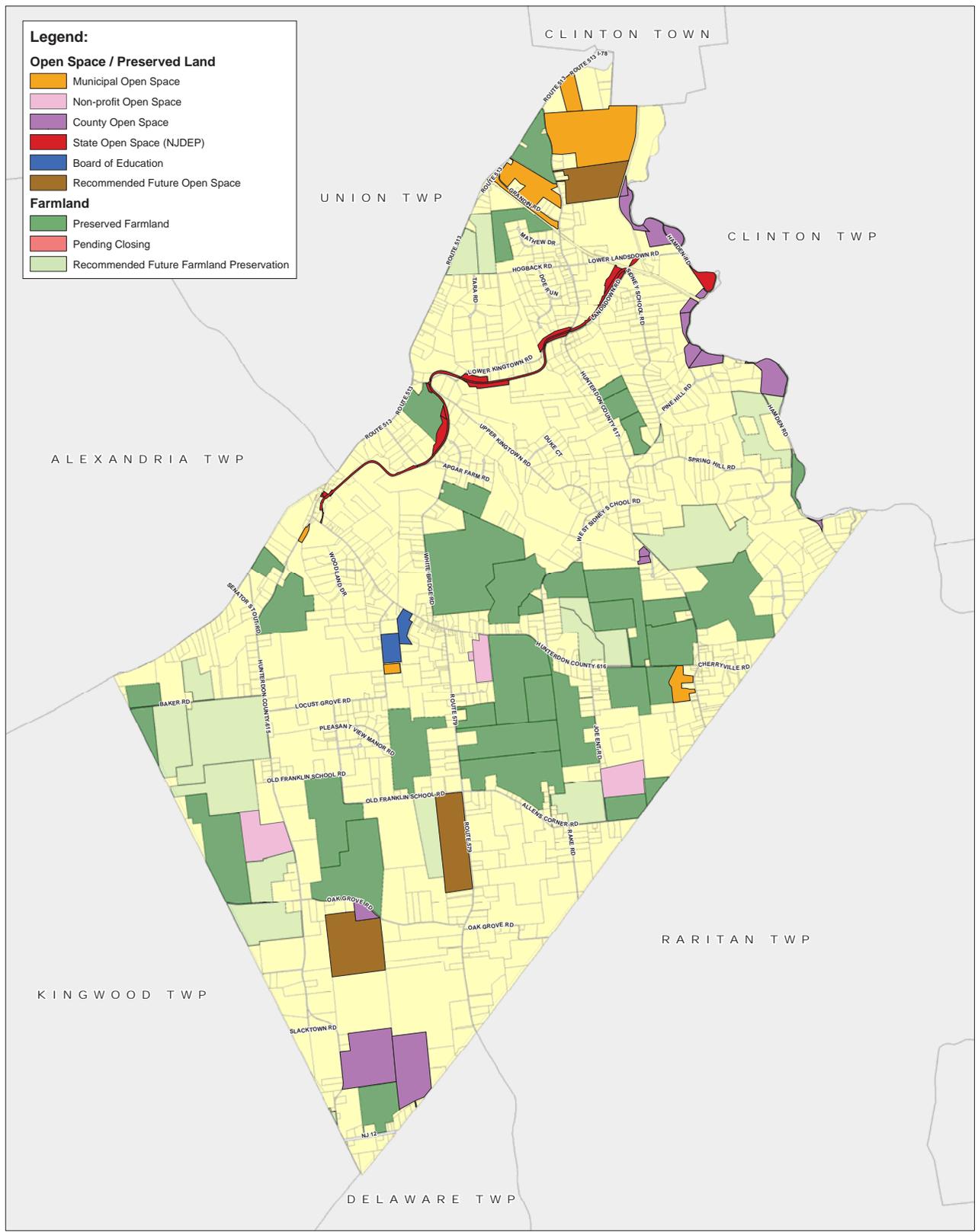
\* *Preserved farmland as of June 2014 (including Marve Farm scheduled closing.)*

\*\* *Includes 172.49 acre site jointly owned with Hunterdon County. Does not include municipal government use or municipal land intended for housing.*

\*\*\* *Includes one developed school site and one vacant site designated for future expansion.*

There are a total of 3,829 acres of preserved open space and farmland in Franklin Township representing 25.7% of the land base. Of these lands, 1,054 acres or 7.1% have been preserved as open space. Preserved open space includes municipally-owned land, County and State-owned lands, lands owned by non-profits, and lands held in private conservation easements. Preserved farmland and open space in Franklin is depicted on the accompanying map, with additional detail provided in Appendix A (Hunterdon County Open Space Inventory – Franklin Township) and Appendix B (Green Acres ROSI – Franklin Township).

Improved recreation facilities on municipally-owned land include two tennis courts located on 0.5 acres at the municipal garage on Locust Grove Road, which are available to the public. Other improved recreational facilities are located at the 14.62 acre Franklin Township School facility owned by the Board of Education. (See Section IV.B for additional description of recreational facilities and programs.)



- Legend:**
- Open Space / Preserved Land**
- Municipal Open Space
  - Non-profit Open Space
  - County Open Space
  - State Open Space (NJDEP)
  - Board of Education
  - Recommended Future Open Space
- Farmland**
- Preserved Farmland
  - Pending Closing
  - Recommended Future Farmland Preservation

OPEN SPACE & RECREATION PLAN

# Preserved / Targeted Farmland and Open Space Map

Franklin Township, Hunterdon County, NJ June 2014



**Clarke Caton Hintz** ● ● ●  
 Architects  
 Planners  
 Landscape Architects

## IV. NEEDS ANALYSIS

### A. Need for Land Preservation

Preservation of open space lands has a dual public purpose: to protect environmental resources and community character from suburban sprawl development and to provide for public access to open lands for recreation and enjoyment. Franklin Township's open space program has placed first priority on acquisition of the land base while properties are available and affordable and while state and county funding has been plentiful. The Open Space Advisory Committee, in partnership with the Agricultural Advisory Committee, the Land Use Board, and the Governing Body have developed a comprehensive strategy for identifying and prioritizing easements on farmland and purchase of open space. The ultimate goal is to preserve large blocks of contiguous open space and farmland.

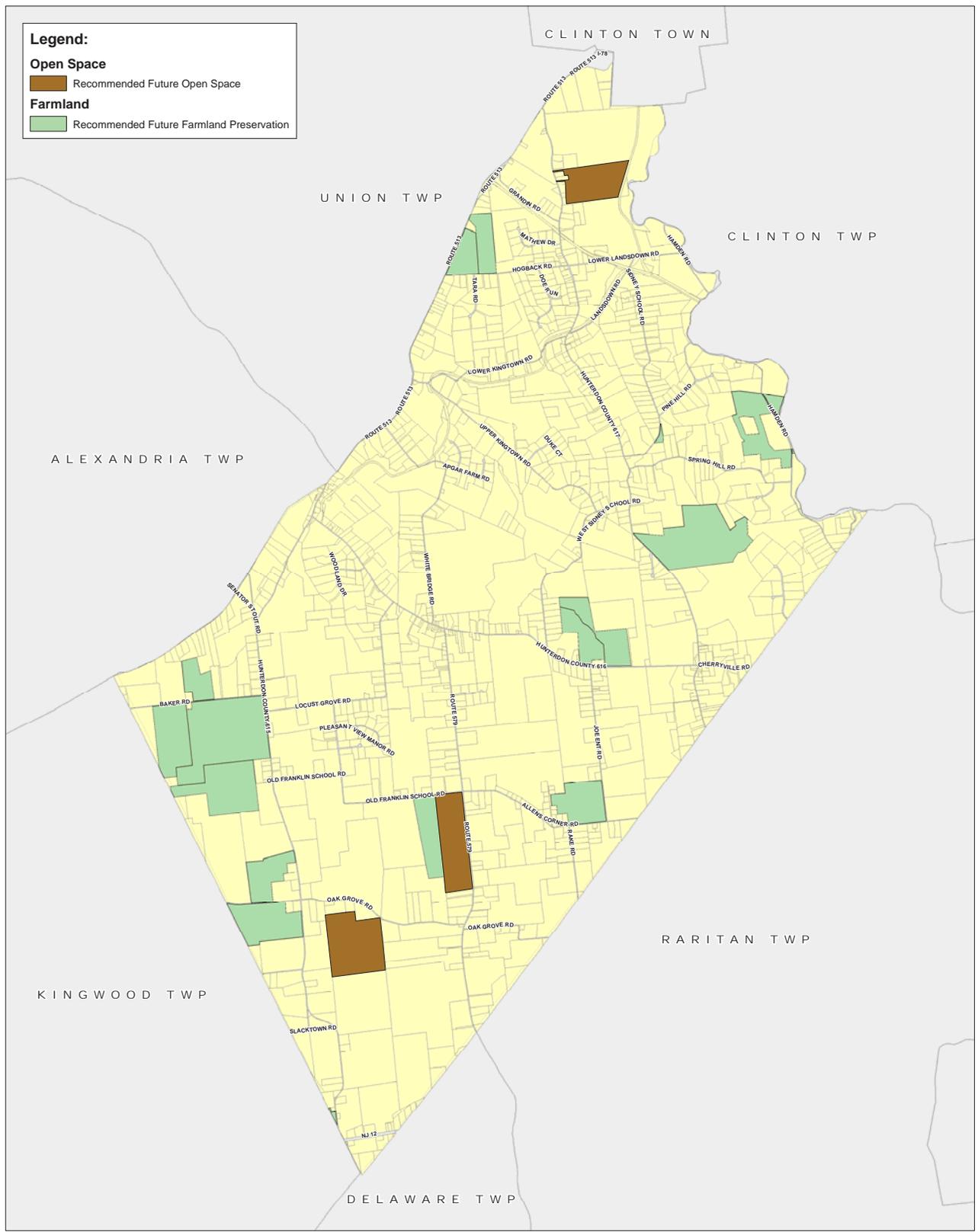
The beauty and character of Franklin is a heritage worthy of preserving for the generations to come. This comprehensive Open Space and Recreation Plan is a guide for land planning and preservation. It seeks to show that open space is as important an element of the public infrastructure, as schools and roads. Open space has a critical impact on the visual attributes Franklin residents hold most important.

There are multiple economic benefits from protecting farmlands and forests, stream corridors, parks and historic sites. Preserved open lands help protect the quality of the water we drink and the air we breathe, provide habitat for wildlife and recreation close to home, help to prevent floods and protect trees.

In 1999, the Franklin Township Open Space Advisory Committee identified 172 properties with 15 or more acres and both rated and ranked them for preservation. Of the 41 parcels previously selected for preservation under Green Acres or the farmland program, over half have now been preserved. This plan seeks continued funding to achieve our goal of protecting one-third of the township's available land, including targeting three properties totaling 309 acres for open space preservation. The accompanying map depicts the target acquisition areas for Franklin's local preservation program.



Muehbauer Preserved Farm, photo by George Trogler



OPEN SPACE & RECREATION PLAN

# Targeted Farmland and Open Space Map

Franklin Township, Hunterdon County, NJ June 2014



**Clarke Caton Hintz** ● ● ●  
 Architects  
 Planners  
 Landscape Architects

## B. Need for Improved Recreational Facilities

To estimate the amount of open space required for recreational purposes, Franklin was guided by the Balanced Land Use Concept, which has been determined the most appropriate for New Jersey.<sup>1</sup> This approach targets a minimum of three percent of a municipality's developed and developable land for set aside as open space. The Balanced Land Use approach incorporates land as a finite resource for which there are other legitimate competing uses and represents the recreation open space needs that will result from existing and new development.

The need figures obtained through the Balanced Land Use guidelines are long term goals for public recreation land acquisition based on the extent of New Jersey's developed, developable and undeveloped land resources. Developable land excludes acreage of slopes greater than 12% and wetlands and preserved lands.

Franklin Township has an estimated 8,200 acres of developed and developable areas. This results in a need for 246 acres of publicly accessible recreational land. Although the township has only 0.5 acres dedicated to active recreation, additional township-owned open space, including one property jointly owned with Hunterdon County totals 272 acres for passive recreation use. Combined, the existing acreage devoted to recreational uses exceeds the Balanced Land Use Guideline by 26 acres. Open space that is protected for environmental or agricultural purposes through conservation easements, land use regulation or other means that do not provide for direct public use, while valuable for environmental and cultural protection, is not considered a part of the public recreation supply.

### Active and Passive Development

Public access can be as simple as providing parking, trails and benches for safe activities such as hiking, jogging or winter sports or more passive activities such as birding, observing and photographing nature. Open lands should also have a portion developed for active recreation such as organized sports, games, and physical fitness. Using the 283 acre recommendation as a goal for overall recreational land development, individual targets for active recreation and passive recreational acreage must be determined.

As discussed in the section below regarding public participation, a recent public survey revealed that 89 percent of Franklin residents want to continue preserving open space and natural land. Most (55 percent) opt for land for passive recreation; 47 percent seek the establishment of an active playground. The three properties listed below are targeted for future passive or active recreation.

*Table 2: Properties Targeted for Future Passive or Active Recreation*

Block No.	Lot No.	Acres	Location
5	7	80.11	81 Sidney Road
42	7	102.80	1061 Croton Road
49	8	126.40	251 Oak Grove Road

## Systems Approach

In addition to the Balanced Land Use methodology, the National Recreation and Park Association advocates a systems approach to open space and recreation planning. This approach looks at the existing park and recreation infrastructure of a community, current and projected uses and needs, resources and trends to develop recommendations. It also relies on public participation to guide the process. A varied approach is warranted to ensure that the individual community needs will be met.

## Existing Recreation Infrastructure, Inventory, Utilization

Existing township facilities for active recreation total 0.5 acres and comprise two tennis courts at the municipal garage.

The Recreation Commission traditionally provides a two week summer recreation program for the children of Franklin Township. Approximately 200 children, in grades K-8, participate in this program. The program is scheduled on half days, Monday through Friday, each year in July. Activities include traditional school yard games, educational programs and community activities to enrich the children's knowledge and involvement in Franklin Township. The Recreation Commission also sponsors a popular Halloween party known as "Trunk or Treat" at the Clinton Elks, a winter basketball league, as well as a fishing derby in the spring.

Approximately 40 of Franklin Township's seniors meet monthly in the Quakertown Fire Company to exchange fellowship, discuss current events and senior issues, and participate in seasonal activities.

Neither the Franklin Township Recreation Commission nor the township owns facilities to host these programs. The township conducts these activities in the Franklin Township School and grounds, fraternal or social organizations, community emergency service providers or as in the case of the fishing derby, hosted by a private landowner/ benefactor with property containing a sizable pond. Franklin Township is much indebted to these institutions for their generosity. Much of the activities listed above would not be possible without such generosity and community activism.



**Tennis courts at the municipal garage.**

### **Plan of Improved Recreation Facilities**

Much of the township's focus has been preserving open space through the acquisition of development easements and the preservation of township farms. This program has been popular and widely supported by the residents of Franklin Township. As Franklin Township's focus has been on such preservations and investment, the township has no improved recreational facilities but the two municipal tennis courts on Locust Grove Road.

However, there is significant statistical support and resident feedback for recreational opportunities in Franklin Township, evenly divided between passive and active uses. The township continues to discuss, explore and identify possible locations and enhancements for both passive and active recreation.

### **Open Space for Passive Recreation**

Franklin has preserved four properties for open space through the NJ Green Acres Program for passive recreation:

- Block 5, Lot 5 (co-owned with Hunterdon County) – 172.49 acres
- Block 4, Lot 3.01 – 55.39 acres
- Block 35, Lot 26.01 – 35/43 acres
- Block 9, Lot 1 – 5/18 acres

In addition, the 3.9 acre Rogers Pond property (Block 38, Lot 2), donated to the township, is available for passive recreation, including hiking.

A total of 158 acres of open space in Franklin is owned by non-profit organizations including the Hunterdon Land Trust, New Jersey Conservation Foundation, and the New Jersey Audubon Society. Open space owned by Hunterdon County totals 310 acres (not including the 172.49 acre Landsdown Meadows site co-owned with the township), including land within the South Branch Nature Preserve and the Soil Conservation Service site. State-owned open space totals 91 acres, located primarily within the Capoolong Wildlife Management Area.

## **Greenways/Trails**

### ***Landsdown Meadows and Trail***

The Landsdown Trail was once a spur line for the Lehigh Valley Railroad, which was completed in 1881 and connected the Town of Clinton with Landsdown. Hunterdon County acquired the old rail line in 1993 and the adjoining property in 2009, bringing the total acreage of Landsdown Meadows and Trail to 186 acres. The Landsdown Trail adjoins the South Branch of the Raritan River where over 1000 acres of the South Branch Reservation are accessible. The Landsdown Trail is 1.5 miles in length and is located between Lower Landsdown Road in Franklin Township and West Main Street in the Town of Clinton. The trail's compacted gravel surface is conducive to hiking, biking, and cross-country skiing.

## **Nature Preserves/Wildlife Management Areas**

### ***South Branch Reservation***

#### **Melick's Bridge Section**

Melick's Bridge is named after the family who owned the 1880s double truss Pony bridge and surrounding land. In 1977, Hunterdon County acquired 151 acres as a measure to protect the South Branch of the Raritan River. Today, 62 acres of the property are considered the Melick's Bridge Section which is located at 245 Hamden Road and offers two short trails for access to the river's edge for fishing. Canoe access is also available from an area just beyond the parking lot.

#### **Pine Hill Section**

Samuel Maurice Buck purchased seven acres of land on this site in 1914, with the goal of creating a Boy Scout camp. Hunterdon County acquired 41 acres in 1975 and set it aside for open space use. The Pine Hill Section is located at 34 Pine Hill Road and offers a ½ mile moderate circular trail that provides a scenic view of the South Branch from the bluff.

#### **Valinsky Section**

The Valinsky Section accounts for more than 64 acres and was acquired by Hunterdon County in 1975. This reservation provides recreational opportunities and helps to preserve habitat for wildlife in the South Branch of the Raritan River Watershed. A large meadow on the south side of the river, which was the former Estabrook property, is managed for grassland birds. The Valinsky Section is located on River Road in Clinton and Franklin Townships. River access for fishing and canoeing is provided.

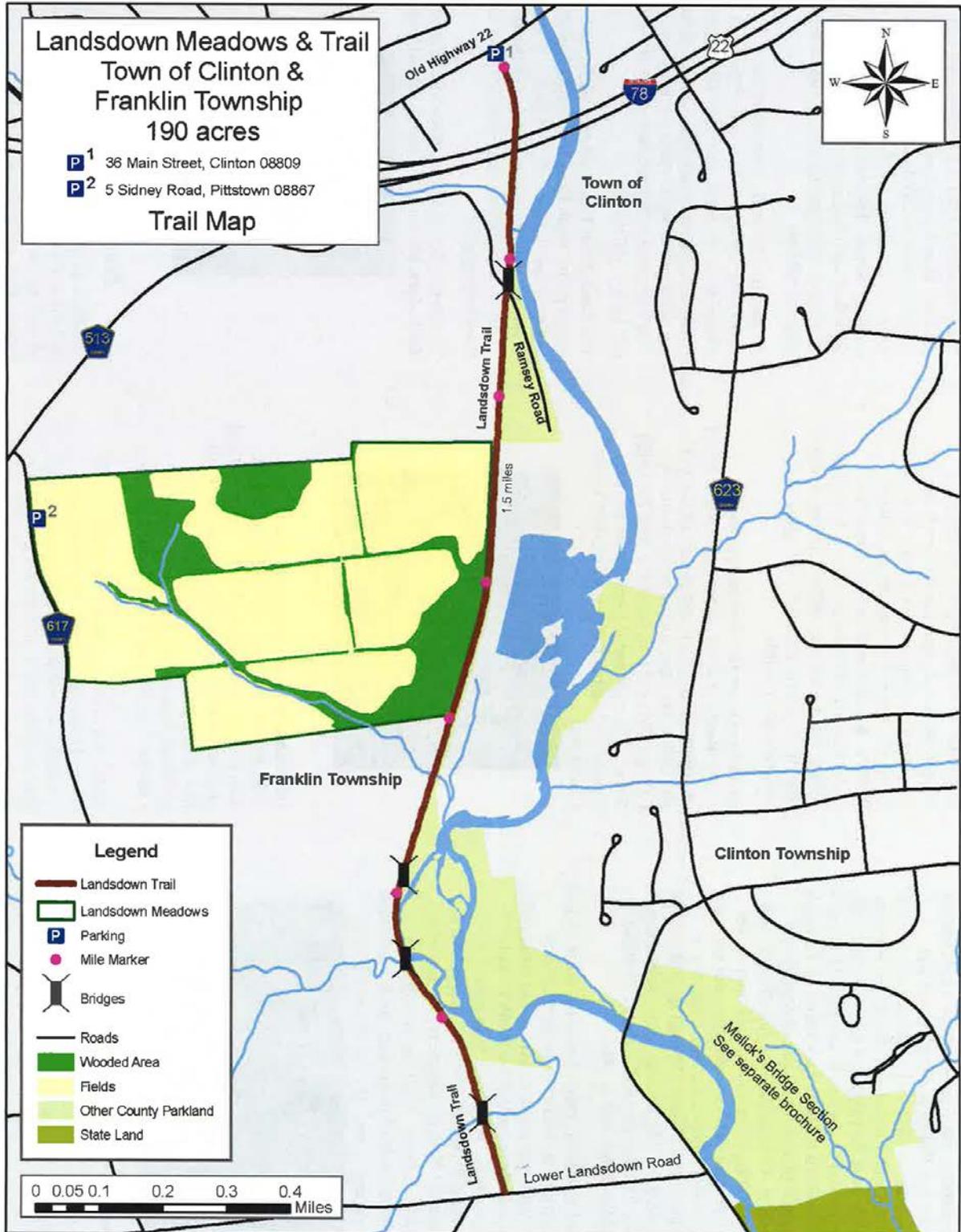
### ***Capoolong Creek Wildlife Management Area***

This linear park, owned by New Jersey Department of Environmental Protection, is four miles long and features a majestic mature hardwood riparian forest that includes American Sycamore and Red and Silver Maples. The trail follows the old Lehigh Valley Railroad spur and contains several access points. The trail terminates in Pittstown, where the old train station, once the hub for the transport of peaches from the fertile lands of Franklin to urban areas, still stands and is slated for restoration.

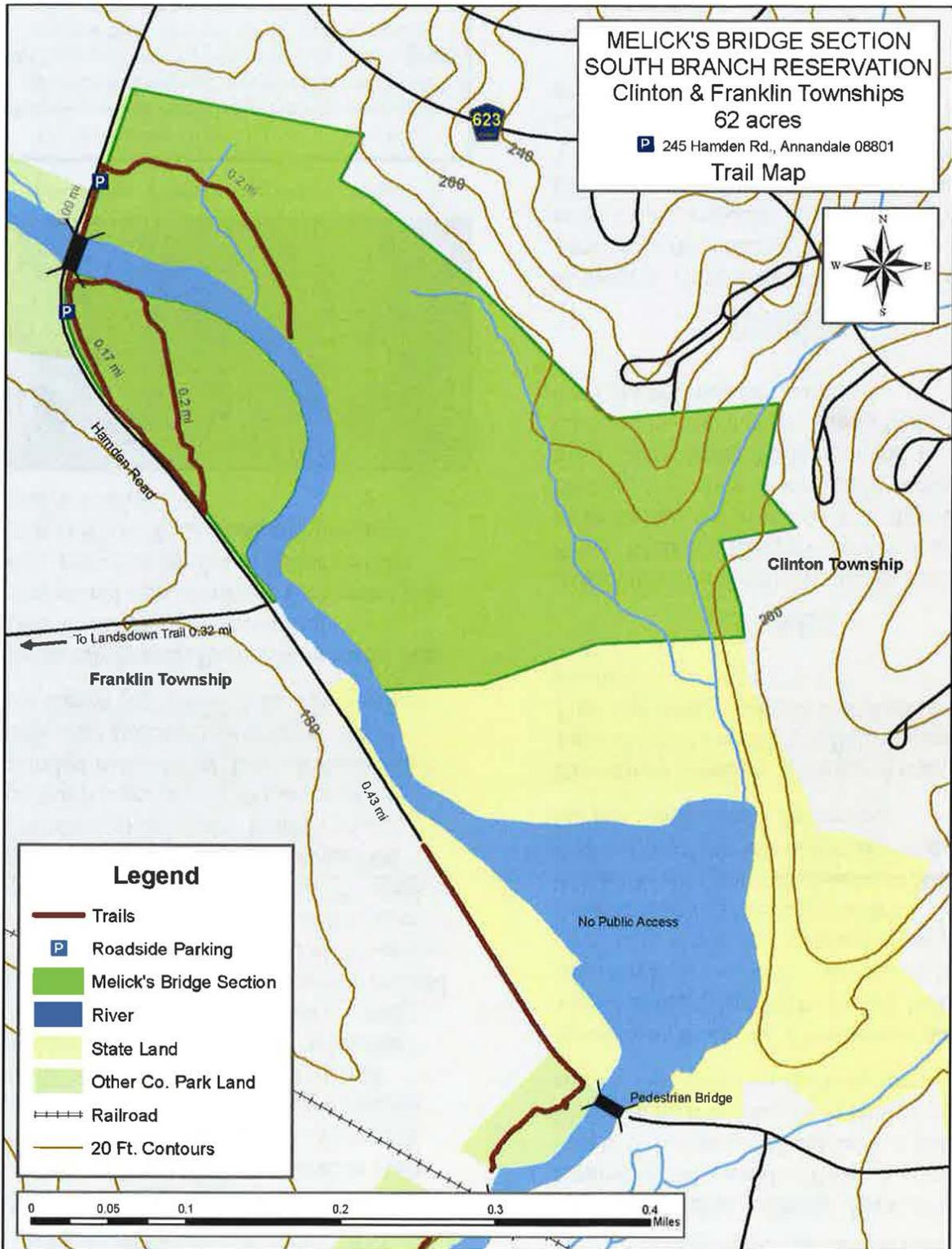
## **Private Conservation Easement Permitting Public Access**

### **Mullen Property**

The Mullen property located at Block 8, Lot 1 is a privately owned 10-acre lot with a conservation easement that permits public access for hiking and bird watching.

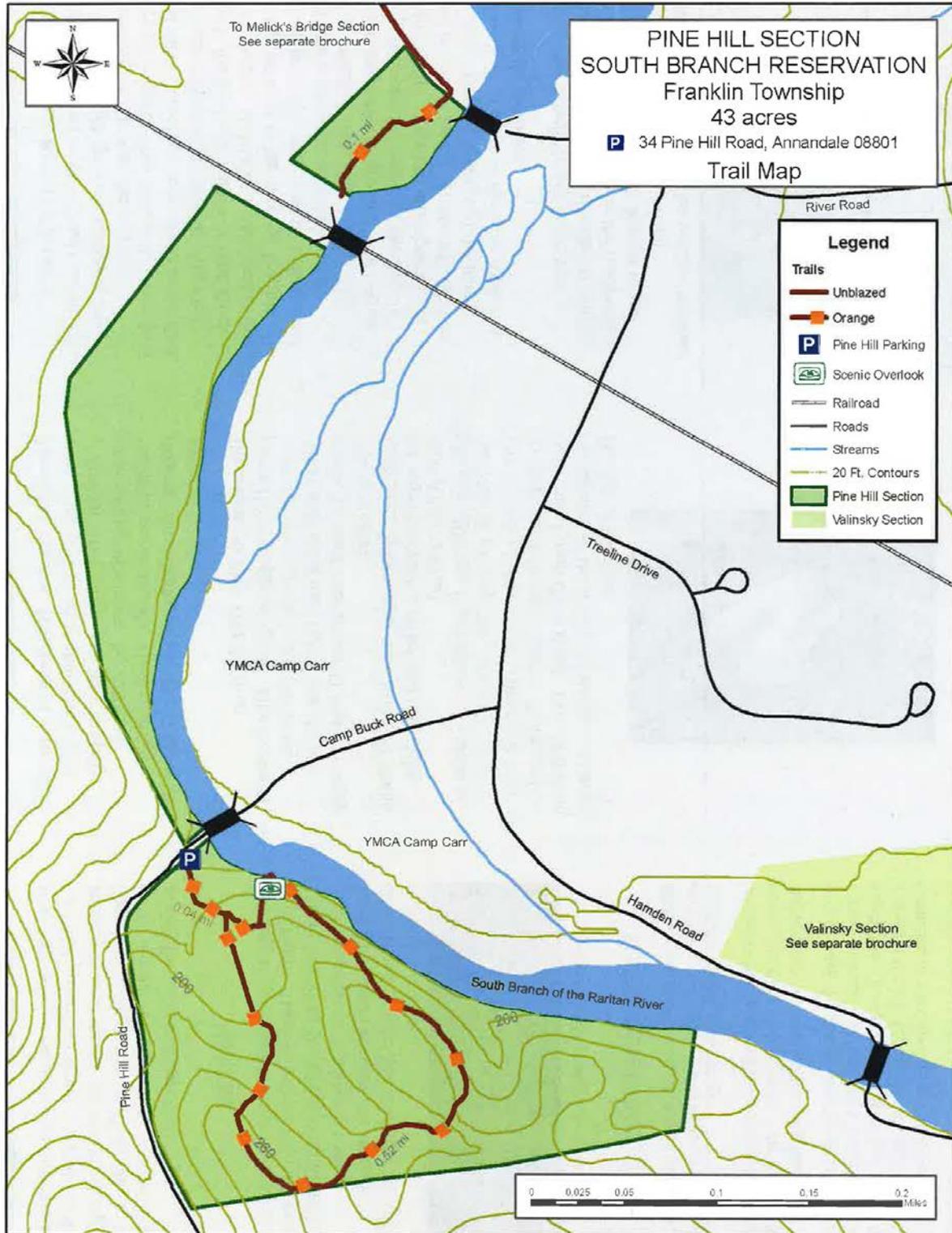


**Landsdown Meadows & Trail Map**



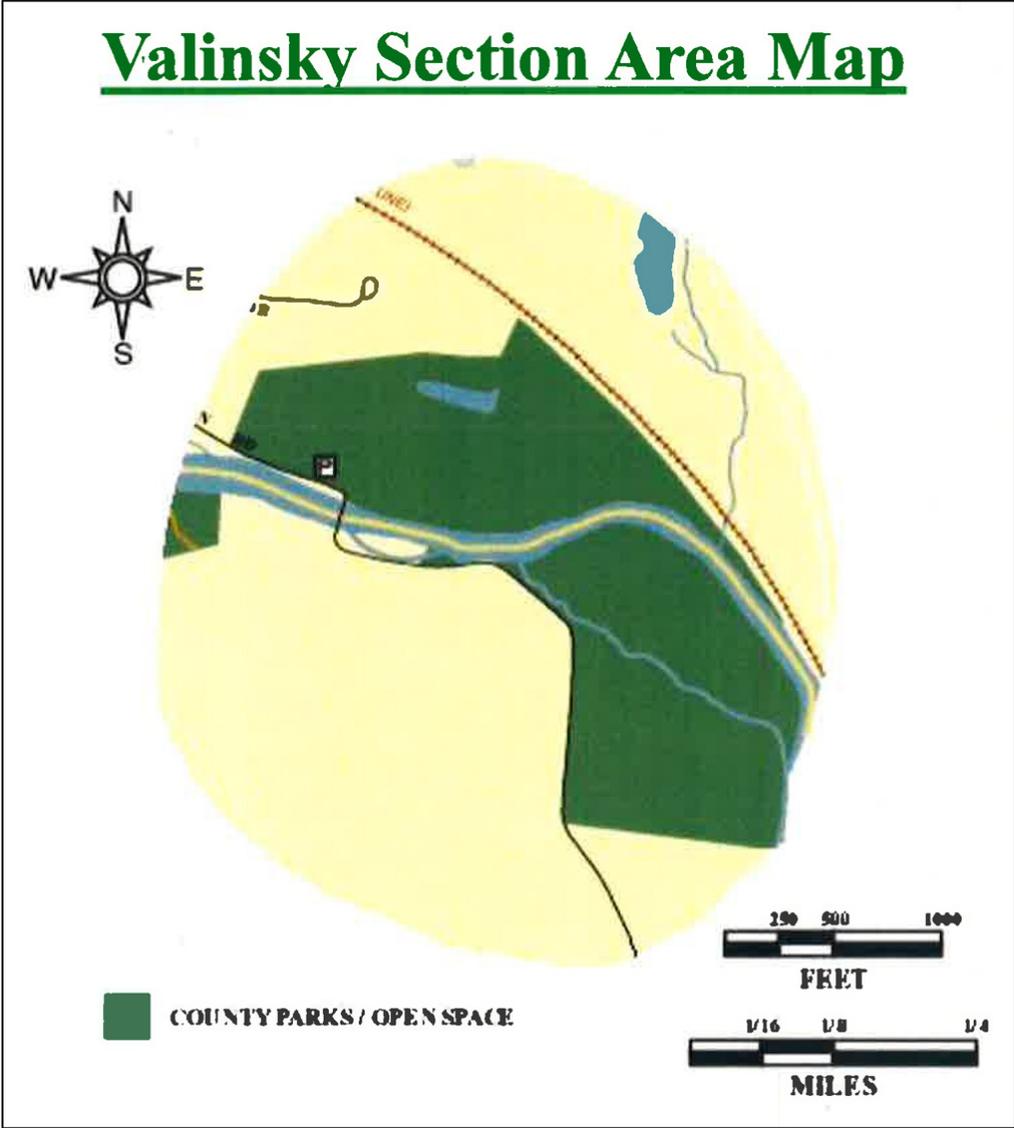
Source Map: Hunterdon County Department of Parks & Recreation

South Branch Reservation - Melick's Bridge Section Map



Source Map: Hunterdon County Department of Parks & Recreation

South Branch Reservation – Pine Hill Section Map



Source Map: Hunterdon County Department of Parks & Recreation

South Branch Reservation – Valinsky Section Map

**Franklin Township  
Hunterdon County, NJ  
Trail Network  
Capoolong Creek Trail**

The Capoolong Creek Trail is on the former 3.9 mile Pittstown branch of the Lehigh Valley RR. This rail line connected Pittstown to the Lehigh Valley main line located at Landsdown. The Pittstown Station opened in July of 1891. During the 1890s, this rail line service supported local peach harvesting; delivering peaches to markets throughout the New York metropolitan area. In 1895 an insect blight destroyed the Hunterdon peach industry. In the early 1900s, the Pittstown station was used by the Pittstown Milk Association, shipping local products to New York area markets. By 1968 the Pittstown branch was abandoned and in 1973 the state purchased the former rail line property and made it into a nature trail. At the other end of this trail was the passenger station at Landsdown on the busy Lehigh Valley main line. Across from the Landsdown train station was the Lehigh Valley Railroad's Clinton branch. After passenger service ended in 1936 on the Clinton branch, the stations at Landsdown and Clinton were demolished.

Today, the New Jersey Division of Fish and Wildlife operates the Capoolong Creek Wildlife Management Area through which the trail wanders along Capoolong Creek, also known locally as Cakepoulin Creek.

Municipal Boundaries

Roads

Capoolong Creek Trail

Landsdown Trail

Capoolong Creek Trail

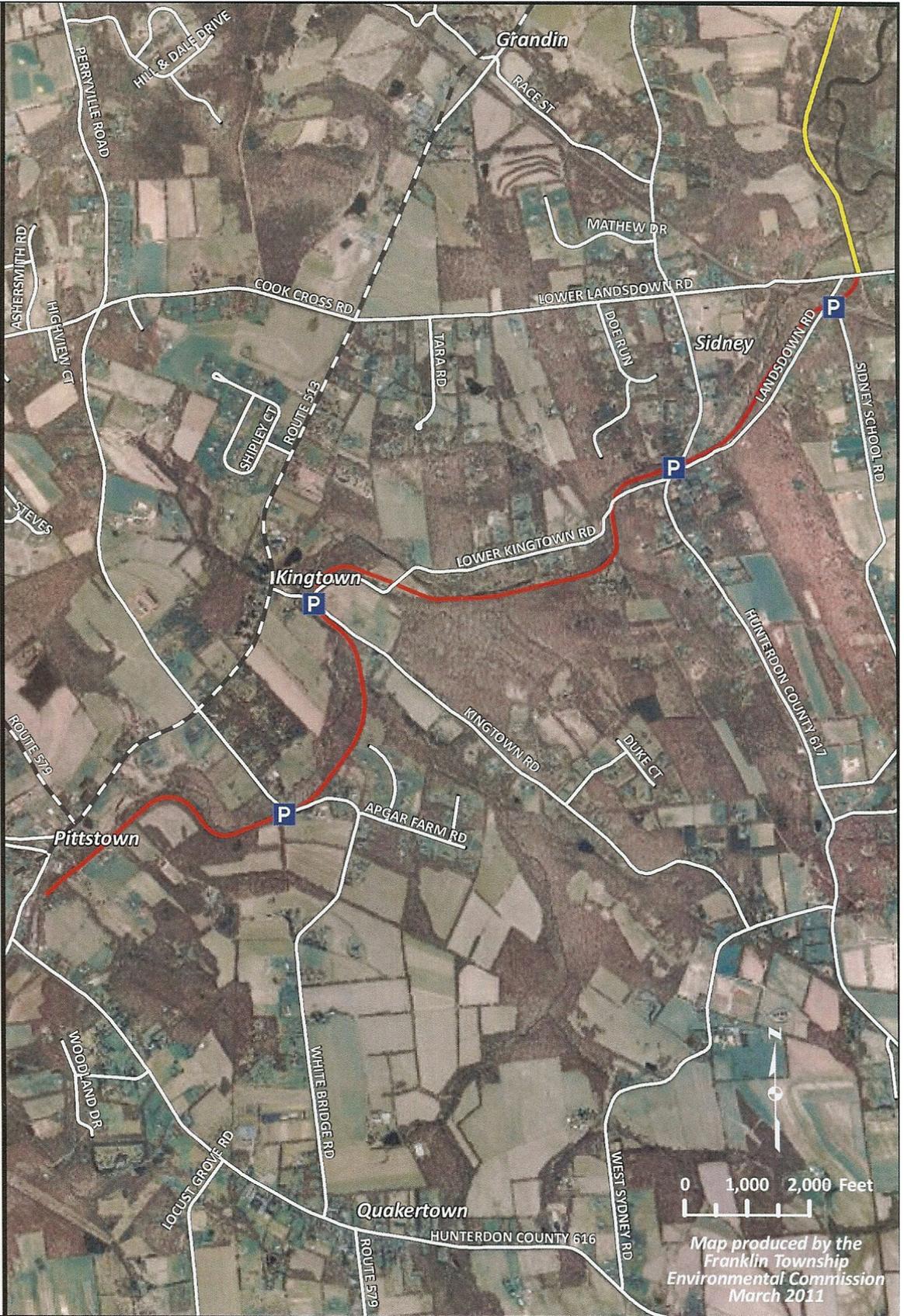
Landsdown Trail

Capoolong Creek Trail

Landsdown Trail

Data Sources:

- Franklin Township Environmental Commission
- Capoolong Creek Trail (2010)
- Hunterdon County Dept. of Parks and Recreation
- Landsdown Trail (2009)
- New Jersey Office of Geographic Information Systems
- Municipal Boundaries (2010)
- Aerial Photography (2007)
- New Jersey Dept. of Transportation
- Roads (2010)



Map produced by the  
Franklin Township  
Environmental Commission  
March 2011

## Public Participation

The systems approach for open space planning recommended by the National Recreation and Park Association places emphasis on public participation. The Franklin Township Land Use Board, Recreation Commission, Environmental Commission and Open Space Advisory Committee prepared a 10-question survey that was mailed to 1,150 homeowners to engage the taxpayers of Franklin and assess their needs for open space and recreation; some other residents picked up copies at Town Hall to complete. A total of 377 (33 percent) completed surveys were returned from township residents.

The following is a summary of the data provided in this survey and some of the major findings for each question.

### 1. Length of residence in Franklin Township

Question 1	How long have you been a resident of Franklin Township?			
	< 5 yrs	5 - 10 yrs	10 - 20 yrs	> 20 yrs
Number who responded				
373	38	63	97	175
Percentage	10%	17%	26%	47%

Nearly 75% of those who responded to this question have lived here 10 years or more, and nearly half have lived here more than 20 years. More than 25% have lived here 10 years or less.

### 2. Age of household members

Question 2	Please indicate the members of your household in the following age categories:					
	0 - 18 years	19 - 40 years	41 - 60 years	61 - 80 years	> 80 years	Total household members
	217	143	315	219	38	931
Percentage	23%	15%	34%	24%	4%	

The surveys reflect the views of at least 931 residents, of whom more than half (534) are from 41 to 80 years old, and 38 are more than 80 years old. Please note that if a survey response showed just an 'x' in the age category instead of a number, it was counted as a 1, so the number of individuals whose views and interests are reflected in the surveys is likely a good bit higher.

### 3. Views on the need to preserve open space and natural areas in Franklin

Question 3	Do you believe there is a need to preserve open space and natural areas in Franklin?		
	Yes	No	Total
	308	39	347
Percentage	89%	11%	

Almost 90% see a need to preserve open space and natural areas.

4A. The importance of preserving/protecting specific resources

Question 4A	Rank the following by using 1 (most important) to 3 (least important) to indicate how important it is to you to preserve/protect:				
	Building/places of historical or archeological interest	Qualified farmlands	Open spaces to preserve wildlife, water resources, and wetlands	Open spaces to meet our active recreational needs	Open spaces for aesthetics or passive recreation

Responses that <u>rated</u> the items, i.e., gave <u>more than one</u> item a 1 (most important) or 3 (least important) rating					
#1 most	164	237	257	145	136
#2	116	58	43	92	96
#3 least	51	37	34	93	98
<b>Total</b>	<b>331</b>	<b>332</b>	<b>334</b>	<b>330</b>	<b>330</b>
Yellow = highest number of most important rating or ranking		Blue = second highest number of most important rating		Orange = highest number of least important rating or ranking	
Responses that <u>ranked</u> the items, i.e., gave <u>no more than one</u> item a 1 (most important) ranking and <u>no more than one</u> item a 3 (least important) ranking					
#1 most	6	10	10	2	1
#2	22	17	23	24	20
#3 least	4	5	2	3	8
<b>Total</b>	<b>32</b>	<b>32</b>	<b>35</b>	<b>29</b>	<b>29</b>

The instructions for this question were confusing: they asked for a ranking, but instead the response format indicated a rating, with multiple response options for each item. The responses were categorized and analyzed based on whether the question was answered with a rating, shown in the first table above, or a ranking, shown in the second table.

The results, while not identical, are similar.

The two most important features to preserve/protect are:

- Open spaces to preserve wildlife, water resources, and wetlands, with the highest numbers of ‘most important’ ratings (257) and rankings (10); and
- Qualified farmlands, with the second highest number of ‘most important’ ratings (237) and a tie for the highest number of ‘most important’ rankings (10).

The feature rated least important to preserve/protect is:

- Open spaces for aesthetics or passive recreation, with the highest number of ‘least important’ ratings (98) and rankings (8).

5A. Measures to preserve open space

Question 5A	To preserve open space, what would you be willing to do with land you own? Yes, No, Unsure				
	Donate land to the town, state, or land trust	Sell land to the town/state/land trust at fair market value	Rewrite your deed to limit future development	Sell/donate a conservation restriction to limit future development	Vote to increase funding for town-supported land acquisition program
# yes	13	97	91	105	136
# no	248	150	150	135	116
# unsure	65	78	89	91	79
<b>Total</b>	<b>326</b>	<b>325</b>	<b>330</b>	<b>331</b>	<b>331</b>
% yes	4%	30%	28%	32%	41%
% no	76%	46%	45%	41%	35%
% unsure	20%	24%	27%	27%	24%
Yellow = highest percentage of 'yes' responses			Orange = highest percentage of 'no' responses		

The top measure, based on the percentage of 'yes' responses, is:

- Vote to increase funding for town-supported land acquisition program (41% - less than half).

There is a high percentage of 'no' responses (35%) for this measure as well.

The measure least likely to be taken, based on the percentage of 'no' responses, is:

- Donate land to the town, state or land trust (76%).

All of the measures have a high percentage of 'no' responses. For the first four measures, the high percentage of 'no' responses is likely because all of those surveyed were asked to respond to this question, not just those that have larger land holdings. This factor could also partially explain the relatively high 'unsure' percentages, ranging from 20% to 27%.

This question also provided a space for 'other' responses to be entered. These responses are below.

Question 5A 'Other' Responses:
No!
N/A. Small lot. I don't believe these would apply to my 'land'. <b>(12 similar entries total)</b>
I'd vote for a slight tax increase.
Taxes are way too high already.
Farmland costs taxpayers only one time, then it's done forever; 'done' (for first four items)
I would consider the first two options if I owned a large parcel of land.
Preserve open land as long as I own it.
We need growth in this town.
I have done all.
Look down.
Already preserved. Pay way way too much in taxes.
Increase funding from where?

4B. Government actions to preserve open space

Question 4B	What government actions do you favor to preserve open space? Rank 1 (most favorable) to 3 (least favorable).						
	Combined public private funding	Outright purchase of land	Purchase of development rights	Caretaker of conservation restrictions	Local, county, or state zoning for open space conservation	Mandatory dedication of open space by developer	Property tax reduction programs for farm, forest, and recreation land

Responses that <u>rated</u> the items, i.e., gave <u>more than one</u> item a 1 (most favorable) or 3 (least favorable) rating							
#1 most	168	95	134	84	165	210	207
#2	92	119	95	137	90	54	64
#3 least	59	106	92	74	60	54	50
<b>Total</b>	<b>319</b>	<b>320</b>	<b>321</b>	<b>295</b>	<b>315</b>	<b>318</b>	<b>321</b>
Yellow = highest number of most favorable rating or ranking			Blue = second highest number of most favorable rating or ranking		Orange = highest number of least favorable rating or ranking		
Responses that <u>ranked</u> the items, i.e., gave <u>no more than one</u> item a 1 (most favorable) ranking and <u>no more than one</u> item a 3 (least favorable) ranking							
#1 most	5	1	3	3	0	6	8
#2	17	18	17	17	21	15	18
#3 least	1	2	3	1	2	1	1
<b>Total</b>	<b>23</b>	<b>21</b>	<b>23</b>	<b>21</b>	<b>23</b>	<b>22</b>	<b>27</b>

As with question 4A, the instructions were confusing: they asked for a ranking, but the response format indicated a rating, with multiple response options for each item. The responses were categorized and analyzed based on whether the question was answered with a rating, shown in the first table above, or a ranking, shown in the second table.

Again, the results, while not identical, are very similar for the ‘most favorable’ scores.

The two most favorable government actions are:

- Mandatory dedication of open space by developer, with the highest number of the ‘most favorable’ rating (210) and the second highest number of the ‘most favorable’ ranking (6); and
- Property tax reduction programs for farm, forest, and recreation land, with the second highest number of the ‘most favorable’ rating (207) and the highest number of the ‘most favorable’ ranking (8).

The government actions deemed least favorable are different under the rating and ranking approaches. They are:

- Outright purchase of land, with the highest number of the ‘least favorable’ rating (106); and
- Purchase of development rights, with the highest number of the ‘least favorable’ ranking (3).

5B. Recreational facilities in a park in Franklin Township

Question 5B	Please check the TOP 5 recreational facilities you would like to have in a park in Franklin Township.														
	<b>Excluding responses with more than 5 items checked</b>														
	Off-road biking trails	Children play areas	Fields for soccer, football, baseball, lacrosse	Volleyball court	Pavilion area	Parking at existing rec. facilities	Frisbee golf	Bocce ball	Jogging track	Family picnic areas	Basketball court	Walking path	Tennis	Bathrooms at rec facilities	Cross-country skiing trails
#	152	131	109	14	91	97	11	16	88	134	49	244	40	151	55
Rank	2	5	6	14	8	7	15	13	9	4	11	1	12	3	10
	<b>Including responses with more than 5 items checked</b>														
#	168	157	132	23	112	117	15	22	103	154	62	272	46	178	63
Rank	3	4	6	13	8	7	15	14	9	5	11	1	12	2	10

The top five items checked on the returned surveys are:

**Rank**

1. **Walking path**, checked 244 times;
2. **Off-road biking trails**, checked 152 times;
3. **Bathroom facilities at recreation facilities**, checked 151 times;
4. **Family picnic areas**, checked 134 times; and
5. **Children play areas**, checked 131 times.

Thirty-three of the returned surveys had more than five items checked, so those responses were excluded from the first table above, in case they might have skewed the results. However, as shown in the second table, including those survey responses changed only the rank order within the top five items, not which items ranked in the top five.

Thirty-one surveys (8%) had no items checked for this question, i.e., those responding did not want any of the listed items at a park.

While there was no ‘other’ or ‘comment’ category specifically for this question, 50 surveys included recommendations or comments written next to or under question 5B. These are summarized in the table below.

<b>Question 5B Recommendations or Comments:</b> <i>(Notes in italics added for clarification)</i>
Horse/walking trails; horse park, multi-use facility similar to Alexandria Twp
Horse facility
Equestrian trails with no motor bikes allowed
Horse riding trails ( <b>3 entries of ‘horse riding trails’</b> )
Community pool or swimming area
A swimming pool

How about an amphitheatre for plays and concert events! Let's give Maeve a place to display her actors!
Shotgun/rifle range
Hockey rink/seasonal; skate rink
Leash-free dog park
Handicapped accessibility
Golf
Walking trails ( <i>as opposed to paths</i> )
Softball field
Basketball courts ( <i>plural</i> )
Parking for our ( <i>tennis</i> ) courts.
Definitely! ( <i>Regarding off-road biking trails</i> )
There are none. ( <i>Re parking at existing facilities</i> )
Parking gravel only; no pavement/drainage
Pavilion area ( <i>just</i> ) for Franklin residents
Any of these as long as they are on existing twp-owned property
We do not want any further recreation except walking trails, only walking paths or horse trails. No, no, no ( <i>to everything else</i> )
I vote for NO Franklin Township park! If a park is created, the following ( <i>checked items</i> ) would suffice.
Pavilion = least liked.
None that require increasing tax-payer costs or debt
Play areas ( <i>exist</i> ) at FT school
No park! There are plenty of parks around us.
We have walking path and tennis.
Don't need park! Keep taxes down.
None ( <b>8 entries of 'none'</b> )
No play areas: people have yards here. No! God no ( <i>re game fields</i> )! Maintain existing walking path.
We don't need a park at this time!
I do not see a need for a 'park'.
Do not need a park in Franklin. Close, nearby parks already exist. Alexandria, Kingwood, Flemington, new development of county park just minutes away at corner of Thatchers Hill and Sand Hill.
Parks? Our entire town is a giant park.
N/A. Do not need a park.
We do not need any of this.
No more spending of our tax \$!
We do not need any of this.
No park
Use FTS

6. Possible town initiatives

Question 6	How would you rate the following possible town initiatives on a scale of 1 - 6, 1 being the highest?						
	Establish/identify passive recreation	Establish a play-ground	Improve/identify access to Pittstown train station	Work with state to improve Capoolong Trail	Work with county to improve Landsdown Trail	Improve identification & access to Twp-owned open space	Acquire open space/development restrictions for environmental conservation
<b>Responses that <u>rated</u> items, i.e., gave more than one item a single rating, from 1 (highest) to 6 (lowest) rating</b>							
#1 highest	123	55	46	96	96	63	64
#2	41	26	34	55	46	46	38
#3	27	45	55	41	46	52	42
#4	4	18	20	12	18	15	17
#5	3	16	14	7	7	13	9
#6 lowest	26	59	51	13	12	32	50
<b>Total</b>	<b>224</b>	<b>219</b>	<b>220</b>	<b>224</b>	<b>225</b>	<b>221</b>	<b>220</b>
<b>Yellow = largest number of highest rating or ranking</b>		<b>Blue = second largest number of highest rating or ranking</b>			<b>Orange = largest number of lowest rating or ranking</b>		
<b>Responses that <u>ranked</u> items, i.e., gave only one item a single ranking, from 1 (highest) to 6 (lowest) ranking</b>							
#1 highest	24	17	9	26	8	11	24
#2	18	13	9	27	24	21	6
#3	23	7	17	19	29	12	8
#4	18	13	8	22	19	19	13
#5	18	5	19	8	18	25	12
#6 lowest	9	25	21	10	5	14	14
<b>Total</b>	<b>110</b>	<b>80</b>	<b>83</b>	<b>112</b>	<b>103</b>	<b>102</b>	<b>77</b>

The wording of question 6 was also confusing, asking for a rating but providing a ranking format for completion, without multiple rating options for each item. Again, the responses were categorized and analyzed based on whether the question was answered with a rating, shown in the first table above, or a ranking, shown in the second table. Also, only six of the seven items could be ranked on the 1-6 scale.

The most positively scored initiatives are:

- Establish/identify passive recreation, with the largest number of the #1 rating (123) and second largest number of the #1 ranking (24);
- Work with the state to improve Capoolong Trail, with the largest number of the #1 ranking (26) and the second largest number of the #1 rating (96);
- Work with the county to improve Landsdown Trail, also with the second largest number of the #1 rating (96); and
- Acquire open space/development restrictions for environmental conservation, with the second largest number of the #1 ranking (24).

The lowest scored initiative, based on ratings as well as rankings, is:

- Establish a playground, with the largest number of the #6 rating (59) and ranking (25).

Question 6 also provided a space for adding ‘other’ recommended initiatives. These are summarized in the table below.

<b>Question 6 ‘Other’ Responses:</b>
Offer incentive to owners of existing land zoned for commercial (near Post Office) to increase ratables.
Farmland preservation: encourage farming, don't hinder it.
General open space
More public hunting
Establish a community center.
Add trail maps and parking areas to Franklin website.
Develop more hiking/biking paths.
Emphasis on safe biking routes on county and twp roads.
Horse riding trails ( <b>4 entries</b> )
If Landsdown Trail was improved, there would be no need to have one (walking path) at a park.
Extend Capoolong Creek Trail to Landsdown Trail.
Establish roadside walking 'paths'/sidewalks (in appropriate areas only).
Community pool or swimming area. Non-country club, natural, affordable. Create something the other townships don't already have.
Dog park, ice skating, pool, skate park
Make a town ice-skating rink (outdoor).
Improve Rogers Pond and area around it.
A playground that considers impact of lighting/activity of people in surrounding area.
Walking paths, public park for walking, jogging, dog visiting, or just maintenance/improvement on existing Landsdown Trail
Establish town park.
Active recreation - we need a real area (soccer, lacrosse, track, pavilion, etc.)
Athletic fields
Our kids need a park! A place to unite as a group of athletes, thespians, artists, kids!!
No: we have enough open space.
Boy Scouts were going to do train station if they were allowed!
Lower taxes to all landowners.
Do not incur additional debt and do not increase taxpayer costs.
Any of these as long as they are on existing twp-owned property.
Don't spend our money.
As long as no raising tax. Property tax is too high already.
Reduce taxes.
No playgrounds or park for recreation - school already has this.
Children do not know how to play outside. Too busy inside on computer or iPhone. Parents too busy also inside.
Let the people do it with <u>private</u> funds.

7. Town growth

Question7	Ranking your answers from first choice (1) to last choice (5), please indicate how you want to see the town grow.				
	No growth	Development in existing commercial space	New development of commercial space	Single family development	Clustered residential development
#1 first	149	96	23	45	11
#2	35	104	54	63	29
#3	44	62	52	74	45
#4	26	30	76	68	65
#5 last	65	2	66	25	117
<b>Total</b>	<b>319</b>	<b>294</b>	<b>271</b>	<b>275</b>	<b>267</b>
Yellow = largest number of first choice		Blue = second largest number of first choice		Orange = largest number of last choice	

The top choices for town growth are:

- No growth, with the largest number of first choice rankings (149), followed by
- Development in existing commercial space, with the second highest number of first choice rankings (96).

The least preferred choice is:

- Clustered residential development, with the largest number of last choice rankings (117).
- New development of commercial space, with 66 last choice rankings.

8. Businesses in Franklin

Question 8	What kind of business would you like to see in Franklin?										
	Elder care facilities	Small retail	Light industry	Restaurants	Agriculture	Personal services	Indoor recreation sports	Large retail	Home business	Warehouses	Other
#	103	216	77	241	265	93	70	24	134	27	29
Rank	5	3	7	2	1	6	8	11	4	10	9

Of the 11 categories of businesses listed, the most preferred are:

Rank

1. **Agriculture**, checked 265 times;
2. **Restaurants**, checked 241 times;
3. **Small retail**, checked 216 times;
4. **Home business**, checked 134 times; and
5. **Elder care facilities**, checked 103 times.

The least preferred type of business is:

- Large retail, checked only 24 times.

The survey form included a check-off line for ‘other.’ However, it did not include a space to specify another type of business, so only some of the 29 ‘other’ responses provided further detail. All ‘other’ responses are listed in the table below.

<b>Question 8 ‘Other’ Recommendations:</b>
Farms. They are businesses.
Big farm market, convenience store. Yes, please.
More farm markets
Farm market
Horse farms, farm markets
Multi-use horse park similar to Alexandria Twp
Garden shops, book stores, small retail clothing stores, a small movie house!
Movie theater!!
Art galleries
Tourism, wineries, breweries
Large commercial (like Verizon that our town staves off)
Johnson & Johnson
Other ( <i>unspecified</i> ) ( <b>9 entries</b> )
Any of these would depend on property in question
Develop improved Link bus service.
Everything we need is only 15 minutes away.
None ( <b>5 entries</b> )

**9. Approaches to land use in Franklin**

<b>Question 9</b>	<b>Please indicate your opinion of the following approaches to land use in Franklin, ranking your top three choices 1 - 3.</b>				
	<b>More acquisition of conservation lands</b>	<b>Preservation of farmlands</b>	<b>Increasing commercial development</b>	<b>Increasing industrial development</b>	<b>Regulation of housing development</b>
#1	65	<b>169</b>	41	7	49
#2	<b>115</b>	85	30	24	63
#3	70	32	22	13	<b>157</b>
<b>Total</b>	<b>250</b>	<b>286</b>	<b>93</b>	<b>44</b>	<b>269</b>
<b>Yellow = largest number of total rankings, and largest number of rankings at #1, #2, or #3 level</b>		<b>Blue = second largest number of total rankings</b>		<b>Orange = lowest number of total rankings</b>	

With this three-point scale, only three of the five items could be given a ranking. The results can therefore be assessed several ways: the number of total rankings for an item, and the largest number of rankings at each level (1, 2, and 3).

The most preferred approaches are:

- Preservation of farmlands, with the highest number of total rankings overall (286) and the largest number of #1 rankings (169);

- Regulation of housing development, with the second largest number of total rankings overall (269) and the largest number of #3 rankings (157); and
- More acquisition of conservation lands, with slightly fewer overall rankings (250) but the largest number of #2 rankings (115).

The least preferred approach is:

- Increasing industrial development, with the lowest number of rankings overall (44).

**10. Likes, dislikes, and comments**

<b>Question 10</b>	<b>What do you most/least like about living in Franklin? Any comments for us? If you would like to be contacted (via email) as the Open Space &amp; Preservation Plan progresses, please provide us with your email address below.</b>	
	<b>Submitted likes, dislikes, comments.</b>	<b>Submitted email address.</b>
Number	<b>285</b>	<b>72</b>

More than three-quarters of the surveys included likes, dislikes, or other comments, all of which are listed in Appendix C. That listing also shows notes written in next to or below survey questions, unless the survey provided a place for ‘other’ recommendations, in which case those notes are shown in this summary.

A total of 72 email addresses were provided, for the township to keep those residents apprised of the Open Space & Preservation Plan as it progresses.

**C. Greenways, Scenic Byways, and Interconnectivity**

**Local Pedestrian and Bicycle Routes**

The goal of providing interconnected and safe routes for bicyclists and pedestrians has long been a priority in Franklin. The 1999 Open Space and Recreation Plan suggested the possibility of utilizing one or more of three existing utility rights-of-way (as listed in Section VI) that span from Block 1 on Pittstown Road to the South Branch of the Raritan River. Two of the rights-of-way connect to the Capoolong Trail and could make a long circuit for recreation. Assuming permission from the landowners who grant the easements, and no crop interference, this would require underbrush clearing and maintenance, and possibly no land or easement purchase costs.

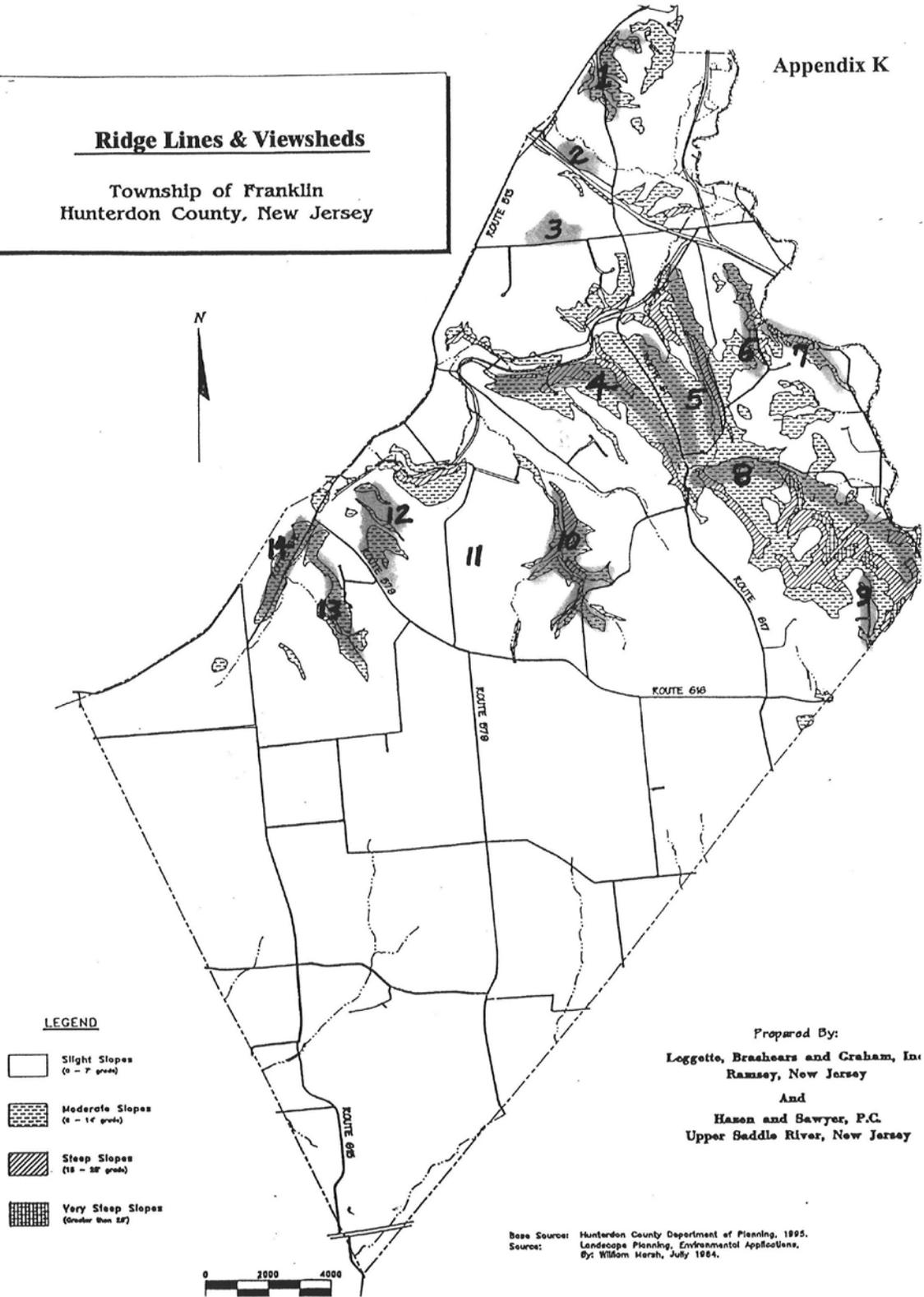
**Franklin Township Scenic Corridors**

One of the most appealing aspects of Franklin’s rural character is the long scenic views across rolling fields and distant blue hills. For purposes of this Plan, scenic views are considered those that can be enjoyed by all residents from the road, although certainly beautiful scenes abound in more intimate areas, too. Some views desirable of preservation are also identified in the next section “Buffers: Historic Villages and Commercial Areas”, with the long view of the Cherryville Church as a prime example. There are many extraordinary panoramic views afforded by Franklin’s ridge lines, some of which have now been preserved through land preservation. Private conservation easements would protect the many individual properties sited on these ridges. Scenic overlays incorporated into the zoning ordinance would help to protect and preserve the environmental stability, aesthetic character and extraordinary views of Franklin’s

ridge lines. Please refer to the Ridge Lines and Viewsheds Map below, numbered to correspond with the following listings:

1. Franklin enjoys an extraordinary gateway viewshed to the northeast and southwest at the intersection of Pittstown and Sidney Roads where the now preserved Landsdown Meadows Park and Frazee Farm afford pleasing vistas.
2. Uphill view from Grandin Road
3. View from the top of Hogback Road
4. Ridge between Upper and Lower Kingtown Roads running in generally a northeast direction, curving to parallel Sidney Road in a northwest/southeast line; slopes down to the Capoolong and one of its tributaries; largely wooded.
5. Two parallel ridges running south/southeast between Sidney and Sidney School Roads.
6. Views to the northeast along a ridge east of Sidney School Road before it drops to the South Branch of the Raritan River; largely wooded along lower Pine Hill Road.
7. View of South Branch and steep slopes on southwest side of River Road south of Pine Hill Road.
8. Ridge parallel to south side of Springhill Road and continuing along River Road to the South; wooded steep slopes; panoramic views to north, east, west.
9. Ridge on Laurelton Trail with views to the East.
10. Ravine following both sides of the Capoolong Creek tributary from back of property along White Bridge Road to back of properties along Upper Kingtown Road.
11. View shed to north/northeast along White Bridge Road from Quakertown.
12. Area north of Route 579 between White Bridge and Pittstown Roads; slopes to northwest; largely wooded.
13. Ridge running southeast between Pittstown Road and Route 579 and back behind Woodland Road to stream corridor; largely wooded with views west/southwest and east/northeast.
14. Ridge parallel to Pittstown Road between Route 579 and Sky Manor Road; views to the southeast.

**Ridge Lines & Viewsheds**  
Township of Franklin  
Hunterdon County, New Jersey



Ridge Lines and Viewsheds Map

### **Buffers: Historic Villages and Commercial Areas**

The township's three villages, Quakertown, Cherryville and Pittstown add a significant picturesque and charming character to Franklin. Protecting these historic settlements from massed development now and for the future is an important element of the OSRP. This can be achieved by creating greenbelts, or buffer zones, around the villages. Buffer areas could be farmland, or land used for passive or even active recreation.

Buffer areas for the present north and south commercial zones of the township are also recommended. Specific properties are cited to achieve these ends for both villages and commercial areas.

#### ***Quakertown***

This charming colonial village is designated as a historic area on the state and federal registers and needs protection not only for aesthetic reasons, but also for environmental ones, particularly for its water supply. Marve Farm (Block 29, Lot 52), the largest property in the township, has 251 acres, long scenic views, and buffers the northeast side of the village. It is presently in the process of farmland preservation. Other preserved parcels buffering Quakertown are the Pfaltz parcel (Block 36, Lot 52 - 1170 Croton Road) and the Bodine parcel (Block 36, Lot 14 - 332 Quakertown Road). The Huang/Liang active farm (Block 28, Lot 28 - 200 Quakertown Road) if acquired through farmland preservation would help further protect the village.

#### ***Cherryville***

Cherryville Baptist Church, erected in 1850, is the visual centerpiece of this 19<sup>th</sup> century village, and with the expanse of land around the church, is, perhaps, the most inspirational view in the township, a comfort in all seasons. This exceptional view has been preserved through the farmland preservation of the former Cherryville Farms with a total of 145 acres on the north and south sides of Route 616 to Quakertown, and further enhanced to the north with the preservation of the 34-acre former Dvorin property and 172-acre former Volk property. The 34-acre Zimmerman property (Block 31, Lot 34 - 575 Cherryville Road) and the 75-acre Sabo Estate (Block 35, Lot 17) remain desirable properties for preservation and protection of Cherryville.

#### ***Pittstown***

Joining Alexandria and Union Townships on its west border and bounded on the east by the Capoolong Wildlife Management Area and gently rising fields and woods, Pittstown is designated both a state and federal historic district. Desirable parcels that warrant preservation as buffers surrounding Pittstown include the 55-acre Foster parcel (Block 29, Lot 24- 50 White Bridge Road), the 56-acre Bello parcel (Block 28, Lot 23 -355 Pittstown Road), the 33-acre Schultz parcel (Block 28, Lot 21 - 359 Pittstown Road), the 19-acre (total) Hoagland parcels (Block 28, Lots 4 and 1 - 13 Quakertown Road) and the 27-acre Samantchy/Haver parcel (Block 38, Lot 3 - 20 Quakertown Road).

### **Woodlands**

Woodlands are an important ecological, scenic and economic resource that must be preserved, protected, enhanced and maintained.

Already the building of roads, homes and power lines have fragmented Franklin's woodlands. We are left with few stands of mature trees. Small, unconnected areas of wooded areas are not able to support as great a diversity of species as larger forests. Although forested areas provide scenic value, additional benefits include the filtering of sediments and nutrients to cleanse the water that recharges the aquifers

and surface waters and the stabilizing of soils on steep slopes that reduce run-off and erosion. Forest leaf masses support insect life cycles that supply food for the trout in our streams. Franklin's pockets of woods should be connected and protected to assure a safe and continuing water supply and to support biodiversity of the flora and fauna. Desirable pieces that contain significant expanses of trees that warrant preservation include the 88-acre Fernandez/McDonald parcel (Block 41, Lot 17 – 61 Baker Road), the 126-acre Miller parcel (Block 49, Lot 8 – 251 Oak Grove Road), the 32-acre Leon parcel (Block 41, Lot 10 - 562 Pittstown Road), the 113-acre Manchur parcel (552 Pittstown Road), the 27-acre Kingman parcel (Block 28, Lot 20 - 57 Quakertown Road), the 10-acre Gun Club parcel on Quakertown Road, the 56-acre Bello parcel (152 White Bridge Road, and the 55-acre Foster parcel (Block 28, Lot 24 - 50 White Bridge Road).

## **D. Needs Analysis Summary**

### **Recreational Facilities**

The Balanced Land Use Concept that utilizes a formula based on land use percentages and the Systems Approach that determines need for recreational facilities more holistically were both examined as outlined earlier in the plan. The result of the Balanced Land Use analysis includes a recommendation for acquisition and development of 246 acres of recreational land that is accessible to the public for active and passive recreation. Approximately 272 acres of open space within the township have already been acquired, primarily for passive recreational. The existing acreage devoted to recreational uses exceeds the Balanced Land Use Guideline by 26 acres.

Although the Systems Approach analysis identified an existing inventory of limited recreational field locations, the township does have Rogers Pond, two tennis courts at the municipal garage, and there is an extensive trail network that traverses Franklin's northern portion from the Town of Clinton to Pittstown, a distance of 5.4 miles. Although the survey respondents did not rank active recreational facilities as a top priority for open space preservation purposes, approximately 40% ranked the need to have active recreational facilities a priority.

As noted in Section IV.B, three properties are targeted for future passive or active recreation. Negotiations are in progress to preserve one of these properties, the 80-acre Alfieri & DeVita parcel (Block 5, Lot 7 - 81 Sidney Road) for passive recreation.

### **Open Space Acquisitions**

#### Buffers

Several parcels surrounding Quakertown, Cherryville and Pittstown were identified for preservation to ensure the visual character of the historic villages remains intact, and many of them have been preserved.

#### Franklin Township Scenic Corridors

The OSRP identified roadways and vistas that help to define Franklin Township's essential rural and scenic character. These areas are identified for conservation.

#### Sensitive Environmental Areas

Franklin's OSRP has identified several forested areas warranting preservation. Additionally, areas of environmental sensitivity were also identified in the 2010 Natural Resources Inventory. These plans will guide the targeting and acquisition of sensitive environmental lands for open space preservation.

Based upon forgoing needs analysis, there is clearly a need for continued acquisition of open space for conservation and recreational purposes. There is a need for the creation of additional township-owned walking trails and areas where citizens of all ages can access and enjoy publicly owned open spaces. Franklin residents support the continued acquisition of open space land for conservation and the development of some publicly accessible recreational facilities. Given the economic downturn and the tight budgetary controls imposed upon municipalities by the State, creative financing, volunteer efforts, and fundraising will be necessary for recreational facilities development and maintenance.

**V. RESOURCE ASSESSMENT/RANKING AND FUNDING**

**Ranking**

As part of a multi-phase process to inventory and determine priority for preserving land in Franklin Township, the Franklin Township Open Space Advisory Committee has developed and fine-tuned a priority ranking criteria for open space acquisitions. These criteria are intended to measure a property’s environmentally sensitive resources, rural character contribution and vulnerability to development. The ranking was conducted in two stages. The first stage included the ranking of environmental and rural factors with the parcels listed in descending order according to the final point score. The development pressure was then scored on the parcels to determine the final ranking for preservation consideration.

A total of 172 township properties of 15 acres or more were inventoried and rated for open space possibilities. Following Green Acres guidelines, the criteria stress environmental characteristics. Although this system ranks properties for their current desirability, by Green Acres standards, the ranking is recommended only as a general guideline and should not be considered as a sole selector of parcels appropriate for preservation. Over time the ranking for an individual property may change because of development pressure or new ownership. In reality, the availability of land and the willingness of landowners to participate in preservation programs will determine preservation possibilities. Rather than adhere to a numerical listing of properties, the township should preserve any parcel meeting the goals detailed in this Plan as the land comes on the market and if funds are available.

Criteria	Weight (points)	Points Available
<b>Environmental Factors</b>		
Aquifer Recharge	Excellent: 4 Moderate: 2 Low/None: 0	6
Wetlands	Major presence: 2 Minor presence: 1 Not present: 0	3
Flood Plain	Major presence: 2 Minor presence: 1 Not present: 0	3
Streams	Protects headwaters: 4 Protects stream corridor: 3 Has stream frontage: 2 Not present on property: 0	9

FRANKLIN TOWNSHIP OPEN SPACE AND RECREATION PLAN

Soils	Prime/Statewide: 1 Other soils: 0	1
Woodlands	Mature on major portion: 4 Mature on minor portion: 3 Less Mature: 2 Immature: 1 None: 0	10
Steep Slopes	Present: 1 Not Present: 0	1
Unique Plant/Animal Habitat	Possibly Present: 2 Not Present: 0	2
Total Possible Points		20
<b>Rural Preservation Characteristics</b>		
Proximity to protected farmland	Adjacent to farmland: 4 Enhances farmland: 2 No significant contribution: 0	6
Proximity to protected open space	Adjacent to open space: 4 Enhances open space: 2 No significant contribution: 0	6
Proximity to historic sites	Contains historic sites: 3 Enhances historic sites: 1 No significant contribution: 0	4
Passive Recreation Opportunities	Suitable: 3 Contains access to existing: 3 No significant contribution: 0	6
Buffer Area	Shields village/historic area: 3 Shields env. resource: 3 No significant contribution: 0	6
Total Possible Points		20
<b>Development Pressure Factors</b>		
Ownership	Builder/Developer: 4 Bank/Estate: 3 Absentee/Corporate: 2 Resident Owner: 1	10
Parcel Size	100 + acres: 4 50 – 100 acres: 3 25 – 50 acres: 2 5 – 25 acres: 1 Less than 5 acres: 0	10
Availability for Development	For Sale: 4 Future availability likely: 2 Unlikely to be available: 0	6
Approval Status	Current approval: 4 Plans submitted: 3 Informal activity: 2 Approval expired: 1 No plans: 0	10

Suitability for Development	Easily developed: 4 Minor impediments: 2 Sever impediments: 0	6
Total Possible Points		20

Definitions of Terms used in Inventory Criteria

**Buffer Area:** Transitional area separating parcels of preserved land from those with higher density use.

**Flood Plains:** Land that is subject to periodic flooding.

**Major Portion:** Equal to or greater than 50%.

**Minor Portion:** Less than 50%.

**Prime Soil:** Deep, well-aerated soils that retain sufficient water, contain a high percentage of nitrogen and organic matter and are not too acidic.

**Resident Owner:** One who resides in Hunterdon County, not necessarily on designated parcel.

**Steep Slope:** Any land with more than a 15 degree slope.

**Wetlands:** Transitional areas between terrestrial and aquatic environments where the level of groundwater is at or near ground surface or the land is covered by shallow water.

### Open Space Funding

#### *Franklin Township*

Franklin Township established an open space tax of \$.05 for each \$100 of assessed valuation of real estate in 1999. The tax has historically generated approximately \$270,822 per year. The open space tax that may be used for open space and farmland preservation and has generally been utilized as follows:

55% - Farmland Preservation

25% - Municipal Acquisitions

20% - Open Space Program

6-7% - Administration

#### *Hunterdon County*

The Hunterdon County Open Space Preservation Trust Fund was initially established in January 1999 at \$.03 per hundred dollars of assessed value; it was reauthorized in 2004 and 2008. Historically, the fund has generated approximately \$7,000,000 for farmland, open space, and historic preservation annually.

The present division for the Trust Fund is:

30% - Farmland

25% - Cooperative

15% - County Preservation

15% - Nonprofit Grant Program

10% - Municipal Grant Program

5% - County Historic Preservation

## VI. RECOMMENDATIONS/ ACTION PLAN

### Findings/Needs Analysis

- The township falls slightly short of the recommended open space acres for public access by approximately 11 acres.
- The township has been successful in preserving land for open space and farmland.
- Public opinion appears divided between preference of use of open space land for conservation and recreation, with open space for conservation having a slightly higher priority.
- Need to protect sensitive environmental areas has been identified and can be found in the Franklin Township Natural Resource Inventory.
- There is public acceptance to increase funding to the Open Space Trust Fund.
- Residents support a requirement to make open space dedication mandatory for developers.
- The township will continue to explore, identify and plan a location or locations for passive and active recreation. Purchase opportunities, lack of partnerships and topography may limit planning of active recreation.

### Action Plan Recommendations

It is the intention of this plan to keep any recommendations for parks development or open space land acquisition broad and flexible to remain relevant in changing economic, political and demographic environments. The recommendations and priorities of this plan are guidelines and should not overburden the community's financial or work force resources. The following recommendations outline a plan for prioritizing for active and passive recreational facilities and open space to be developed as funding becomes available.

### Recommendations for Protection of Water Resources:

1. Continue strengthening working relationship with Hunterdon Land Trust, New Jersey Conservation Foundation, Audubon of New Jersey, New Jersey Water Supply Authority, Raritan Headwaters Association and other private land trusts to seek private conservation easements along the Capoolong, Locketong and Wichecheoke Creeks and their tributaries, as well as along Sidney Brook.
2. Actively protect stream corridors and wetlands to promote water purification and sediment control and to add scenic value by establishing protective buffer zones along them. These areas are connected by drainage patterns and should be protected as greenbelt/stream corridor systems. Protection can be through ordinances establishing increased stream corridor setback standards, through voluntary or purchased easements, land acquisitions or a combination of these choices.
3. Develop a water resources management plan that summarizes efforts by the Environmental Commission, any water monitoring data, adjacent municipal and county watershed

organizations. This plan should be the primary means by which Franklin meets future water supply needs in the absence of a public water supply.

4. Require, through ordinances or otherwise, that the natural drainage patterns of property proposed for development be maintained in a natural state with associated vegetation to the highest degree possible.

Recommendation for Active and Passive Recreation:

1. Identify parcels that exhibit the following qualities for active recreation:
  - a. Easily accessible for the majority of residents;
  - b. Flat topography;
  - c. Well drained soils;
  - d. Non-wooded parcels or parcels with smaller pockets of vegetation;
  - e. Suitable for septic system.
  - f. Low priority for farmland preservation.
  - g. 40-60 acres minimum for multi-purpose activities
  
2. Identify parcels that exhibit the following qualities for passive recreation:
  - a. Several parcels located throughout the community;
  - b. Varied topography to include trees, water and view;
  - c. Large blocks or narrow linear trails along streams and wetlands.
  
3. The following sites are recommended for further review for active and passive recreation:

Block	Lot	Size (acres)	Owner	Address	Comments
Active Recreation					
4I	17	88	Fernandez McDonald	Baker Road	Ample space with open fields and mature woods
10	65	38.86	Cassano	232 Pittstown Road	Good choice when combined with contiguous parcels
10	20	44.41	Fialk	121 Pittstown Road	Good choice when combined with contiguous parcels
10	2	18.72	Vanacore	107 Pittstown Road	Good choice if size not limiting
4I	15	212.98	Leon	520 Pittstown Rd	Only if farmland preservation not possible
3I	14	179.93	Mergentime	425 Cherryville Rd	Only if farmland preservation is not possible
Transcontinental Gas Pipe Line right-of-way from Pittstown Rd to South Branch of Raritan River					For hiking/jogging/bike trails
New Jersey Power and Light Company right-of-way from Pittstown Rd on west border of Block 2 to Laurelton Trail in Block 7					For hiking/jogging/bike trails
New Jersey Power and Light Company right-of-way traversing the township east to west through Block 5, 5.01, 6, 7 and 10					For hiking/jogging/bike trails

Passive Recreation					
31	14	179.93	Mergentime	425 Cherryville Rd	Open fields, mature woods, creek, varied terrain, views.
6	1	68.14	Summit Manor	Sidney Road	Wetlands, adjacent to South Branch, 8 acre lake, home to Hunterdon Hackberry.
Active or Passive Recreation					
5	7	80.1	Alfieri & DeVita	81 Sidney Road	Ideal terrain, Landsdown Trail traverses; near South Branch of Raritan River; adjoins Landsdown Meadows Park.
42	7	100.50	T. Evans	1061 Croton Rd	Ideal for active or passive recreation
49	8	126.40	Miller	251 Oak Grove Rd	Ideal for active or passive recreation

Recommendation for Wooded Areas:

- I. Franklin should implement woodland conservation standards as part of the zoning ordinances to restrict the unnecessary removal of trees, and to encourage homeowners to landscape with native plants. Private conservation easements should be actively sought on the contiguous woodlands.

Recommendation for Ridge Lines and Viewsheds:

1. The township should consider zoning overlay restrictions to protect and preserve the environmental stability, aesthetic character and extraordinary view of Franklin’s ridge lines. Zoning should be designed to maintain forest cover by preventing logging or prescribing less visually-impacting harvest methods on hillsides, and by preventing new utility rights-of-way or designing them to reduce their visual impact.
2. Encourage private conservation easements on ridge line and viewshed properties as depicted in the Ridge Lines and Viewsheds Map (see Section IV.C.)

Other General Recommendations:

- I. Franklin open space representatives should establish a working relationship, and possible bi-annual meetings, with other open space representatives in the surrounding townships to possibly develop mutually beneficial preservation projects.

Options for Funding:

- Open space tax- leverage existing tax for development of targeted properties - Referendum
- Fundraising for parks development
- Application for grant funding for trails development
- Volunteer projects
- Private conservation easement donations

**APPENDICES**

- A. Hunterdon County Open Space Inventory – Franklin Township
- B. Green Acres Recreation and Open Space Inventory – Franklin Township
- C. Recreation and Open Space Survey – Summary of Additional Comments

**Hunterdon County Open Space Inventory - Franklin Township - June 2013**

Page 1 of 5

Tax map page	Block	Lot	Acres	Owners	Interest	Deed Book/ Page	category	Use	Jurisdiction	Facility Type	Facility Name
1	1	1	0.310	Franklin Township	ET	2026 / 203	municipality	vacant land	municipality	vacant land	part of former Frazee Farm
1	4	3.01	55.390	Franklin Township	ET	2065 / 592	municipality	M POS	municipality	parkland	part of former Frazee Farm
1	5	2	3.890	Franklin Township	ET	2039 / 373	municipality	vacant land	municipality	vacant land	
1	5	3	7.100	Franklin Township	ET	2021 / 764	municipality	vacant land	municipality	vacant land	
1	5	5	172.49	Hunt. Co. & Franklin Twp.	ET	2234 / 297	Co. & Twp.	P & R	county POS	parkland	Landsdown Meadows (Summit Manor)
1	5	26	12.840	Hunterdon Co Park Sys.	ET	1097 / 367	county	P & R	county POS	parkland	Landsdown Trail
1	6	2	3.950	Hunterdon Co Park Sys.	ET	801 / 414	county	P & R	county POS	parkland	South Branch Nature Preserve
1	7	1	11.300	Hunterdon Co Park Sys.	ET	786 / 403	county	P & R	county POS	parkland	South Branch Nature Preserve
1	8	1	10.010	Mullen, Karen	PT	990 / 740	private OS	public access	owner	open space	conservation easement
1	8	1.01	16.250	Hunterdon Co Park Sys.	ET	819 / 852	county	P & R	county POS	parkland	South Branch Nature Preserve
1	*8	*1.02	**5.70	Faith Chapel Wesleyan Church	PE	990 / 743	muni	cons.	muni	cons. easement	
2	9	1	5.18	Franklin Township	ET	2026 / 203	municipality	MOS	municipality	parkland	part of former Frazee Farm
2	10	5.12	0.230	Moore, Gerald	PE	1159 / 1034	muni	cons.	muni	cons. easement	
2	10	5.13	0.160	Byron, Gary & Patricia	PE	1146 / 0911	muni	cons.	muni	cons. easement	
1	12	2	14.800	NJ DEP	ET	910 / 1056	state	P & R	state POS	parkland	South Branch Nature Preserve
3	13	5.01	2.230	Hunterdon Co. Park Sys.	ET	787 / 940	county	P & R	county POS	parkland	South Branch Nature Preserve
3	13.01	5.05	1.77	NJ DEP	ET	2020 / 493	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	14	7	5.690	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	14	9	6.800	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	14	9.01	1.650	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	14	9.02	0.066	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	15	1	2.290	NJ DEP	ET	778 / 972	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	16	40	1.920	FranklinTownship	ET	730 / 244	municipality	government	municipality	government	Municipal Building
2	16	41	1.090	FranklinTownship	ET	2217 / 937	municipality	government	municipality	government	Municipal Annex
2	16	42	0.840	FranklinTownship	ET	2239 / 485	municipality	government	municipality	government	Municipal Annex
2	16	54	4.810	NJ DEP	ET	778 / 972	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	16	62	1.740	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
2	16	63	2.120	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
4	18	10	5.550	NJ DEP	ET	780 / 168	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
3	20	2.02	8.575	Hunterdon Co Park Sys.	ET		county	P & R	county POS	parkland	South Branch Nature Preserve
3	*20	*2.09	**0.32	Siegel, Martin & Helen	PE	1048 / 570	muni	cons.	muni	cons. easement	
3	20	6.01	6.410	Hunterdon Co Park Sys.	ET		county	P & R	county POS	parkland	South Branch Nature Preserve
3	*21	*1.11	**1.84	Baureis, Judith	PE	2186 / 274	muni	cons.	muni	cons. easement	
3	*21	*1.11	**0.92	Baureis, Judith	PE	2246 / 84	muni	cons.	muni	cons. easement	
3	*21	*1.12	**0.75	School Road Investments, LLC	PE		muni	cons.	muni	cons. easement	

ET = entire taking; M OS = municipal open space; P R + parkland recreation; POS= parkland and open space; PE = partial easement

\*Easement not registered with the County; \*\*Acreage calculated from tax map measurements

**Hunterdon County Open Space Inventory - Franklin Township - June 2013**

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Tax map page	Block	Lot	Acres	Owners	Interest	Deed Book/ Page	category	Use	Jurisdiction	Facility Type	Facility Name
3	21	45	0.470	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
3	22	3	33.780	Hunterdon Co Park Sys.	ET	848 / 247	county	P & R	county POS	parkland	South Branch Nature Preserve
3	*22	*5	20	Frisoli, John & Sandra	PE	2121 / 312	muni	cons.	muni	cons. easement	
3	*23	*5.11	**1.10	Gurreri, Nicholas & Laura	PE	2029 / 723	muni	cons.	muni	cons. easement	
3	*23	*8.03	**0.55	Roblin, John & Barbara	PE	312 / 871	muni	cons.	muni	cons. easement	
3	*23	*8.04	**0.27	San Giacomo, Michael	PE	906 / 843	muni	cons.	muni	cons. easement	
3	23	12.01	13.870	Hunterdon Co Park Sys.	ET	787 / 109	county	P & R	county POS	parkland	South Branch Nature Preserve
3	*23	*12.12	0.420	Dodge, James & Carol	PE	1176 / 0702	muni	cons.	muni	cons. easement	
3	23	13	11.390	Hunterdon Co Park Sys.	ET	800 / 369	county	P & R	county POS	parkland	South Branch Nature Preserve
4	24	33	3.900	NJ DEP	ET	780/168	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
4	24	49	6.670	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5	25	1.01	1.800	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5	25	1.03 & 1.04	12.040	Franklin Township	ET	2191 / 847	municipality	MOS	municipality	open space	part of former Lawson Farm
5	25	2	9.166	NJ DEP	ET	2198 / 592	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5.01	26	7.02	0.660	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5.01	26	8	0.43	NJ DEP	ET	2083 / 251	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5	26	17.04	4.14	Franklin Township	ET		muni	QVEMS	muni	health adm.	Leased to Quakertown Vol. EMS
5.01	*26	*17.05	1.250	St. Catherine of Siena Church	PE	1251 / 0215	muni	cons.	muni	cons. easement	
5.01	*26	*17.06	1.080	Clements, Kevin & Sally	PE	1220 / 0200	muni	cons.	muni	cons. easement	
5.01	28	2.01	0.420	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5.01	28	3.01	0.160	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5.01	28	15.01	0.040	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5	28	41	9.330	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5.02	29	33	1.8	Brisby, Byron & Heather	PE	2305 / 220	muni	cons.	muni	cons. easement	
5.02	29	33.01	3.2	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.02	4.29	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.03	2.3	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.04	6.700	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.05	4.020	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.06	3.67	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.07	3.16	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	33.08	1.3	Quaker Ridge Five LLC	PE	2275 / 836	muni	cons.	muni	cons. easement	
5	*29	*42	**3.44	Mancini, James & Lorraina	PE	1220 / 054	muni	cons.	muni	cons. easement	
5	*29	*42.01	**4.20	Weiss, Kenneth & Maryann	PE	1155 / 177	muni	cons.	muni	cons. easement	
5	*29	*43.01	**1.8	Thonet, John & Kathi	PE		muni	cons.	muni	cons. easement	

**ET = entire taking; M OS = municipal open space; P R + parkland recreation; POS= parkland and open space; PE = partial easement**

**\*Easement not registered with the County; \*\*Acreage calculated from tax map measurements**

**Hunterdon County Open Space Inventory - Franklin Township - June 2013**

Tax map page	Block	Lot	Acres	Owners	Interest	Deed Book/ Page	category	Use	Jurisdiction	Facility Type	Facility Name
5	*29	*43.02	**4.01	Pitts, J. & Hastings, D.	PE	1049 / 120	muni	cons.	muni	cons. easement	
5	29	45	**0.80	Montencourt, LLC	PE	1162 / 0186	muni	cons.	muni	cons. easement	
5	29	46.05	**1.38	Strauss Peter & Elizabeth	PE	1161 . 0018	muni	cons.	muni	cons. easement	
5	29	46.06	**1.38	Orieto, Delvy & Maria G.	PE	2244 / 435	muni	cons.	muni	cons. easement	
5.02	29	57	0.8	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5.02	29	57.01	0.950	Brinkerhoff Enterprises, Inc.	PE		muni	cons.	muni	cons. easement	
5	29	58	8.500	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
5	29	59	0.340	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
6	30	7	3.07	Simony, David	ET		county	cons.	county	ag + cons.	
6	30	7.04	3.02	Simony, David	ET		county	cons.	county	ag + cons.	
6	*30	*24	**2.76	DeVita, Pasquale	PE	1128 / 0137	muni	cons.	muni	cons. easement	
6	*30	*24	**0.69	DeVita, Pasquale	PE	1127 / 0154	muni	cons.	muni	cons. easement	
6	*30	*24	**1.61	DeVita, Pasquale	PE		muni	cons.	muni	cons. easement	
7.01	31	2.02	0.920	McNamara, Patrick	PE	1094 / 0178	muni	cons.	muni	cons. easement	
7.01	31	16.04	5.210	Burt, Michael & Paige	PE	2113 / 665	muni	cons.	muni	cons. easement	
7.01	31	16.05	3.790	Desiderio, David	PE	2304 / 587	muni	cons.	muni	cons. easement	
7	*31	*24	**25.02	Britten, Peter & Lane	PE		muni	cons.	muni	cons. easement	
7	*31	*24.06	28.100	Britten, Peter & Lane	PE	2183 / 480	muni	cons.	muni	cons. easement	
7	*31	*43.02	**0.52	Orashen, Josephine	PE		muni	cons.	muni	cons. easement	
7	*31	*43.04	**0.86	Cherubino, Lynn	PE	2232 / 90	muni	cons.	muni	cons. easement	
7	32	2	1.86	Hunterdon Co Park Sys.	ET	2200 / 282	county	P & R	county POS	parkland	South Branch Nature Preserve
8	35	15	51.535	NJ Conservation Found.	ET	2187 / 728	non-profit	P & R	NJCF	parkland	former Huey Farm
8	35	26.01	22.570	Franklin Township	ET	2170 / 206	municipality	M POS	municipality	parkland	southern portion, Cherryville Farm
8	36	14	28.360	Hunterdon Land Trust	ET	2156 / 892	non-profit	P & R	HLT	parkland	Bodine Farm
8	*36	*44.06	**5.74	Loss, Robert & Linda	PE	2089 / 49	muni	cons.	muni	cons. easement	
8	*36	*44.07	**2.3	Schafer, Jerry	PE	2089 / 57	muni	cons.	muni	cons. easement	
8	*36	*50	**1.90	Hoopes, Patrick	PE	959 / 184	muni	cons.	muni	cons. easement	
8	*36	*50.01	**0.28	Brinkerhoff Home	PE	2157 / 186	muni	cons.	muni	cons. easement	
8	*36	*50.01	**1.43	Brinkerhoff Home	PE		muni	cons.	muni	cons. easement	
8	*36	*50.02	**1.6	Brinkerhoff Home Builders	PE	2157 / 186	muni	cons.	muni	cons. easement	
8	36	52	7.750	Hunterdon Land Trust	ET	2209 / 236	non-profit	P & R	HLT	parkland	former Pfaltz property
9.01	37	7	14.620	Franklin Twp. BOE	ET	1021 / 675	BOE	school	BOE	education	Franklin Township School
9	37	31	20.110	Franklin Twp. BOE	ET		BOE	school	BOE	education	For possible school expansion
9	37	32	5.810	Franklin Township	ET	827 / 36	municipality	government	municipality	government	garage
9	37	32	0.500	Franklin Township	ET	827 / 36	municipality	government	municipality	government	tennis courts

ET = entire taking; M OS = municipal open space; P R + parkland recreation; POS= parkland and open space; PE = partial easement

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Hunterdon County Open Space Inventory - Franklin Township - June 2013

Tax map page	Block	Lot	Acres	Owners	Interest	Deed Book/ Page	category	Use	Jurisdiction	Facility Type	Facility Name
9	*37	*47.26	**1.15	Jennings, Bruce	PE	1227 / 0137	muni	cons.	muni	cons. easement	
9	*37	*47.27	**3.67	Palsker, Edwardo	PE	1213 / 0957	muni	cons.	muni	cons. easement	
10	38	2	3.934	Franklin Township	ET	848 / 663	municipality	MOS	municipality	parkland	Rogers Pond - donated
10	38	3	**8.37	Lamar, Derek	PE	2024 / 359	muni	cons.	muni	cons. easement	
10	38	3.01	**1.15	Santos, Celso	PE	2279 / 182	muni	cons.	muni	cons. easement	
10	38	3.02	**2.3	Hunterdon Capital LLC	PE	2204 / 879	muni	cons.	muni	cons. easement	
11.01	39	9.03	**0.34	Cleverley, William	PE	2117 / 426	muni	cons.	muni	cons. easement	
11.01	39	9.04	**0.38	McCarron, Kevin	PE	2113 / 792	muni	cons.	muni	cons. easement	
11.01	39	9.05	**2.49	Dahms, Charles	PE	2142 / 382	muni	cons.	muni	cons. easement	
11.01	39	9.06	**0.78	Mallery, Thomas, Sr.	PE	2248 / 342	muni	cons.	muni	cons. easement	
12	41	9.01	70.000	NJ Audubon Society	ET	2202 / 366	non-profit OS	P & R	NJAS	bird sanctuary	former Turnquist property
13	*42	*4.01	**5.05	Paulter, Gary & Vivian	PE	2127 / 630	muni	cons.	muni	cons. easement	
13	*42	*4.01	**1.61	Paulter, Gary & Vivian	PE	2127 / 630	muni	cons.	muni	cons. easement	
13	*42	*4.01	**0.14	Paulter, Gary & Vivian	PE	2127 / 630	muni	cons.	muni	cons. easement	
13	*42	*4.01	**1.5	Paulter, Gary & Vivian	PE	2127 / 630	muni	cons.	muni	cons. easement	
14	*43	*1.01	**0.14	Johnson, Donald	PE	1164 / 1097	muni	cons.	muni	cons. easement	
15	*47	*1	**5.52	Sassman, Michael	PE	2128 / 734	muni	cons.	muni	cons. easement	
15	*47	*1.03	**1.38	Lamb, William	PE	2206 / 604	muni	cons.	muni	cons. easement	
15	*47	*1.03	**5.5	Lamb, William	PE	2206 / 604	muni	cons.	muni	cons. easement	
15	49	20	95.810	Hunterdon County	ET	2021 / 922	county	P & R	county	open space	former race track
15	49	35	88.310	Hunterdon County	ET	1090 / 768	county	P & R	county	open space	former race track owner property
15	49	47	3	Hunterdon County	ET	2224 / 849	county	P & R	county	open space	soil conservation
15	50	9	0.060	Franklin Township	ET		municipality	vacant land	municipality	vacant land	along Route 12
3	200	8	0.87	NJ DEP	ET	768 / 864	state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
4	200	13	0.460	NJ DEP	ET		state	P & R	state POS	parkland	Capoolong Wildlife Mgt. Area
			<b>1113.756</b>								

ET = entire taking; M OS = municipal open space; P R + parkland recreation; POS= parkland and open space; PE = partial easement

\*Easement not registered with the County; \*\*Acreage calculated from tax map measurements

RECREATION AND OPEN SPACE INVENTORY

Local Unit: FRANKLIN TOWNSHIP

County: HUNTERDON

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named Fee Simple Open Space and is dated May, 2013. Please refer to page 1 of this document for more detailed instructions.

**Lands Held in Fee Simple for Recreation and Conservation Purposes**

(Use Page 4A as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Co-Owners? (Y / N) <i>Note 3</i>	Green Acres Funded? (F / U) <i>Note 4</i>	EIFP Funded? (Y / N) <i>Note 5</i>	Notes
1	PITTSTOWN RD	VACANT LAND	1	1	0.31	N		N	U		
2	SIDNEY & GRANDIN RD	FRAZEE WETLANDS	4	3.01	55.39	N	55.39	N	F		PASSIVE RECREATION
3	SIDNEY RD	LANDSDOWN MEADOWS PUBLIC PARK	5	5	206.99	N	172.49	Y	F	34.5 AC	HUNTERDON CO. & FRANKLIN TWP
4	PITTSTOWN RD	FROM FRAZEE FARM	9	1	5.18	N	5.18	N	F		PASSIVE RECREATION
5	LOCUST GROVE RD	TENNIS COURTS	37	32	0.5	Y		N	U		
6	PITTSTOWN RD	SUBDIVIDED FROM LAWSON FARM	25	1.03 & 1.04	12.04	N		N	U		OPEN SPACE
7	QUAKERTOWN & CHERRYVILLE RDS	SUBDIVIDED FROM CHERRYVILLE FARM	35	26.01	35.43	N	35.43	N	F		PASSIVE RECREATION
8	PITTSTOWN RD	ROGERS POND	38	2	3.934	N		N	U		DONATED

<b>Total of all fee simple Green Acres-encumbered acres on this page only:</b>	<b>268.49</b>
<b>Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI:</b>	<b>268.49</b>
<b>Total of all Green Acres-encumbered acres from all pages of this ROSI:</b>	<b>325.42</b>

- Note 1:** For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.
- Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
- Note 3:** Does any other entity have an undivided interest in this property? List co-owner in Notes column.
- Note 4:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)
- Note 5:** Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

RECREATION AND OPEN SPACE INVENTORY

Local Unit: FRANKLIN TOWNSHIP

County: HUNTERDON

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named \_\_\_\_\_ and is dated \_\_\_\_\_, 20\_\_\_\_. Please refer to page 1 of this document for more detailed instructions.

**Lands Held under Conservation Restriction for Recreation and Conservation Purposes**

(Use Page 5A for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Co-Owners? (Y / N) <i>Note 3</i>	Green Acres Funded? (F / U) <i>Note 4</i>	Notes
A.	SIDNEY ROAD	FRAZEE FARM AG RESTRICTED	4	3	56.93	N	56.93	N	F	
B.	HAMDEN ROAD	CONSERVATION	8	1	10.01	Y		N	U	PRIVATE EASEMENT WITH PUBLIC ACCESS
C.	LOWER LANDSDOWN ROAD	DRAINAGE & CONSERVATION	*8	*1.02	**5.70	Y		N	U	
D.	MATHEW DRIVE	CONSERVATION	10	5.12	0.23	Y		N	U	
E.	MATHEW DRIVE	DRAINAGE & CONSERVATION	10	5.13	0.16	Y		N	U	
F.	PINE HILL ROAD	STREAM EASEMENT	*20	*2.09	**0.32	Y		N	U	
G.	SIDNEY SCHOOL ROAD	TREE ROW PRESERVATION	*21	*1.11	**0.92	Y		N	U	
H.	SIDNEY SCHOOL ROAD	MEADOW PRESERVATION	*21	*1.11	**1.84	Y		N	U	
I.	SIDNEY SCHOOL ROAD	TREE ROW PRESERVATION	*21	*1.12	**0.75	Y		N	U	
J.	RIVER ROAD	CONSERVATION	22	5	20	N		N	U	PRIVATE, DONATED EASEMENT
K.	SIDNEY SCHOOL ROAD	CONSERVATION	*23	*5.11	**1.10	Y		N	U	
L.	SPRINGHILL ROAD	STREAM EASEMENT	*23	*8.03	**0.55	Y		N	U	
M.	SPRINGHILL ROAD	STREAM EASEMENT	*23	*8.04	**0.27	Y		N	U	
N.	SPRINGHILL ROAD	CONSERVATION	*23	*12.12	0.42	Y		N	U	
O.	WHITE BRIDGE ROAD	CONSERVATION	*26	*17.05	1.25	Y		N	U	
P.	WHITE BRIDGE ROAD	CONSERVATION	*26	*17.06	1.08	Y		N	U	
Q.	UPPER KINGTOWN ROAD	CONSERVATION	*29	*42	**3.44	Y		N	U	

Total of all conservation easement Green Acres-encumbered acres on this page only:

56.93

Total of all conservation easement Green Acres-encumbered acres from all pages of this ROSI:

- Note 1:** For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.
- Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
- Note 3:** Does any other entity have an undivided interest in this property? List co-owner in Notes column.
- Note 4:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

RECREATION AND OPEN SPACE INVENTORY

Local Unit: FRANKLIN TOWNSHIP

County: HUNTERDON

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named \_\_\_\_\_ and is dated \_\_\_\_\_, 20\_\_\_\_. Please refer to page 1 of this document for more detailed instructions.

**Lands Held in Conservation Restriction for Recreation and Conservation Purposes**

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N)	GA Encumbered Acres	Co-Owners? (Y / N)	Green Acres Funded? (F / U)	Notes
						Note 1	Note 2	Note 3	Note 4	
R	UPPER KINGTOWN ROAD	CONSERVATION	*29	*42.01	**4.20	Y		N	U	
S	UPPER KINGTOWN ROAD	CONSERVATION	29	43.01	**1.80	Y		N	U	
T	UPPER KINGTOWN ROAD	CONSERVATION	29	43.02	**4.01	Y		N	U	
U	UPPER KINGTOWN ROAD	CONSERVATION	29	45	**0.80	Y		N	U	
V	UPPER KINGTOWN ROAD	CONSERVATION	29	46.05	**1.38	Y		N	U	
W	UPPER KINGTOWN ROAD	CONSERVATION	29	46.06	**1.38	Y		N	U	
X	QUAKER RIDGE COURT	CONSERVATION	29	33	1.8	Y		N	U	
Y	QUAKER RIDGE COURT	CONSERVATION	29	33.01	3.2	Y		N	U	
Z	QUAKER RIDGE COURT	CONSERVATION	29	33.02	**4.29	Y		N	U	
AA	QUAKER RIDGE COURT	CONSERVATION	29	33.03	**2.3	Y		N	U	
BB	QUAKER RIDGE COURT	CONSERVATION	29	33.04	**6.7	Y		N	U	
CC	QUAKER RIDGE COURT	CONSERVATION	29	33.05	**4.02	Y		N	U	
DD	QUAKER RIDGE COURT	CONSERVATION	29	33.06	**3.67	Y		N	U	
EE	QUAKER RIDGE COURT	CONSERVATION	29	33.07	**3.16	Y		N	U	
FF	QUAKER RIDGE COURT	CONSERVATION	29	33.08	1.3	Y		N	U	
GG	QUAKER RIDGE COURT	CONSERVATION	29	57	0.8	Y		N	U	
HH	QUAKER RIDGE COURT	CONSERVATION	29	57.01	**0.95	Y		N	U	
II	QUAKERTOWN ROAD/ CR 616	CONSERVATION	*30	*24	**2.76	Y		N	U	
JJ	QUAKERTOWN ROAD/ CR 616	CONSERVATION	*30	*24	**0.69	Y		N	U	

Total of all conservation easement Green Acres-encumbered acres on this page only: -

see page 5 for description of Notes 1 through 4

RECREATION AND OPEN SPACE INVENTORY

Local Unit: FRANKLIN TOWNSHIP

County: HUNTERDON

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**Lands Held in Conservation Restriction for Recreation and Conservation Purposes**

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Co-Owners? (Y / N) <i>Note 3</i>	Green Acres Funded? (F / U) <i>Note 4</i>	Notes
KK	QUAKERTOWN RD / CR 616	CONSERVATION EASEMENT	*30	*24	**1.61	Y		N	U	
LL	RIVER ROAD	CONSERVATION EASEMENT	*31	*24	**25.02	Y		N	U	
MM	RIVER ROAD	CONSERVATION EASEMENT	*31	*24.06	**26.54	Y		N	U	
NN	STANTON STATION ROAD	CONSERVATION EASEMENT	*31	*43.02	**0.52	Y		N	U	
OO	STANTON STATION ROAD	CONSERVATION EASEMENT	*31	*43.04	**0.86	Y		N	U	
PP	SPRINGHILL ROAD	CONSERVATION EASEMENT	31	2.02	**0.92	Y		N	U	
QQ	TWINS COURT (PRIVATE)	CONSERVATION EASEMENT	31	16.04	**5.21	Y		N	U	
RR	TWINS COURT (PRIVATE)	CONSERVATION EASEMENT	31	16.05	**3.79	Y		N	U	
SS	JOE ENT ROAD	CONSERVATION EASEMENT	*36	*44.06	**5.74	Y		N	U	
TT	JOE ENT ROAD	CONSERVATION EASEMENT	*36	*44.07	**2.3	Y		N	U	
UU	CROTON ROAD	TREE CONSERVATION	*36	*50	**1.90	Y		N	U	
VV	CROTON ROAD	TREE CONSERVATION	*36	*50.01	**0.28	Y		N	U	
WW	CROTON ROAD	CONSERVATION EASEMENT	*36	*50.01	**1.43	Y		N	U	
XX	CROTON ROAD	CONSERVATION EASEMENT	*36	*50.02	**1.6	Y		N	U	
YY	PLEASANT VIEW MANOR RD	DRAINAGE & CONSERVATION	*37	*47.26	**1.15	Y		N	U	
ZZ	PLEASANT VIEW MANOR RD	DRAINAGE & CONSERVATION	*37	*47.27	**3.67	Y		N	U	
AAA	QUAKERTOWN RD / CR 579	CONSERVATION EASEMENT	38	3	8.37	Y		N	U	

Total of all conservation easement Green Acres-encumbered acres on this page only: -

see page 5 for description of Notes 1 through 4

RECREATION AND OPEN SPACE INVENTORY

Local Unit: FRANKLIN TOWNSHIP

County: HUNTRDON

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**Lands Held in Conservation Restriction for Recreation and Conservation Purposes**

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Co-Owners? (Y / N) <i>Note 3</i>	Green Acres Funded? (F / U) <i>Note 4</i>	Notes
BBB	QUAKERTOWN RD / CR 579	CONSERVATION EASEMENT	38	3.01	**1.15	Y		N	U	
CCC	QUAKERTOWN RD / CR 579	CONSERVATION EASEMENT	38	3.02	**2.3	Y		N	U	
DDD	SAMUEL WILLSON LANE	CONSERVATION EASEMENT	39	9.03	**0.34	Y		N	U	
EEE	SAMUEL WILLSON LANE	CONSERVATION EASEMENT	39	9.04	**0.38	Y		N	U	
FFF	SAMUEL WILLSON LANE	CONSERVATION EASEMENT	39	9.05	**2.49	Y		N	U	
GGG	SAMUEL WILLSON LANE	CONSERVATION EASEMENT	39	9.06	**0.78	Y		N	U	
HHH	OAK GROVE ROAD	CONSERVATION EASEMENT	*42	*4.01	**1.61	Y		N	U	
III	OAK GROVE ROAD	CONSERVATION EASEMENT	*42	*4.01	**0.4	Y		N	U	
JJJ	OAK GROVE ROAD	CONSERVATION EASEMENT	*42	*4.01	**1.5	Y		N	U	
KKK	OAK GROVE ROAD	CONSERVATION EASEMENT	*42	*4.01		Y		N	U	
LLL	CROTON ROAD	DRAINAGE & CONSERVATION	*43	*1.01	**0.14	Y		N	U	
MMM	LOWER OAK GROVE ROAD	SPECIAL WATER RESOURCE PROTECTION AREA	*47	*1	**5.52	Y		N	U	
NNN	LOWER OAK GROVE ROAD	CONSERVATION EASEMENT	*47	*1.03	**1.38	Y		N	U	
OOO	LOWER OAK GROVE ROAD	SPECIAL WATER RESOURCE PROTECTION AREA	*47	*1.03	**5.5	Y		N	U	

Total of all conservation easement Green Acres-encumbered acres on this page only: -

see page 5 for description of Notes 1 through 4

**Open Space and Recreation in Franklin – 2014 Survey  
Summary of Additional Comments**

(Notes written next to or under the survey questions are also included here unless they were part of an 'other' response category, in which case they are shown in a table within the data summary.)

Survey #	Question 10. What do you like most/least about living in Franklin? Any comments for us?
1.	What I like most is the rural environment, high achieving school, and a good mix of people. What I like least is little retail, no recreation, and no community park or downtown area.
2.	Rural; farms; small population. Lack of huge housing developments! And the town's dedication to restricting them.
3.	Love Franklin Township – don't change much. But it needs ratables – commercial. Reduction of tax burden on homeowner from the school district. Allow County to do the open space bidding. Reduce open space tax.
4.	Rural. Getting too built up. Need to stop.
5.	Rural nature of community; right level of government regulations = positives. Taxes are too high with little return; too much municipal overhead = dislike.
8.	Rural/private = most. Advocates for special interests/groups that divide = least.
10.	Like rural character with open space for walking, hiking, etc. Low population density allows for privacy and interaction with natural flora and fauna. Enjoy historic areas and sense of connection to American heritage and cultural stories. Dislike inefficiency of educational structure. Too many independent school districts with top-heavy financial obligation. Need to maintain unique character of Franklin and avoid trying to be everything to everyone.
11.	Farmland, farm stands, clean & safe roads.
14.	Open farmland. No traffic.
15.	I think the addition of the school was grossly mismanaged, totally unneeded and way way over budget. School is top heavy with teachers & their benefits. Ditto for police – we should merge police with other townships for reduction of taxes.
16.	My quiet community. The wonderful education/school for my kids.
17.	Fun events at Elks Club; lower taxes; small school (K-8); quiet = most. Least = Limited community gatherings (parade, holiday events, etc.); no town; no services (bus, train, small shops, restaurants are limited).
18.	I like its rural nature and its small town feel. I don't like that I have to go at least 5 miles to buy a gallon of milk.
19.	Most: Proximity to highways; low traffic volume; beautiful scenery. Least: Need more small businesses/restaurants; needs community park/rec area; needs replacement of 'Welcome to Franklin Township' signs. Have sponsors pay for them.
20.	Clean rural areas. Great road service by the DPW during storms; good schools. Some of the money given to open space and farms should have been used for parks and activities for children. The idea of a movie cinema at the Walmart Plaza should have not been knocked down. Children need a place to congregate and interact other than travelling sports teams.
21.	No park – don't need it. Keep Franklin rural.
22.	Most: low population density; good roads for road bicycling; rural characteristics. Least: high taxes on real estate (problem most everywhere in NJ); quality of elementary school education; paid police force.
23.	The rural & private setting is what I like most about Franklin Twp. Ironically, what I like last about Franklin Twp is the taxes which are driven by open space costs.
24.	Keep as is. Too many regulations. Lived here 80 years; still consider Franklin Twp as farm area.
28.	Most: Its historic character, old buildings, etc. Least: Ability for people to go unchecked leaving garbage all over their property or parking cars on sidewalks. Cars drive too fast through village settings. Walmart helped destroy Clinton's downtown.
29.	Most: Rural setting, quiet, minimal traffic, minutes from shopping in more crowded towns. The view on Sidney Rd between the cattle & rolling hills. Least: Can't take a walk around the block – always have to drive somewhere. Scary to ride our bikes on narrow country roads.

31.	Most: Rural/pretty. Least: Franklin Twp School.
32.	Small town feel, country setting, land space. Would like to see small local business openings in Franklin.
34.	What I like the most is quiet, country community.
35.	We enjoy living in a small rural community where we can look out our front door and see a corn field. We enjoy the people of Franklin Township with their strong values centered on home and community. We dislike the greenhouses (Garden State Growers) that are destroying valuable farmland and sending large tractor trailers up and down residential roads. The development of this company is an eyesore! <u>Solar farms destroy</u> the beautiful countryside and cover rich soil.
36.	I like the quiet old-world feel of the township as it is now. Don't like the taxes as they are on the high side.
37.	I love Franklin Twp. Beautiful area, been here a long time. Franklin should do more for the seniors, like lowering the taxes on our homes.
38.	Most: Natural local wildlife, farmlands, nature trails, community activities. Least: Excessive speeding by motorists on Sidney Road, lack of local businesses/restaurants.
40.	Most: Quiet, clean, wide tree areas, minimum traffic, ease to highway. Least: Taxes.
41.	It's home!
42.	Likes: Rural living, beautiful scenery, etc. Dislikes: Speeding on Cherryville Road is terrible! There is no enforcement.
43.	Nice and quiet; peaceful; attractive; nice people; well administered; nice police. Not so nice: too much traffic in certain places at certain times. Otherwise it's a very nice township. Note regarding question 7, on how you want to see the town grow: Limited growth in right areas.
44.	Most: Open spaces, walking trails. Least: Property taxes, farmstead exemption.
45.	The people, peaceful environment, open spaces.
47.	We love the trail system and enjoy riding, bicycling, and walking on one trail. I can't think of anything yet that I don't like about Franklin.
48.	Being secluded and away from the city. We need to preserve the farmland and history of the area and limit construction.
50.	We have lived here for 41 years and we have enjoyed every day. We both grew up in cities and moving to the country was a top priority for us.
52.	We like the open, country atmosphere. If we keep the taxes lower, then the farmers will take care of the open spaces with little help from us. Our farm land is a greatly underutilized resource.
54.	Open space in a rural community. Watching the wildlife. Too many homes being built affecting what I like most.
55.	High tax; over-regulation. To whoever reads this: I do not agree, township or any government entity trying to use its coercive powers to do anything. It will cost more, be litigious in its nature. Free market works, this is why people are moving out of state to escape this type of control over its citizens (subject is better). I'm of the opinion that the township, county, state, fed, only represent a small group at every level. P.S. Know this won't change the opinions.
58.	Least: Taxes; Fire Marshall. Most: Police Dept; easy access to 78.
59.	Most – Open space. Least – Traffic.
61.	We love the rural aspect of Franklin Twp. The Capoolong Creek Trail is wonderful, but needs attention. Pittstown Inn is the best improvement! Finally a great restaurant to go to locally and to draw business to. Love, love the open land and would love to see some sort of playground and walking path like Alexandria Twp has. Thank you for allowing our input!
62.	The area needs a convenience store & gas station, e.g., Wawa, QuickChek.
63.	We have lived in Franklin Twp for 45 years and we raised two children who graduated from Franklin Twp School and North Hunterdon High School. It was a great place to raise children and still is. We love the rural character and good neighbors. The only thing that could improve is the taxes.

64.	Lived in Hunterdon County my whole life, 49 years. Love the rolling hills, beautiful streams/rivers, open fields, beautiful views from various hill tops. While there is some crime here, in general Hunterdon/Franklin is a very safe place to live. Since NJ is already the most densely populated state, I prefer to see further growth & population happen in other states. We have enough already.
66.	I love the town and all the open space (farms). I hate Garden State Growers and all the beautiful plastic greenhouses. Especially the ones on the 'preserved farmland'.
67.	↑ Rural atmosphere. ↓ Garden State Growers and the political circus he creates!
68.	We like the quiet community. Taxes are too high for no services. This will continue to drive residents out of our community to an area with lower taxes. School tax is outrageous.
69.	Taxes too high.
70.	Its beauty. Quiet. I would love to have assistance with property maintenance, i.e., trees.
71.	We like small town feel and many farms. Like the fact that there is little home developments. And like the recreation facilities for biking, playground, baseball, etc. Dislike no sidewalks.
72.	Most – small community/one school. Least – politics/agribusiness and water consumption by agribusiness.
74.	Most – peacefulness; security. Least – property taxes; distance from services.
75.	Open land, biking trails, proximity to town without be surrounded by businesses. Lack of sense of community.
76.	Most – small town, not congested. Least – not as many recreational teams and offerings but at least we can participate in Clinton and Readington, so that's good.
77.	Taxes.
78.	Our Road Department is great. Had no problems getting out in all snow storms 2013 & 2014. Best job ever.
79.	I like Franklin because of its rural agricultural character and its convenience to transportation routes & amenities. I dislike the increasing tax burden on property owners & surveys like this where no reference is made to the costs or increases in tax burden these amenities will create. It is like asking someone would they want a Ferrari if it did not cost them anything. Note regarding question 3, on the need to preserve open space and natural areas: No, if it means more debt and/or higher taxes.
80.	Don't like the high property taxes. Like the school system and 'open areas.'
82.	Most: Scenery/surroundings/people. Least: Taxes.
83.	Most: 1. Farmland; 2. Trails; 3. Small community. Least: 1. School taxes.
84.	The children writing for the Rural Awareness essay always get 'it' right. This is a beautiful 'mixed' environment of homes, open space, and farms - a place worth treasuring. Let's keep it so! Note regarding question 7, on how town might grow, for clustered residential development: elderly yes.
85.	People, geography, small town feel. Least like: 1) Junk farms in certain area, run down properties. 2) Greenhouse popping up everywhere and they are <u>not</u> regulated. "Croton Rd, Oak Grove, Old Franklin" 3) No nice developments with at least 3 acre houses. Note regarding question 3, on need to preserve open space and natural areas: Not any more. This led to an abuse by so called farmers, greenhouses, etc. I would rather new houses be put in to help the tax burden, which these commercial farms do nothing for. Note regarding question 9, on approaches to land use: Get rid of/regulate the farms that are polluting our water and environment.
86.	The rural feel of the area and its beauty is what I like most. I enjoy it being horse country. What I like least are the very limited choices of restaurants, but it's not that big of a deal.
88.	I like the beauty and the quality of the town and the people. I don't like the high taxes! (But I'm sure that has been talked about before!)
89.	The bucolic scenery is my favorite part of living in Franklin Township. The least favorite part about living in Franklin Township is the high taxes. The wording/numbering of this survey is confusing. Some of the terms were not familiar to us & we could have used definitions/examples of what you were talking about.

92.	We love the rural farm, country aspect. I think development ruins the town. I think farm markets, organic produce, hay, animals, trees are great...if a town loses that you don't get it back...Besides, Franklin Twp already has ShopRite, Walmart and empty stores over there.
94.	Without additional housing (single-family or clustered) the tax burden is shared by a relatively small number. There is hardly any commercial space to offset the tax burden. While open farms are pretty, they don't pay for the increasing costs as taxpayers & ratables do. Note regarding question 4, on importance to preserve/protect qualified farmlands: This depends on how 'qualified' is defined. Note regarding question 9, on approaches to land use, on regulation of housing development: #1. Increase in housing development.
95.	I love the aesthetics, but we need a <u>noise</u> ordinance. I love the quiet most of the time, but we <u>need</u> a communal area for residents who have no kids or kids are older. A large public park with a walking trail through it, a pavilion, & a playground would make so many people happy, those with & without kids. I love that I know everyone b/c I've live here my whole life. Note regarding question 6, on possible town initiatives and on establishing a playground: They <u>have</u> these!!! Schools. And for 'other' recommendation on a public park with dog visiting: Our roads, many of them, are now <u>so</u> busy, that walking or walking dogs especially, is no longer practical.
96.	Most – rural community. Least – taxes.
97.	Enjoy the agricultural and rural nature of the community. Dislike inefficient municipal operations and relative high cost of living.
98.	No neighbors. Note regarding question 4B, on government actions favored to preserve open space: None – local only.
99.	The open space living. Note at end of survey: All answers are predicated on <u>No</u> tax increases.
100.	You don't even have money to tar & chip our roads properly – ours hasn't been done in 5 yrs & it's a hot mess. You have the audacity to ask where we can spend money that we don't have, because if we did, our roads would be in better shape. I have lived here for over 15 yrs & have watched the idiots spend money to preserve land that I can not access or use for my family. I have to go to Union Twp Finn Park or Clinton Twp for recreation. Why in god's name would I approve more open space spending when the morons of years past have already sucked our taxes dry? And all I get to do is drive by the stupid open space that I can not walk on, or trespass on even though <u>my money</u> was used for it. This is by far the stupidest survey I have seen from this township in over 15 yrs. Note regarding question 3, on the need to preserve open space and natural areas: We've done this already with our taxes and can not use the land recreationally. Note regarding question 5A, on actions for owned land: Doesn't apply to me. Note regarding question 6, on town initiatives: What money do we have for any of this? More taxes you will charge me? Note regarding question 8, on kind of business: No room left for commercial. Where? Walmart? Note regarding question 9, on approaches to land use: 0 importance
101.	I love the setting – rural, historic. I wish there were a small village or center for a better sense of community. Note regarding question 4B, on caretaker of conservation restrictions: I don't know what this means.
103.	Most: Location. Quiet & peaceful but a short drive to everything. Least: Can't think of anything. Maybe that they tried to remove the Police Dept. Second would be the light pollution. We could use an ordinance about shielding outdoor lighting. The lighting at the prison is horrible but I think that's in Clinton.
104.	Beautiful, quiet, scenic. Taxes are high.
105.	We moved here over 40 years ago because of the farmland, wildlife, & open spaces, horseback riding trails & biking trails, walking trails. It has been a wonderful place to live. Horseback riding trails mean a lot to us. Please do not change it into another city-like place.
106.	I love the open space & natural beauty of the area. I would like to see as much open space as possible preserved. I would rather see more access to existing areas and adding trails/adding facilities/expanding uses of natural areas over the construction of a park.

107.	Most – Open space. Least – too many police. We really don't ( <i>need</i> ) 7 cops for sleepy Franklin. They are supposed to serve and protect not hide and ticket residents. And some of them are downright nasty to people who pay their salary! Cut the budget in half!
109.	I enjoy the semi-rural look and feel.
110.	Like – Rural lifestyle. Least – Not enough financial support for our school and municipal workers.
111.	Most: Farmland. Least: Taxes.
112.	Rural but close to Clinton/Flemington. Hate the high taxes and lack of services (no garbage/recycling specifically).
113.	Most: The lack of large subdivisions and commercial areas. I like the number of farms and preserved farmland. The rural areas are large and this makes the area very quiet with less traffic.
115.	Most: The beautiful rural environment.
116.	The farmland and open space.
117.	Most: Good road & twp gov't services. Great walking trails. Least: High taxes, altho I feel they are necessary. Note regarding question 4, on caretaker of conservation restrictions: Meaning?
120.	Open spaces. Slow controlled growth and community interest in historical preservation and conservation.
122.	Most like: Rural quality. Open space. Access to trails and waterways. Municipal services – snow removal excellent; easy access to recycling; Municipal Office staff. Least like: Noise pollution from blaring and excessive train whistles at all hours of the night.
123.	Most: Rural character, convenient location, little change overall since we moved here in 1982, quiet. Least: High taxes, lack of a sense of community, inadequate recycling services – cutting the monthly household cleanup day to 3x a year, communication by township with residents. Note regarding survey space for email address: This information should be posted on the township website.
128.	Keep it open – that's <u>the best</u> .
129.	Like – Rural feel. Dislike – No place for kids/families to play in town.
130.	I like the open space of land of Franklin Twp. Taxes are relatively low, for the amount of land you can purchase. Franklin Twp is far away from where I tend to hang out (Lambertville/Stockton area).
132.	Beauty & convenience.
133.	Franklin Twp is a beautiful, peaceful place to live. I worry about abuse of power by the people running the Twp. <u>The little guy gets hurt when this happens. Be reasonable.</u>
134.	It's still a farming community in close proximity to New York and Philadelphia.
135.	We love the small town atmosphere and a sense of community that we wouldn't have in a more populated community. We love our neighbors in farming and the agriculture that takes place here. We really love the rural beauty. It is worth paying the taxes we do to get the schools/services/environment that we have. Many surrounding areas do not share our quality of life even when paying comparable taxes; they have caved in to the chase for ratables and have planned poorly. This township has stood up against development pressures for many decades and we hope they continue to.
136.	Love the open space and 'rural' NJ feel. Keep zoning at 3+ acres. Minimize new commercial development. Least like the limited recreation programs (esp for sports & children).
137.	Rural atmosphere, low population and traffic.
138.	Rural character, large properties, privacy, quiet.
139.	Most: Rural heritage. Location proximity to Clinton/Flemington. Residence property dispersed with horse farms. Least: Pennsylvania speeding drivers. Litter on our roads. Inefficiencies in township administration.
140.	Likes: Farmland. Min acreage for new homes. Least: Taxes. Admin heavy in a school with under 400 students.
141.	Most: Open space & natural scenic splendor without traffic/congestion. Least: No access to natural gas for heating. Propane, oil, & electric are not economical alternatives.

142.	Most: Country feel/atmosphere. Least: Distances to public transportation.
143.	Most: Rural setting. Least: Outrageous taxes.
145.	Lack of natural gas, city sewer, water. We need these services.
147.	Assure that property assessments are in 'line' with fair market values.
148.	Most: Privacy.
149.	I like that the school is starting to improve. Taxes are way too high for the services we receive.
150.	I enjoyed rural structure of White Bridge. Cannot wait for tractor trailer traffic on White Bridge Road with our new bridge.
151.	Like most: The rural & farmland environment. Like least: The constant joggers & bicyclists on the roads, which can cause accidents.
152.	Most: Beautiful area. Least: High property tax.
153.	Lack of public transportation. No sense of community. Would like to see the firehouse bring back breakfast. Township Committee members should not be paid! (And not be so pompous) How much of taxpayer dollars went into this mailing?
154.	I love the open space and natural beauty. That being said, taxes are becoming burdensome so bringing businesses to our town should be a priority.
155.	Peaceful, quiet, relaxing. You can appreciate the openness because homes are on large parcels - - not cramped together.
156.	I like the rural environment the best and care little for development of large, wasteful homes, multi-dwelling developments and the resultant congestion they will cause.
158.	Quiet area. Family orientated. Good school. <u>Great Road Team</u> . Would like to see more activities for young teens.
159.	Most: Low density, open space that has a pastoral & calming quality. Least: Seems that we are preparing for a lot of new construction in the next 1 – 3 years. <u>Not good</u> . If things get too crowded, we will leave the township.
161.	The beautiful farmlands. 7A zoning. Not much industrial. The great & friendly Police Dept.
164.	Please keep our police department.
165.	Open space. No traffic.
167.	Most: Open spaces. Least: Local politics/school issues.
168.	Friendly neighbors, accessible roads, quiet living.
169.	Beautiful country atmosphere and open spaces.
170.	Nice & quiet.
171.	1. Convenience to desirable resources without traffic. 2. Possibility of terrific trail system for <u>all</u> . Note regarding question 4B, on caretaker of conservation restrictions and zoning for open space conservation: Too easily changed.
172.	Zoning regulations are very prohibitive and discourage young families from locating in the township. Would like to see some dedicated areas that would have reduced requirements to build new homes, while designating other areas as non-developmental areas. Love the school system. Love the rural nature of town.
173.	We appreciate its relatively rural character and ready access to parklands and trails. Any possible link-ups of various parks and historic towns by foot/bicycle path interest me.
174.	I like that it's pretty much still a farming community. What I like least is Garden State Growers. DenHollander et al do what they want, when they want to. They have a 'catch me if you can' attitude.
175.	Beautiful township. Taxes.
176.	(See letter at end of this document.)
177.	+':s: Quiet and simple; pretty landscapes. -':s: Taxes too high!!!

178.	Mot: Rural, picturesque. Least: Lack of a community gathering place.
179.	Open space. No parking at tennis courts at town garage.
181.	We love the safe and beautiful environment. We love the people living around here. We love the farmland and open spaces.
182.	Most liked: Location. Least liked: Lack of community/town center.
183.	The 'historic Pittstown Train Station' has been neglected so long that I do not think it can be restored. Note regarding question 7, on development in existing commercial space: i.e., Hunterdon Transformer site. Note regarding question 7, on new development of commercial space: Maybe in well-controlled limited areas.
184.	I like everything: administration (nice survey!!), road crew.
185.	My neighbor has worked for several years to realize a plan for development of a Franklin park for public use. The park would include sports game areas for children's use. But I'm told the Franklin Township Council has rejected development of such a plan. If so, this questionnaire & its responses seem doomed.
191.	We need our own park w/ ballparks, playgrounds, jogging track, walking paths.
192.	The reason we moved to Franklin was for the open space. Neighbors are not on top of each other. There is wildlife – not WILD LIFE!
194.	Would like to see an upscale food market store (i.e., Kings or Whole Foods). How many ShopRites do we need? We lack good restaurants. Love open land/horse country feel. Taxes are ridiculous!
195.	We feel connected to nature. Friendly neighborhood especially moving from Central Jersey.
196.	Taxes too high for old residents of the Township.
197.	I like that we are @ the end of the earth but still close enough to city (cities) if we need to go there. I do not like the high taxes!
198.	Rural nature.
199.	Note regarding question 3, on preserving open space and natural areas: !Lower prop taxes!
201.	Country living in close proximity to everything. Quiet enjoyment of our property. Been living in Hunterdon County my whole life.
203.	Space, privacy, natural beauty, lack of commercial interests.
204.	Franklin taxes are out of control and not sustainable. The schools need improvement and Franklin cannot continue to simply raise homeowner taxes. Use commercial support and tax money. We also need to start consolidating public expenses such as schools, police, etc. Open spaces are important but any extreme is not. We need a balance of open and commercial/industry.
206.	Look at clean ratables at existing commercial properties. We have enough open space; do not need to spend any more money in that area.
208.	Farms must be the top priority. Keep Franklin Township rural.
211.	Most: Close to Clinton and 78. (Police force) Least: Traffic in front of my house on 513/Pittstown Road.
213.	Like: The rural atmosphere – farmland & open space. Dislike: Too many restrictions on what you can do on your property.
214.	Open space and large lots. Loss of farmland is concerning along with the developments that often replace old farms.
215.	Franklin Township is a hidden gem. The lack of sidewalks, beautiful farmlands, conservative townspeople lend itself to a rural, quaint, clandestine town. The people are warm and hard working. The vibe is understated elegance. Please use our open space to further beautiful scenery, healthy habits and small business. Franklin Township is a rare gem that should be treasured. Thank you for taking the time to seek our input & for the work you do.
216.	Like: Open space, beautiful roads, kind neighbors, and good schools.

217.	Note regarding question 4B, on government actions to preserve open space, on outright purchase of land and on purchase of development rights: Depends on situation.
218.	Note regarding question 3, on need to preserve open space and natural areas: (answered both yes and no) Protect water & wildlife & history. Note regarding question 4A, on importance of preserving/protecting qualified farmlands: Leave to be run as a farm for business. Note regarding question 5A, on selling land to town, etc., at fair market value: If it would help water or wildlife only. Note regarding question 4B, on preserving open space through combination of public and private funding: For water, wildlife, history. Note regarding question 9, on regulation of housing development as approach to land use: Increase housing development.
219.	Most: 1. Efficient Road Dept. 2. Allowing farm animals, horses, chickens, etc. 3. Friendly people. 4. The majority of people who keep their property looking nice. Least: 1. Drivers who do not stop at stop signs in local neighborhoods. 2. Deer (a lost cause). 3. Loose dogs. 4. Not picking up after your dog. 5. People cutting their lawns & blowing the grass onto the street. Comment: 1. People need a place to dispose of downed tree limbs, etc. 2. Some of our 'least' comments might seem 'petty' at first glance – but they affect a lot of people.
220.	Best: Open space – farmland preservation – lg sized building lots – Road Dept. Least: High taxes. Greenhouse expansion. Possible solar fields. Note regarding question 4B, on government actions to preserve open space: The least involvement of the State = best.
221.	Least: The <u>school taxes</u> are <u>exorbitant!</u> (Don't like!) ( <u>too high!</u> ) The addition was <u>unnecessary</u> . Most: 'Home' for generations. Note regarding question 3, on the need to preserve open space and natural areas: A lot has been done already. Note regarding question 7, on town growth and new development of commercial space: (Only near Clinton) <u>Not Pittstown!</u>
223.	Most: The large private yard and open farmland that surrounds my house. Good roads. The quiet. The use of the Capoolong & Landsdown Trails. Least: High taxes. Need small general store in Pittstown! Where Perricones sits empty w/existing parking lot. (Too bad what happened to the updated inside.) #6 list is most important to me. Would be cool to see the historical Pittstown Train Station restored...but then I love history.
224.	Least: The tractor trailers on Pittstown Rd; the dilapidated building (formerly Pittstown Pool) across from Pittstown Inn. This is an eyesore & should be torn down. Most: The bucolic feeling; the wonderful people who care; the beautiful scenery.
225.	Clean, safe community. Bad land purchases have spent taxpayer dollars unwisely. Forced older/low income residents out of community. 80's/90's anti-growth/zoning policies have failed for current times. The real question that should have been asked is if we don't buy 1 open space property we could fund a town park. Then we could get back to preserving open space over the next years/decades.
226.	Most: Peace, quiet, open space – that's why we moved here – natural areas. Least: Talk about too much building of things not needed!
227.	Rural environment.
228.	Think our past leadership has chartered the most expensive course of action possible. Where are all our ratables? Why are our taxes so insanely high? Yes, email me so I can fight wasting our money on this crazy stuff.
230.	We like most that Franklin is mostly farms. We also like the K-8 school very much. It would be great to see a township park next to the school.
232.	Most: Franklin is very well situated geographically near a lot of things. Least: Franklin is a very divided community as to what it wants/needs, with a small group forcing its agenda forward (such as school expansion).
233.	We are disappointed that we have been unable to get farmland preservation.

235.	Most: Scenery; acreage minimum of 3 acres in our area. Least: Taxes; Pennsylvania drivers cutting through.
237.	High percentage of preserved farmland.
238.	Most: Farmland preservation, hopefully increasing in the future. Least: Industrial and large commercial businesses.
239.	Quiet, peacefulness, walking trail, safety.
240.	Agriculture.
241.	I feel current Township Committee are self-serving group that does not look out for entire community. They retained an administrator for a handful of employees. Waste of our hard earned dollars because he was a personal friend of a former committeewoman. Disgusting!
242.	Small community; open space; more relaxed than Flem/Raritan or Clinton Twp.
243.	Keep it rural. Shared police. Too much waste! Regionalize school.
244.	Open space and farms: I donated money to be used only in Franklin Twp, HC, to preserve land by NJ Audubon and preserved land in Franklin (6 acres), through Hunterdon County adjacent to my land in Cherryville.
245.	Rural settings.
246.	Rural character, fishing areas, no traffic lights. Willing to pay taxes, for these are as open space.
247.	Least: Taxes & regulations. Most: Small town feel, open space.
248.	Most: Rural character; farmland; low crime; historical nature (villages) Least: Through traffic.
252.	Farmland preservation taxes farmers and others and actually works against open spaces in the long run. If taxes were lower farmers & others could afford to keep open the spaces.
253.	I love Franklin. I wish we had a true active recreation park area. This would be minimal impact, while increasing the value of our properties. Open space, pretty rural setting. There is very little I dislike.
254.	First and foremost, I appreciate the other residents of my community. I have never had an issue with my neighbors in 30 year of living here. Each one is always ready with a warm greeting, a smile, or a 'how ya doin?' We are not so closely packed together to cause claustrophobic anxiety, as in the cities. Crime, as reported, is virtually nonexistent. The rural countryside with farms, cows, horses so evident in the beautiful scenic vistas. Parks, trails, and good roads for biking or walking. Wildlife abounds, from bald eagles, deer, turkey, and waterfowl, signs of a healthy environment. Municipal workers are competent and polite. Police are beyond reproach. My only regret in Franklin Township is the lack of a community center with programs for seniors or hobbyists. I am almost 70 and live alone. Tavern nightlife is not a good alternative.
255.	Note regarding question 9, on approaches to land use and regulation of housing development: Too many regulations = no growth.
256.	Like most: Friendly people. Beautiful landscapes. Horses. Low crime rate. Proximity to New York & Philadelphia. Walking paths. Like least: Truck traffic. Housing developments.
257.	Plus= Beautiful rolling hills & farmland. Minus = High property taxes. Note regarding question 5A, on voting to increase funding for town-supported land: If this means raise taxes, no. If it means from State budgets, yes.
258.	Small beautiful community. Friendly and compassionate towards neighbors. A great place to live and raise a family.
259.	Most: The families; the view turning from Pittstown Rd onto Sidney Rd seeing the hills/mountains & farms; flower/vegetable gardens (inspired by the farms) @ SF homes; sense of community at events at the school, Fire Dept., Elks Club, recreation – CMT sponsored; CERT; Police Dept; township office; rescue squad; hot air balloons overhead; historic surroundings; Rural Awareness, Lora Jones, FTS. Least: The possibility of hitting deer/wildlife driving @ night.
260.	Keep my/our taxes low!!

261.	Rural environment (most like). No facilities for recreation (least like) Just look at what happened to Rogers Pond! <u>What a mess.</u>
264.	Open space; beauty (Snyder Farm – great example). Schools. Least: Sometimes too concerned about keeping taxes down at the expense of needed services. Frugal vs ‘cheap’.
265.	I like the township because there is very little building, residential, commercial, occurring in the township. I also enjoy the farming and horse farms that help preserve the land. The township also has some nice hiking trails and historic buildings.
266.	Rural setting. Farmland. Small community. Least: Green House Growers, Inc.
267.	I have always lived here so I must like most of the things about Franklin Twp.
268.	The taxes are ridiculous and we get nothing for them. We are paying a lot of money for ‘open space’ that we can’t use & people are abusing. Stop buying up land just to buy land. Get rid of NJ Growers or make them pay taxes for what they are really doing – a commercial business.
269.	Most: DPW (Alan) Least: Too high budget for police.
270.	Most: It was a great area to raise my family, schools, etc. Our only hope is that we will be able to live here on our fixed income. Least: I look around at our neighboring twps and see beautiful parks. We pay plenty of taxes and I am not sure of my return.
272.	The most: Its beauty, space, authentic rural, affordability, non-suburban, architecture. The least: Not enough to do for <u>teenagers</u> . Challenging to develop a community. More events or activities beyond the school. Note regarding question 9, on approaches to land use and increasing commercial development: As long as it is community minded vs economically driven by a developer. We certainly can use some resources in the community/for the community. Not for commercial over-profit of Corps.
273.	We enjoy living here.
274.	We seem to have been reasonably successful over the last 40 years at encouraging agricultural land preservation and discouraging the huge residential development eyesores so prevalent along the corridors east of the township.
277.	Its rural nature. I dislike the traffic lights in Pittstown.
278.	Its rural/farm make-up.
279.	Most: It is beautiful. Least: Too few ratables, too high taxes.
281.	Rural setting, farmland. Greenhouse Growers Inc Locust Grove Rd.
283.	Why do we need so many policemen?
284.	High taxes is the least and preservation of land for the wealthy farmers and horsemen. We hope to move is what I like most!
285.	Note regarding question 3, on preserving open space: Have way too much already.
287.	I have good neighbors is what I like most. Some of my neighbors are knuckleheads is what I like least.
288.	Rural, but 5 – 10 minutes to Flemington or Clinton.
289.	Most: Rural, uncrowded, scenic area. Least: Stupendous property tax.
292.	I have lived in Franklin for over 60 yrs so I must like it!!
293.	Most: Open space; nearly pure air; nearly pure well water; very quiet; very dark at night; good friendly neighbors; good police, emergency and fire departments. Least: High taxes.
294.	Large amounts of open space; visual setting (vistas); access to country activities (horse & farm).
295.	Open space; clean community; preserved farmlands.

296.	Like the open rural space of living. Yet close to accessible interstate and roadways. Do not care for the truck traffic generated by Garden State Growers.
299.	Please no clustered residential development (i.e., no townhouse complexes). There are enough available houses, and townhouses only burden schools and taxpayers with higher costs.
300.	I love the open spaces, farmland. The people are awesome. Also I would really like to see a swimming area open. Start to use the Elks property for softball, baseball. Update it, use it more.
301.	Open space and peaceful. High taxes. Need to help active farmers keep farming.
302.	What we like most about living in Franklin Township is the wide open spaces and fresh air. The ever increasing taxes, however, (automatic 2% increases every year) with very limited services is getting to be oppressive especially for senior citizens. Although open space is a great asset for our Township, we have to be mindful that it comes with the cost of a diminishing tax base. Perhaps looking at additional light industry and commercial development as a way to offset some of that would be reasonable. A thought about Township services – after Hurricane Sandy, the Township did absolutely NOTHING to assist residents in disposing of storm debris. Expectations were not for the Township to clean up the debris but at least provide a place for residents to dispose of it. Perhaps some of that existing (tax-payer paid for) open space could have been used to collect branches and limbs for future chipping. Chips are recyclables. Holland Township is a good example as to how this is done! Note regarding question 3, on preserving open space: Within reason. Note regarding question 5A, on owned land: We have a lot of open space!
303.	Least: You guessed it...the taxes are too high. We don't need grand architecture in our schools...waste of money. Keep it simple – Franklin & NHHS are ridiculously over-designed with expensive components. Sorry - - get enough BS already. Did I mention the taxes are too <u>high</u> ?
304.	Franklin Township is a <u>great</u> place <u>the way it is!</u> 'Development' will ruin it. Don't 'improve' it! We are impressed with how responsible the Township government has been, i.e., keeping <u>taxes low</u> and excellent services (snow removal, police, etc.). Avoid initiative involving the federal govt, especially the EPA. I am <u>against ANYTHING</u> that requires <u>higher taxes!</u> Note regarding question 4B, on property tax reduction programs for farm, etc: No, because other taxes will probably go up!
305.	Most: Small community, plenty of space. Clean.
306.	Most: Peaceful.
309.	The serenity of the area – close enough to businesses but retains the quiet of nature.
310.	Keep it the way it is...development will not improve it. Township is doing a <u>very</u> good job at keeping taxes under control - - Thank you!! Eliminate farm assessments for properties where income from 'farming' activities is not the primary source of income. There is a <u>lot</u> of abuse, which is unfair to non-farm assessed properties. No EPA involvement. Note regarding question 4B, on government actions to preserve open space, on property tax reduction programs: Only for commercial farms or properties where income from farming is primary/majority of income. Note regarding question 9, on approaches to land use: <b>***NO more EPA involvement!!</b>

311.	<p>Most: my friends and neighbors.</p> <p>Recreation spaces/opportunities could serve to bring together residents who do not live very near one another or share specific things like children in school classes. It would be nice for kids in different schools or individuals from different 'generations' to share in activities beyond indiv yards/homes. Our town offers few amenities that would entice new people to move here.</p> <p>I hope you get some interesting feedback. Perhaps your next 'survey' might yield more valid info if you consulted an online resource or outside expert.</p> <p>Note regarding format of questions 4A and 4B: a) 1, 2, or 3 for each item? B) Designation of the most – least important 3 items?</p> <p>Note regarding format of question 6: Rate or rank? Why 1 – 6 for 7 items?</p> <p>Note regarding question 6, on passive recreation/walking trails: We have several that are not well-used, though.</p> <p>Note regarding question 6, on Pittstown Train Station: (Unfortunately too late)</p> <p>Note regarding question 6, on improving Capoolong Creek Trail and Landsdown Trail: More generally in &amp; around our 'towns'</p> <p>Note regarding question 6, on development restrictions for environmental conservation purposes: Not sure what this means...</p> <p>Note regarding question 7, on new development of commercial space, single family development, and clustered residential development: Obviously dependent on particular plans – difficult to answer in the absence of specifics.</p>
312.	<p>What I like the most about Franklin is the open space, countryside, farmlands. I would like to see a park in Franklin. The other townships have one and there is no problem. This would be a place for kids to play &amp; families to enjoy the area.</p> <p>I also dislike all the traffic &amp; out-of-staters.</p>
313.	<p>Residential/rural living, quality of life, open spaces, and good school. A playground, recreational ball fields would be desirable for the future.</p>
314.	<p>I like Franklin's rural character – farmland, grazing sheep &amp; cattle, trees, its hills and open spaces, walking &amp; biking trails, etc. I'm always relieved when I can get off Rt 78 except of course, at Exit 15 itself, where there are now 3 traffic lights to get through as one travels Rt 513 to Pittstown.</p> <p>I'm happy not to see Walmart Plaza, Cracker Barrel and the rest of the 'development' up there from the road as I pass - so glad they sit further back and up on a hill. This is why the word 'development' makes me anxious. Let's keep it simple, people.</p> <p>What I like least: Higher taxes for limited services. Lack of action in consolidating Franklin School with another district. Is this park (idea) for the school or for the residents?</p> <p>Note regarding question 4B, on government actions to preserve open space: Need more information.</p> <p>Note regarding question 5B, on recreational facilities at a park: I have noticed that some of Franklin's newer homes (on larger acreages than mine as now required) have children's play equipment, plenty of open grass-covered area for kids and adults to play on, and decks on which to relax/entertain. There are even swimming pools at some. It seems to me that these family 'mini-parks' if used creatively serve their needs already. Others can use the walkways/biking paths available to us within the Township as well as in surrounding areas.</p> <p>Note regarding question 7, on town growth through development in existing commercial space: Depends on size of existing commercial space and type of business - - Where is this <u>existing</u> commercial space?</p> <p>Note regarding question 8, on kinds of businesses in Franklin and on agriculture and in general: But not a DenHollander debacle! Many of these businesses surround Franklin within reasonable traveling distances. So why not avail ourselves of them – and no duplication, please.</p>
315.	<p>Most: It's away from congestion. We have space – beautiful countryside. Close enough, but far enough away.</p>
316.	<p>I love living in Franklin – its farmland and woods are its treasure and should be protected. As a senior, though, I worry that increasing property taxes will drive us out of our home. Efforts should be made to keep seniors in town as long as possible. We cost the town much less than young families do.</p> <p>New ratables should be confined to Rt 31 and Rt 12.</p> <p>New housing should include senior housing at affordable rents.</p>
317.	<p>Most: Safe environment; open space; Franklin Township School; farms, farms, farms.</p> <p>Least: Taxes are outrageous; need light/small commercial businesses; need park to encourage/inspire healthy atmosphere at FTS.</p>

319.	We love the rural atmosphere and it is one of the main reasons we have lived in Hunterdon County since 1969 and specifically in Franklin Twp for 20+ years. In addition, it is our opinion and many others, that all the members of the Township office including the road crew led by Alan Dilley have done an excellent job in maintaining the community and managing the budget. Thank you!
320.	Least: Taxes.
321.	I like the open space, farmland, country feel. I do not like the very high taxes.
323.	Open land. Casual living.
325.	Most: Rural atmosphere, open unused land. Least: Gradual use and infringement of vacant land on surrounding urban homes/land.
326.	Like living on a farm, like living in the country. Least: Taxes keep going up.
327.	Rural area, historic homes =∞. No industrial parks or overdevelopment.
328.	We moved here for the rural and historic nature. We do not want to see it change with development and/or an active recreation park. The taxes are high enough. Those who support this park by the school are arrogant and selfish. This park will require <u>more</u> police and <u>more</u> public works dept staff, as well as more liability insurance. Don't let the school fool you otherwise. Who is going to pay for this? You are already forcing out the seniors with high taxes. It's sad that the people who just moved here want to change and destroy it. Why don't they just go where there is already too much development? We are sad and disappointed in the twp committee for supporting the school park (that land was given for <u>educational</u> purposes, not this use). We voted you in because we thought you would be financially conservative & keep taxes down. Didn't the Governor want twps to share services? Alexandria Twp has a beautiful park that Franklin could join in on. Where is your common sense and where is your heart? Note regarding question 4B, on mandatory dedication of open space by developer: But we <u>do not</u> favor development. Note regarding question 4B, on property tax reduction for farm, forest and recreation land: No parks or recreation. Note regarding question 7, on new development of commercial space, single family development, and clustered residential development: No growth this way. Note regarding question 9, on increasing commercial development, increasing industrial development, and regulation of housing development: Very bad choices.
329.	Most: Quiet atmosphere. Beautiful surroundings. Clean environment. No big commerce. Great school. Least: Lack of kids/family recreation. Main part of town is starting to look terrible – buildings not maintained. Quaker Valley Farms uses too much water during the growing season - - the creek runs dry because the water table drops so low. Our pond also completely dried up. Note regarding question 4A, on government actions to preserve open space: All of these are great – given the right circumstance – whatever it reasonably takes to get the job done.
330.	Access to hiking paths, bike trails, fishing spots & passive recreation. Open green space & living in a rural area.
331.	Being able to live and enjoy an area so rich in history, and a town that recognizes how important farming is. It is quiet, clean and safe. No one bothers you, but neighbors are respectful and friendly. We have good schools, hospital and doctors. Yet we are never far from metropolitan life if that is what you need once in a while. Our location allows us to enjoy the many outdoor adventures whether it be country or seashore. The town council has not lost sight over the years what a treasure this town is and hope they will not try to compete with other townships for bigger and better. I moved here for that reason to get away from all the traffic and hubbub of suburban life. If people move here and don't like what we have then they can move on elsewhere. But once the township caves in to their wants we will lose our real identity and never be able to bring back the charm of what really Pittstown is. There is nothing negative about living here.
332.	I love Franklin Township. I like the rural small town feeling but being very close to Clinton/Flemington for shopping, etc. If there are any committees or mtgs on these issues I would love to be involved.

334.	We (my wife and I) moved from Flemington downtown to be in more rural surroundings. We love the farms, the old houses, and the Capoolong Trail, which we run on a regular basis. The people are friendly. I love great neighbors.
335.	We like rural/farm environment. We enjoy the quiet peacefulness of this area. We least enjoy the high property taxes which do not include any services other than police. It would be nice if our taxes would minimally pay for speedbumps on Lower Landsdown Rd & maybe garbage pickup or even streetlights.
336.	The real estate taxes are high. Hurts the elderly and also young couples just starting out. Keep the township rural. Save more farmland.
337.	Most: Schools, churches, wildlife, open space, community service organizations. Least: Traffic, lack of uniform traffic regs enforcement, ineffective enforcement of zoning regulations. Note regarding question 3, on need to preserve open space: Inserted 'more' before open space to clarify check mark for 'no'.
338.	Most: 1. Location. 2. Small town community feel. 3. Landscape (rural). Least: Lack of initiatives regarding historic areas (Pittstown, Quakertown). No effort put towards state grants for bike to trails, historic village, preservation, etc. (e.g., MCI buildings, 'Peach Exchange'). This survey was <u>very</u> difficult to fill out. It was <u>very</u> poorly constructed. Questions allow for skewing of answerings, misinterpretation by respondents. Why was there no question to see if we even <u>wanted</u> a recreational facility?
339.	Stop looking for ways to spend taxpayers' money. 'Stop Spending.' <u>Private</u> funds only.
341.	Most: 1. The quiet. 2. The lovely country roads. 3. The lack of big industry. 4. The school & how they care about children. Least: The lack of upkeep of our small commercial area.
343.	Like most: Plenty of land between home sites, i.e., more than two acre plots. Like least: Not addressing an ongoing problem with land erosion. Three letters have been written, persons have been contacted, and property (land evaluation) taxes have been lowered because of the erosion problem. I think changing/eliminating erosion problems is a part of a preservation program. Note regarding question 4B, on property tax reduction programs: crossed out 'farm' with #2 rating.
344.	Rogers Pond on Pittstown Road – sell to County Parks Dept. Have the County Parks Dept restore pond and maintain area. Unorganized Police Dept.
345.	Like – Farmlands, agriculture, landscape. Least – High taxes.
346.	Rural nature of he township. Please preserve it!
347.	Taxes are too ohigh. We get nothing for our money.
348.	What we like most about living in Franklin is the open space and beauty of the area. What we like least is the high property taxes.
349.	Trying to draw conclusions from this survey are moronic. I love open space and parks (who doesn't). Everything comes at a cost. We should have a public hearing on the subject. Continuing to fund open space at its current rate doesn't seem to make sense. When the public voted for open space it was 10 yrs ago and a different economic climate. The focus of the town should be balancing the budget and increasing ratables.
352.	Most: Open space. Friends. Road crew (awesome!) Thanks, Alan & crew! Least: ↑Taxes, ↓Services, trash pickup. More household trash days needed!
353.	Likes: 1. The people & the school. 2. The 'wide open' feel as you drive t/o the township. Dislike: 3. No township fields or courts. 4. No township playground.
354.	Franklin Township is a great place to live and raise a family. It is very close knit, rural and a wonderful farming community. Unfortunately, there is a lot of wasteful government spending and very high property taxes. If there will be preserved ground for parks and wildlife, there should be a plan in place to control the deer and geese population. The deer & geese are a detriment to property owners around that ground and they add a very adverse affect.

355.	I like living in a small rural close knit farming community. It is a great place also to raise children. Everyone knows everyone to make it like a family. What I dislike most is the high property taxes and wasteful government spending. If you plan to preserve grounds for parks and wildlife refuge, you should have a plan to control the deer and goose population. They adversely affect property owners around that preserved ground.
356.	I have lived in the township for 30 yrs and I like living here. I am in favor of land preservation. However my taxes are 3 times as much as when I moved here and we don't get any more for it. We are both retired and our taxes continue to increase.
357.	Farmland & open space & walking trails or bike trails. We need to be like Europe & have lots of bike & walking trails & cluster homes.
359.	Like most: Clean, quiet environment. We are close to nearby shopping opportunities, but not too close. Snow clearance excellent. Recycle center is great. Alan Dilley's group very responsive. Like least: Taxes are very high. Improve accessibility of police. Organize deer hunt.
361.	Most: Farms and open space. Least: New housing.
362.	Largely undeveloped.
364.	Have lived in Franklin for 44 years in 2 residences. Love access to rivers, woods, parks. Love that my 10 year old son goes to the same elementary school I went to. Least like housing developments.
365.	Like: The lack of residential & industrial development. Rural atmosphere. Lack of a <u>noticeable</u> police presence. Dislike: The increasing traffic on Franklin roads, especially Pittstown & Sidney Roads. It's getting increasingly difficult to cross the road to get my mail each day.
366.	Ruralness.
367.	Love the scenery, the farms, small community, small school district. The taxes are too high! We don't need such a large police force. Would love to see a community park or pool.
368.	Like the openness of land. Hate the municipal building – you guys need an upgrade. Hate the Fkln Twp grammar school – dumped too much money into a broken building. Knock it down, send kids to Clinton. Or use the school for municipal building.
369.	Less people. Excellent road department.
370.	Farming, open & wooded space & trails – <u>rural</u> . Note regarding question 9, on approaches to land use and regulation of housing development: No more housing.
371.	I love the school for my children. I love my neighbors and the neighborhood we live in. I love the open space.
372.	Most: Farm atmosphere, low population, close to retail options in Clinton/Flem/P-burg.
373.	Countryside = + High taxes = -
374.	Beautiful open space. Small town. Accessibility to hiking, walking, biking, canoeing, etc. Access to close-by towns for shopping, restaurants, etc, but it is not in our <u>own</u> town!
375.	Most: Open space, local farm accessibility. Least: Hovering/idling helicopter at Sky Manor Airport.
376.	I like the quaint little town that's quiet (minus my kids 😊) and the beauty of it. It's simple! Simple is good... What I like least are the taxes and living on main road (our fault, I guess). Only filled this out so I didn't do the blow off and completely waste 48 cents. I know I wasn't much help and apologize. Not good at this type of thing. Have a great day!

With all due respect,

Your survey is not an "Open Space & Preservation Plan" but a spending plan. Webster says, "knowledge is an accumulation of experience" as one of his definitions and experience is something I have plenty of.

How many Franklin residents want to spend million of dollars for a jogging track, cross country skiing trails or Frisbee, golf, etc., etc.? These are projects that should be considered only when Franklin has "money to burn", not now or the near future.

Franklin Township is a semi-rural to rural community. Undoubtedly, these suggestions you present were initiated by someone who came to Franklin not too long ago from an urban area. I have seen this scenario time and time again...they move to the country and try to make it like the city they "escaped" from. Where is the logic?

In addition, if any recreational facility is constructed on a "green acres" parcel, it will allow everyone from anywhere in the country to come here and use and abuse and then leave it to us to clean and repair. Does anyone in favor of this spending plan have any idea as to the perpetual cost of maintaining and repairing such facilities? I think not.

With regard to development, development is like putting bread into a bowl of water...it expands rapidly requiring more schools, more services and more revenue which means higher taxes.

My comments do not come out of thin air. As I said at the beginning of this letter, I have plenty of experience in these matters having been involved as chairman of a recreation commission, board of adjustment member as well as municipal chairman of a community that started out just like Franklin. I know how the game is played so my advice to those wanting this spending plan is: Don't push evolution!

Sincerely,

Concerned Resident