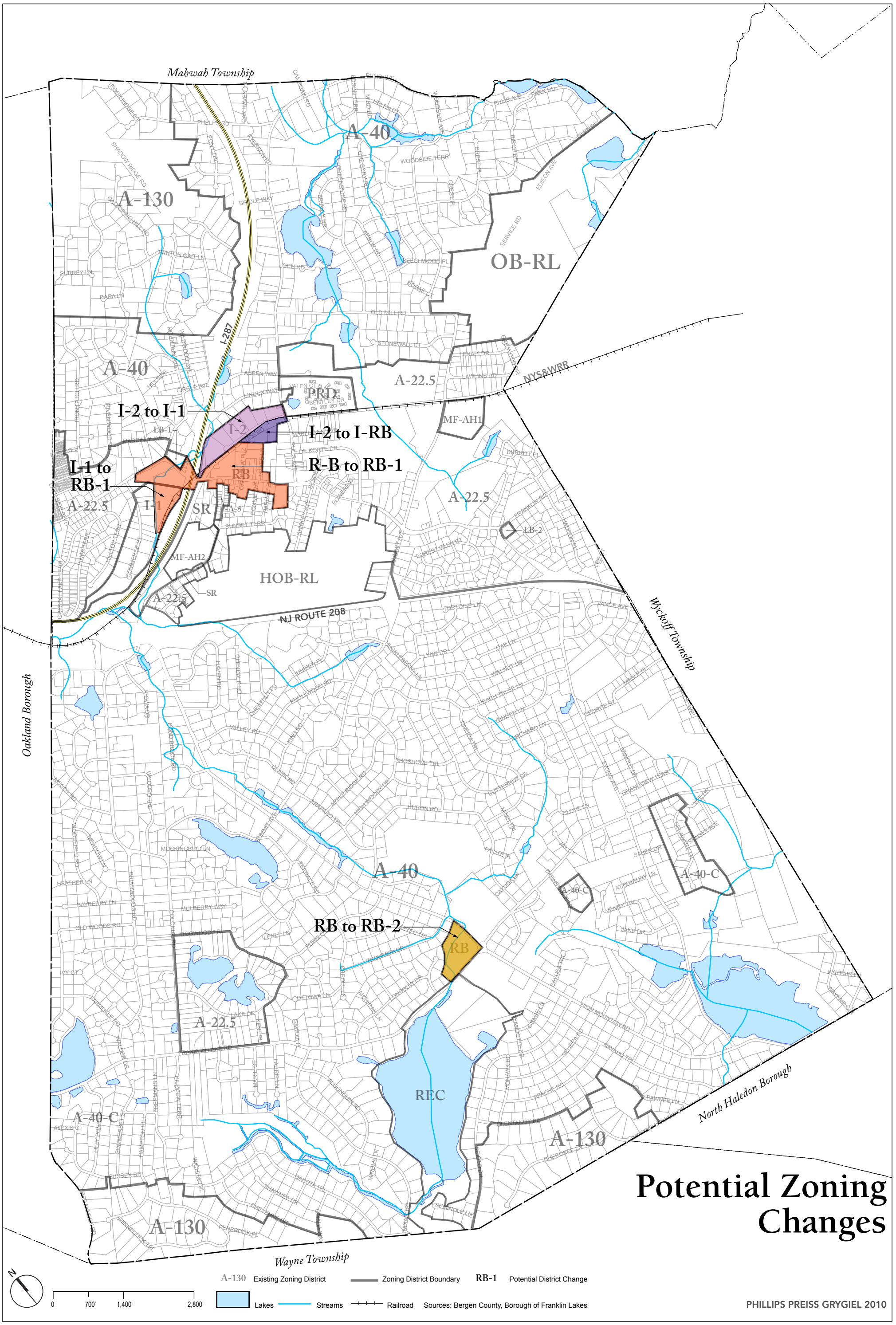Borough of Franklin Lakes *2010 Master Plan Reexamination*