



Highlands Council Meeting

Thursday, December 4, 2014



Plan Conformance Committee Report



Review of Franklin Township Build out Report

Franklin Township, Warren County*

Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units

Block	Lot	Total Acres	Notes
9	11	99.1	Q Farm Parcel; partially forested
9	23	166.7	Q Farm Parcel; partially forested
8	10	182.2	Q Farm Parcel; mostly forested

* Please note all three parcels are listed in the Franklin Township 2008 Comprehensive Farmland Preservation Plan as SADC eligible for preservation.



Review of Franklin Township Final Draft Consistency Report

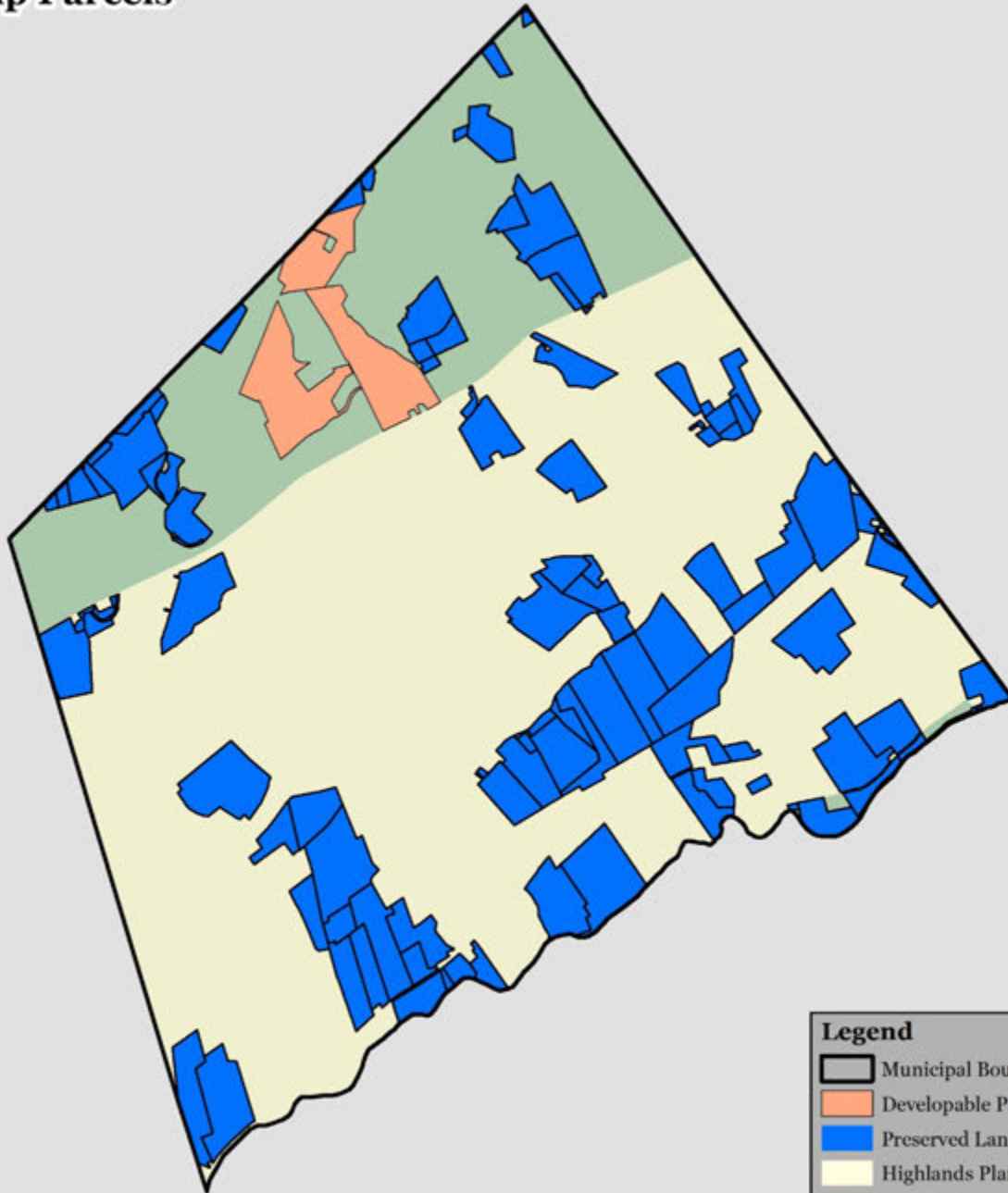
Franklin Township, Warren County
Analysis of lands subject to Highlands Ordinance






FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface ¼ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	3/448 acres

Franklin Township Parcels



1 inch = 5,346 feet



Legend	
	Municipal Boundary
	Developable Parcels (448 Acres/3% of Municipality)
	Preserved Lands (3,666 Acres)
	Highlands Planning Area (11,288 Acres)
	Highlands Preservation Area (3,763 Acres) 5

Franklin Township Parcels



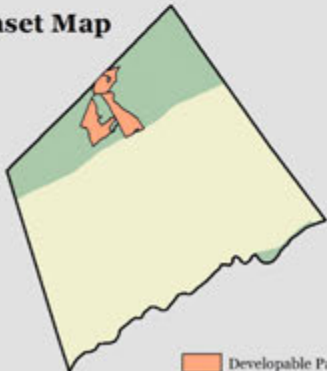
1 inch = 1,574 feet

Block 9 Lot 11
(99 Acres)

Block 9 Lot 23
(167 Acres)

Block 8 Lot 10
(182 Acres)

Inset Map



Developable Parcels

Legend

- Municipal Boundary
- Developable Parcels (448 Acres/3% of Municipality)
- Preserved Lands (3,666 Acres)
- Highlands Planning Area (11,288 Acres)
- Highlands Preservation Area (3,763 Acres)

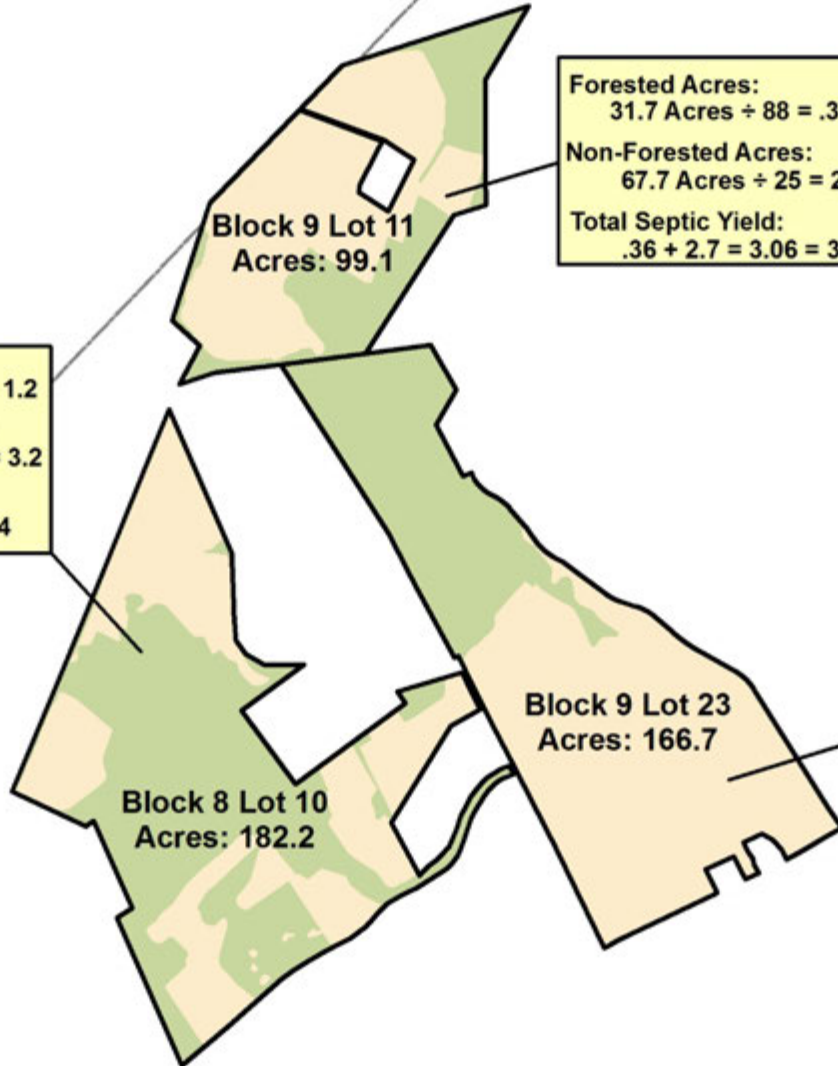
Franklin Township

25/88 Septic Density Yield



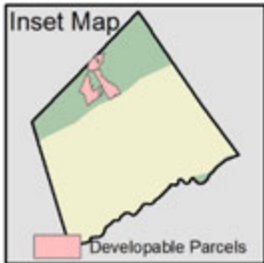
1:17,728

Forested Acres:
101.7 Acres ÷ 88 = 1.2
Non-Forested Acres:
80.6 Acres ÷ 25 = 3.2
Total Septic Yield:
1.2 + 3.2 = 4.4 = 4



Forested Acres:
31.7 Acres ÷ 88 = .36
Non-Forested Acres:
67.7 Acres ÷ 25 = 2.7
Total Septic Yield:
.36 + 2.7 = 3.06 = 3

Forested Acres:
54.4 Acres ÷ 88 = .62
Non-Forested Acres:
112.3 Acres ÷ 25 = 4.5
Total Septic Yield:
.62 + 4.5 = 5.12 = 5



Legend

- Parcels of Interest
- Forest
- Non-Forest



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