



III. LAND USE ELEMENT



III. LAND USE ELEMENT

1.0 INTRODUCTION

The Municipal Land Use Law in N.J.S.A. 40:55D-62 gives municipal governing bodies the power to adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures. The statute goes on to state:

Such ordinance shall be adopted after the planning board has adopted a land use plan element and the housing plan element of a master plan, and all of the provisions of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements;

The land use plan, therefore, is critical in establishing the land use policies of the Township that will be implemented by the zoning ordinance. The Municipal Land Use Law purposefully structures the planning and zoning process so that the logical progression is to develop the land use plan and follow that with the adoption or amendment of the zoning ordinance that is consistent with the plan.

This element includes an inventory of existing land uses, presented in map, chart and narrative form, which presents a snapshot of the Township in early 2005. The existing land use, environmental conditions (steep slopes, wetlands, stream corridors, floodplains and aquifer recharge areas), utility availability, existing zoning patterns and other factors are used to develop the land use plan.

The land use plan element is intended to present policy recommendations for uses of land, and the intensity of development, guided by the above conditions, the goals and objectives adopted as part of this Master Plan and State and regional policies. Specific land use recommendations for the Route 10 corridor and the Mount Freedom area are included in the technical reports for those areas.

2.0 REGIONAL LOCATION

The Township of Randolph is characterized as a suburban community located in the west – central portion of Morris County as illustrated in Figure III-1, *Location Map*. The twenty-one (21) square mile Township is bordered on the south by Mendham Township, to the west by Chester Township and Roxbury Township, by the Town of Dover, Mine Hill and Rockaway Townships and Victory Gardens Borough to the north and Denville Township, Morris Township and Parsippany Township to the east.

New Jersey State Highway Route 10 traverses the Township in an east – west direction through the northern part of the community. It provides access to the regional highway network, which includes Interstate Routes 80 and 287 and State Highway Route 46. These other highways are located nearby in the adjacent communities noted above. The Township is also traversed from southeast to northwest by Sussex Turnpike, a two-lane arterial, which is an old colonial route.

Geologically, Randolph is located in the Highlands Physiographic Province. As part of the Appalachian Mountain range, the Highlands are characterized by alternating flat-topped ridges and deep valleys. Travelers to the Township, especially from the east, note the dramatic rise in elevation entering the community via Hanover Road, Sussex Turnpike and Route 10. A similar elevation change occurs when entering the Township from the west on Route 10 from the flat topography of Succasunna. Several Category 1 streams traverse the Township, including the Black River, Mill Brook, India Brook and Jackson Brook as well as high quality streams such as Den Brook.

3.0 EXISTING LAND USE

Existing land uses found in the community in 2005 are graphically illustrated in Figure III-2, *Existing Land Use*, and further described in chart form on Table III-1. The 1992 Master Plan also included a chart identifying existing land uses in 1984 and 1990, Table III-2. The categories analyzed in that plan do not exactly correspond to the categories identified here. Nevertheless the 1984 and 1990 data is reproduced here to compare general land use changes that have occurred.

Single-family residential development remains the single largest land use within the Township. The percentage of the Township's land area devoted to this use has increased approximately ten (10%) percent since 1990. The next largest land use category currently found in the community is open lands which includes 2,463 of public property and 862 acres of watershed protection areas for a total of 3,325 acres. This also includes lands owned by Randolph Township, Morris County and the Randolph School District. The uses of these properties is diverse and include the County College of Morris, undeveloped open space, athletic fields, parks and municipal offices. Land area devoted to multi-family residential development, while relatively small in terms of gross acreage at 370 acres, represents a large increase since 1990. It is not certain whether all of the apartments that were located in the Township in 1990 and 1984 were counted in those figures. Nevertheless, that type of development now comprises 2.8 percent of the Township's land area.

As would be expected, the land area in farm use has declined since 1984 and 1990. This is further evidence that Randolph's character has changed from a rural community to a residential suburban community. There are 150 acres of farmland in the Township that have been preserved and a total of

671 acres identified as farm use today. It should be noted that some land classified as qualified farmland is woodland and the farming activity is just the selling of firewood. Farmland, other than preserved farm properties have a similar chance for future development as do land classified as vacant.

Table III-1			
Township of Randolph			
Existing Land Uses, 2005			
Land Use	Acres		Percent
Single-Family Residential		5,987	44.6
Multi-Family Residential		370	2.8
Farm - Total		615	4.5
Farm - Preserved	150		
Farm - Qualified	285		
Farm - Regular	180		
Commercial		512	3.8
Industrial		353	2.6
Public Property - Total		2,463	18.4
Public Schools	129		
Other Public Property	2,334		
Cemeteries and Churches		143	1.1
Quasi - Public		287	2.2
Utilities		11	0.1
Watershed Protection Areas		862	6.4
Vacant Land		920	6.9
Roads and Rights of Way		889	6.6
Total		13,412	100
Source: Tax Data, Planning Department and Field checks.			

Vacant land, as identified on Table III-1 and Figure III-2 is land that is in private ownership and has no taxable improvements. In 2005, 920 acres or 6.9 percent of the Township's land area was classified as vacant. This is significantly reduced from 1984 and 1990. The reduced area of vacant land was due to a number of factors that included residential and nonresidential development, public purchase of land and the identification of watershed protection areas.

Commercial and industrial land uses together comprise over six (6%) percent of the Township's land area with 865 acres. This also increased over the figures reported in the 1992 Master Plan. These land uses include retail establishments, offices, and light manufacturing and distribution facilities.

Cemeteries and churches occupy 143 acres or 1.1 percent of the Township's land area. Land uses that are identified as quasi-public include properties such as the YMCA, and land in private ownership that is restricted from development because of easements or other agreements. Two hundred-thirty one acres or 1.7 percent of the land area are included in this classification.

Table III-2					
Acreage Distribution of Existing Land Uses, 1984 and 1990					
Type of Use	1984		1990		
	Acreage	% of Total	Acreage	# of Units	% of Total
Single-Family Residential	3219	24	4652	4652	34.7
Multi-Family					
2-Family	N/A	N/A	81	86	0.6
3-Family	N/A	N/A	20	14	0.1
4-Family	N/A	N/A	4	7	0.0
Farm	1341	10	1240	N/A	9.2
Public and Quasi-Public	2,414 (a)	18	1557	N/A	11.6
Commercial	402	3	420	N/A	3.1
Industrial	469	3.5	453	N/A	3.4
Vacant	4092	30.5	4007	N/A	29.9
Roads & Other ROW's	1,341 (b)	10	978	N/A	7.3
Total	13412	100	13412	4759	100.0
Sources: 1990 Randolph Township Tax Roll Listing, 1985 Randolph Township Master Plan Revisions. Also, this entire chart was taken from the 1992 Randolph Master Plan with corrections.					
(a) The source of the 1984 land use acreages is the 1985 Master Plan Revision. The 1990 distribution is from the Tax Assessor's rolls. They may not be directly comparable. For example, in 1984 public and quasi-public uses include Morris County Municipal Utilities Authority (MCMUA) property. The 1990 existing land use inventory lists MCMUA property as vacant private land because the property is not tax-exempt and can conceivably be sold for private development in the future.					
(b) The 1985 Master Plan Revision includes streets, utility corridors, railroads, rights-of-way and streams in the Roads category. The 1990 existing land use inventory includes only roads and railroads in this category.					

4.0 APPROVED DEVELOPMENTS

There are a number of residential development projects that have been approved by the Township's Boards and are currently under construction or are anticipated to begin construction shortly. They are described below:

- The Preserve. This is a sixteen (16) lot subdivision in the northeast portion of the Township that is currently under construction. This development included the dedication of 86 acres of open space.
- Trout Brook is a seven (7) lot subdivision in the Combs Hollow / Doby Road neighborhood. It is currently under construction.
- Heritage Village 55. This development will consist of 31 age-restricted attached units on Calais Road when completed. The site work has commenced and the developer has permits for nine (9) units. The remaining units await further approval for waste disposal from NJDEP.

- Sunrise Assisted Living. This 76-unit assisted living project, located on Route 10 is currently under construction.
- Tucker Avenue. Development on the five (5) lot residential subdivision has not started. It is located on Morris Turnpike between Calais Road and Sussex Turnpike.
- Waterfall Estates. Site work has commenced on this eight (8) lot residential subdivision located in the Combs Hollow section near the Mendham border. Twenty-four (24) acres of open space dedication is associated with this development.
- Heritage Village 17. This seven (7) lot residential subdivision was recently completed in the Mount Fern neighborhood.
- Ardsley. This six (6) lot subdivision located off of Carrell Road in the vicinity of Millbrook Avenue is currently under construction.
- Kensington Square. This project in the Mount Freedom neighborhood was approved for 116 dwelling units. Construction has not commenced due to sewer moratorium issues with Morris Township.

The following nonresidential projects were approved either by the Planning Board or Zoning Board of Adjustment and are either under construction or anticipated to start construction.

- CVS Pharmacy. This pharmacy was approved for a site on Route 10 at the intersection with Dover-Chester Road.
- A – Squared. The Planning Board approved an office building of approximately 12,500 square feet on Sussex Turnpike in the Mount Freedom section.
- Heritage Plaza. This shopping center in Mount Freedom was completed recently. It will be approximately 14,000 square feet on one floor.
- Heritage Marketplace. Construction is near completion on this renovation and expansion of a gasoline service station at the corner of Calais Road and Sussex Turnpike. It will have a convenience store, gasoline sales and a car wash.
- Heritage North. Site work started on this small group of retail stores for property on the eastbound side of Route 10 near the Denville border.
- Randolph Business Campus. Construction of phase 3 of this office / warehouse building has not commenced. It is located on eastbound Route 10 across from the Arrowgate Complex.
- Farkas. This is an office / warehouse approved on Middlebury Boulevard.

- Randolph Oil. A gasoline station was approved on westbound Route 10 west of South Morris Street.
- Cicero. An office building of approximately 10,000 square feet is currently under construction on Sussex Turnpike on the western end of Mount Freedom.
- CWS. The Zoning Board approved an retail showroom / storage facility on the westbound side of Route 10 between Canfield Avenue and Aspen Road.

5.0 LAND USE AND ZONING PATTERNS

5.1 Single-family Residential

There are basically six (6) different types of single-family residential zoning in the Township as illustrated in Figure III-3, *Current Zoning*. They permit single-family dwellings on lots ranging from 15,000 square feet to 225,000 square feet. They are described below as rural residential and other single-family residential. The rural residential zones do not have public sewers and in some instances, do not have public water.

Areas zoned for the lowest density (RR-5) are in locations with those predominant lot patterns and have environmental conditions such as steep slopes, wetlands, watershed protection areas for both surface and subsurface potable water supplies. (See Master Plan Amendment adopted May 17, 1999) Some areas of this zoning are also found in the western portion of the Township that is in the Highlands Protection Area. There is also RR-5 zoning adjacent to the boundary with Mendham Township in the Combs Hollow section and along the western portion of Calais Road. RR-5 zoning also occurs in the wooded, large-lot, steep terrain area in the northeast portion of the Township.

Areas that permit residential lots of a minimum size of three (3) acres (Zoned RR) are found in a number of locations in which are reflective of that lot pattern. Generally, they have similar environmental characteristics as those described above in the RR-5 district, but they have historically developed with slightly smaller lots.

The Rural Low Density (RLD) Zone has a minimum lot size of two (2) acres. Lands within this zone are mostly developed and have lot sizes compatible with the zone requirements. This zone is found in scattered locations in the central and western portions of the community.

The R-1 Zone permits single-family dwellings on properties with a minimum lot size of one (1) acre. A large area of R-1 zoning is located in the vicinity of Dover-Chester Road south of Route 10. Other R-1 zoned areas are scattered throughout the Township, south of Route 10. Most of the R-1 zoned areas are fully developed.

Most of the R-2 and R-3 zoned areas are served by public sewers. They include the Shongum Lake, Mount Fern and Ironia areas of the Township. The R-2 district has a minimum lot size of one-half acre, while the R-3 Zone permits one-third acre lots.

5.2 Multi-family Residential

Multi-family residential development within the Township includes older garden apartments and more recently constructed townhouse-type developments. The garden apartments are located north of Route 10 in the R-4 Zone as illustrated in Figure III-3, *Current Zoning*, in proximity to the intersection of Center Grove Road and Quaker Church Road. These apartments are permitted at a density of fourteen (14) units per acre.

Other multi-family developments are located in various portions of the community. They include the Arrowgate and Canfield Mews developments located north of Route 10 adjacent to Mine Hill Township in the R-5 Zone. Also north of Route 10 are the Boulder Ridge, Bennet Avenue Family Housing, and Morris County Affordable Housing, in the vicinity of Victory Gardens. Woodmont, the Brookside Village Apartments and townhouses along West Hanover Avenue are in the Mount Freedom section. Many of these developments and others include a set-aside for low and moderate income housing (See Housing Element). The R-5 zone permits multi-family housing at a density of seven (7) dwelling units per acre. The R-GAH zoning, located in the South Salem Street neighborhood is intended for multi-family and senior citizen housing that is affordable to low and moderate income families. There is also the India Brook Senior Housing development, which is affordable to senior citizens and located off of Calais Road, near the library and senior center.

5.3 Village Center Residential

There is also residential zoning within the Mount Freedom neighborhood in the VCR – Village Center Residential District. This district permits townhouses, villas, single-family, duplex or triplex housing. The purpose of this district is to provide a variety of housing opportunities within the village center area. This includes multi-family developments noted above along West Hanover Avenue and Brookside Drive as well as the approved, but not constructed Kensington Square development.

5.4 Commercial

Commercial areas within Randolph include retail and office uses along Route 10, neighborhood orientated commercial uses in Mount Freedom and Ironia and Office-Laboratory and Industrial zones also in the vicinity of Route 10. The Mount Freedom and Route 10 technical reports include more detailed discussions of the commercial uses in those sections of the Township, although they are mentioned here.

Retail

Zones B-1, B-2, B-3 and B-4 as illustrated in Figure III-3, *Current Zoning*, all permit retail uses of various intensities and types. The B-1 zone, located in Ironia, on the western portion of Route 10 and the western end of Mount Freedom is intended to be a neighborhood oriented commercial district. The purpose of the zone is for retail and service type businesses limited to the sale on the premises of commodities and/or services or the furnishings thereof to the ultimate consumer.

The B-2 Regional Business District is found along Route 10 in the vicinity of the signalized intersections of Dover-Chester Road, Center Grove Road and Millbrook Avenue. It is also along the northern side of the highway east of Millbrook Avenue and on the south side of Route 10 at the Denville border. The B-2 zone district was created for a building or group of buildings designed to be maintained and operated as a single coordinated and retail center and used exclusively for retail sales and services, and business or professional offices. The A&P shopping center, Randolph Diner and Midas Muffler shop are located in this zone. Although this district is called a regional business district, the intent is to draw customers from the community and the nearby neighborhoods of adjacent communities.

The Planned Business Center District or B-3 zone is located at the intersection of Route 10 and South Salem Street and is dominated by the K-Mart Shopping Center. The zone district is designed to encourage redevelopment of older, underutilized shopping centers to create a large-scale, mixed use regional center. This is the only retail commercial district in the Township with a true intent as a regional center, although not at the same scale as the commercial centers Roxbury or Rockaway Township.

The B-4 General Commercial District is also located along Route 10 between the intersections of Millbrook Avenue and Center Grove Road. This is the location of the College Plaza Shopping Center, office buildings and a recently completed catering / restaurant facility. As described in the land development ordinance:

This zone district is designed to encourage single-use commercial development patterns and restaurants and to discourage typical strip commercial developments. It is the intent of these regulations to promote the preservation of the character of Route 10 and Sussex Turnpike and promote quality, integrated development and compatible land uses with flexible standards, such as restaurants, and to allow shopping center developments to occur on larger lots where such development is appropriate.

There is some vacant land on the north side of Route 10 within the B-4 zone midway between Millbrook Avenue and Center Grove Road. This property with frontage on both Route 10 and Quaker Church Road offers challenges for future development because of its location between the commercial uses on Route 10 and the neighboring residential district. It is the largest remaining vacant parcel in the zone.

There are retail zones that are unique to the Mount Freedom area. These are the VCC – Village Center Commercial District, LVC – Limited Village Commercial District, and the SS/VO – Specialty Shop/Village Office District. The general intent of these zones is to produce a pedestrian oriented village center.

The VCC District is located on the north side of Sussex Turnpike between Millbrook Avenue and West Hanover Avenue. It includes the Acme Supermarket, First Morris Bank, Rosie's Restaurant and the site of the old Saltz Hotel. The land development ordinance includes the following concerning the purpose of this zone:

The intent of this district is to allow for a concentration of certain commercial uses which are compatible with a pedestrian oriented village center. Uses within the district and the overall

area should be interconnected with pathways and opportunities for vehicular interconnection and should incorporate prominent design features such as parklets and squares. An anchor use such as a supermarket is deemed consistent with the zone and other complementary uses having a diversity of sizes are encouraged to provide an appropriate mix to achieve desired design objectives for the district. Project development plans shall integrate all site elements including location and orientation of buildings, public open space areas, outdoor restaurant dining areas, roads and drives, walkways, utilities, parking, access to the existing road system, drainage basins, landscaping, buffers and environmentally sensitive areas. Each individual site shall be positively related to adjacent sites to achieve an integrated design.

The LVC District is located at the east side of the intersection of West Hanover Avenue and Sussex Turnpike. It contains small office buildings, a gas station, an indoor sports facility and two strip commercial buildings. The zone district is designed to encourage the reuse and redevelopment of existing uses on the fringe of the village center core area represented by the VCC district. Uses should complement the more intensive commercial core area and shall provide primarily a service function to support the core area.

The purpose of the SS/VO district is designed to encourage residential conversions along Sussex Turnpike that reflect the village scale, density and form of the Village Center plan. This zone encompasses the south side Sussex Turnpike from Brookside Road to Harvey Terrace. This zone includes the Mount Freedom Post Office, Burrini's Olde World Market and the Heritage Plaza Shopping Center, currently under construction.

Office

Office uses occur in some of the predominantly retail zones described above and in districts that permit only office use or office and industrial use. The two (2) zones illustrated on Figure III-3, *Current Zoning* that permit office use and not retail use are the PO/R Professional Office and Residential District and the OL Office-Laboratory District.

The purpose of the PO/R district is to permit conversions of residences located along key commercial arteries to office uses that are compatible with adjacent residential neighborhoods and to encourage new development that is of a residential scale and character. The intent is to maintain the residential character of these neighborhoods and provide opportunities for office uses where adequate parking, lot size and buffering requirements are met. This zone is located in a few areas fronting on Route 10 and along South Salem Street. It is also on the western end of Sussex Turnpike and on Sussex Turnpike in Mount Freedom from Millbrook Avenue to Church Lane.

The OL Office-Laboratory zone is located on an area abutting Route 10 between Dover-Chester Road and Canfield Avenue. There are some office buildings located in this district, but much of the land is vacant or used for farmland. Per the ordinance, the purpose of this zone district is to encourage office and laboratory research centers designed with a low scale campus type theme. This zone has a minimum lot size requirement of fifteen (15) acres.

Industrial

There are two industrial districts in the Township's zoning scheme, the I-1 and the I-2 districts. The purpose of the districts is to encourage a variety of light manufacturing and warehousing uses developed as part of planned industrial parks. The I-1 district is found in the northeast corner of the Township, on the south side of Route 10 across from the K-Mart Shopping Center, on the north side of Route 10 along Emery Avenue, south of Route 10 just east of Canfield Avenue and north of Route 10 and west of Canfield Avenue in a planned industrial park.

The I-2 Industrial Zone is located along the western border of the Township adjacent to Roxbury Township with access from Sussex Turnpike. This area is the location of the former Westinghouse Elevator Plant. It has been redeveloped since the last Master Plan with a variety of warehousing and distribution uses.

5.5 Open Space and Government Use

The Township's zoning scheme includes the OS/GU – Open Space/Government Use district as illustrated in Figure III-3, *Current Zoning* that generally includes publicly owned land. The purpose of the district is to establish a zone regulating public open space and government use in the environmentally sensitive areas of the Township. It includes the County College of Morris, municipal and county open space, public schools and lands owned by the Morris County Municipal Utilities Authority and the Southeast Morris Municipal Utilities Authority. Uses permitted in the zone include public recreation and open space, community, cultural, recreational, athletic, social and educational facilities, public uses, farms, public and private schools, day camps and single-family detached dwellings as regulated in the RR-5 zone.

6.0 NEW JERSEY STATE PLANS

The Morris County Planning Board is the designated Negotiating Entity for the third cross-acceptance of the New Jersey State Development and Redevelopment Plan (SDRP). In that capacity, with input from the County's municipalities, including Randolph, the Morris County Planning Board issued the 2005 Morris County Cross-Acceptance Report on February 9, 2005. Additionally, the State adopted three important bills that will significantly impact land use within the community. They are the Highlands Water Protection and Planning Act, the State Transfer of Development Rights Act and the Smart Growth Permitting Law. Their effect on Randolph is discussed at length below.

6.1 State Development and Redevelopment Plan (SDRP)

The preliminary SDRP included mapping that identified areas of Randolph within the designations of the plan (See Figure III-4, *N.J. State Development and Redevelopment Plan Areas*). Essentially, land within the Township is located within the Suburban Planning Area (PA-2), Fringe Planning Area (PA-3) and the Environmentally Sensitive Planning Area (PA-5). Areas of public open space were identified as parks and natural areas.

The portions of the Township that are located in the Suburban Planning Area (PA-2) are generally located north of Route 10, the Shongum Lake area, Mount Freedom and other sewered areas in the southeast portion of the community. Per the SDRP, areas of PA-2 are generally

located adjacent to the more densely developed PA-1 areas. They are sometimes distinguished from PA-1 by a lack of high intensity centers, the availability of developable land or a more dispersed land development pattern of predominantly low-density development. The State Plan's intent for PA-2 areas is as follows:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

The PA-3 Fringe Planning Area within the Township is the large central portion that is north of Sussex Turnpike, Mount Freedom and Shongum Lake, and south of Route 10. It encompasses lands that reach the Denville border and includes the Mill Brook valley. The State Plan characterizes PA-3 as an area of a predominantly rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial and industrial developments. It is important to note that the Mill Brook valley is identified on the SDRP as a critical environmental site (CES). Per the SDRP, designating a site as a CES means that it is of local, regional or statewide significance and that its protection and enhancement is of primary importance. Additionally, designation as a CES should highlight the need to preserve, wherever possible, the connection to the natural systems or cultural fabric of which the site is a part. The State Plan's intent for PA-3 areas is as follows:

- Accommodate growth in Centers;
- Protect the Environs primarily as open lands;
- Revitalize cities and towns;
- Protect the character of existing stable communities;
- Protect natural resources;
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and
- Confine programmed sewers and public water services to Centers.

The western, southwestern and a portion of the southeast border adjacent to Mendham Township are designated Environmentally Sensitive Planning Area (PA-5). These are areas of the Township not served by sanitary sewers and are tributary to sensitive streams and aquifer recharge areas. The State Plan describes this planning area as containing large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the Delaware Bay and other estuary areas, the Highlands Region, and coastal area. Generally these areas have remained somewhat undeveloped and rural in character. The SDRP also characterizes these areas as having watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features. This portion of Randolph does include many of these described features including trout

production streams, the Alamatong well field, scenic vistas and areas of wetlands. The intent of the State Plan for the PA-5 Environmentally Sensitive Planning Area is as follows:

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

Large areas of the community that have been preserved as parkland or are in some form of public ownership are designated as Parks and Natural Areas in the State Plan. These include county parks, municipal parks and open space, and other preserved land. The State Plan's intent for Parks and Natural Areas is as follows:

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

6.2 Highlands Water Protection and Planning Act

On August 10, 2004 the Highlands Water Protection and Planning Act was signed into law. It instituted protective environmental standards on an approximately 1,250 square mile area in Northern New Jersey. The area encompasses portions of seven (7) counties and 88 municipalities. All of Randolph is located in the Highlands Region and a portion of the western boundary, in the vicinity of the Alamatong well fields are situated in the Highlands Protection Area (Figure III-5, *Highlands Protection Areas*). The remainder of the Township is located in the Highlands Planning Area. The statute and subsequent regulations have established stringent development regulations on lands within the Protection Area that strictly control and limit new development. The Highlands Act mandated that a Highlands Regional Master Plan be prepared by the Highlands Council. That document is being developed for both the Preservation and Planning Areas. It is anticipated that the Plan will identify mandatory densities and sending areas within the Preservation Area and voluntary development guidelines and receiving areas within the Planning Area. Morris County's Final Cross-Acceptance Report included the following concerning the Highlands Act and the upcoming Regional Master Plan:

Even though the Regional Master Plan and environmental recommendations for the Planning Area will be nonbinding, the identification of potential receiving areas will likely be considered by the Office of Smart Growth as it review it policies and local cross-acceptance efforts. In addition, municipalities in the Planning Area may decide to adopt the standards of the Preservation Area, which could also impact State Plan Planning Area policies. Highlands Planning Area municipalities that adopt plans supporting the goals and standards of the Regional Plan and have approval from the Highlands Council will be deemed to have the equivalent of plans endorsed by the State Planning Commission. It remains to be seen how the designation of receiving areas, increased regulation by the NJDEP and municipal response to

the Highlands regulations will impact implementation of and coordination with the State Planning Process.

The complex issue of establishing a system of transfer of development rights will be guided through the State Transfer of Development Rights Act. The details of this legislation as implemented through the Highlands Regional Master Plan and the TDR legislation will give municipal and regional planners a powerful tool to preserve environmentally sensitive land in the Preservation Area. The total implications and details of this policy are not known at this time. It is anticipated that the Regional Master Plan will have a significant impact on the Township. It is the intent that this Township Master Plan be consistent with the State Plan and the Highlands Regional Master Plan.

7.0 LAND USE RECOMMENDATIONS

The land use plan and future zoning proposals graphically illustrated in Figure III-6, *Future Land Use Plan & Zoning Proposals* and described here. This plan incorporates the land use recommendations of both the Route 10 Corridor Study and the Mount Freedom Study. It is the intent of this land use plan to be generally consistent with the State Development and Redevelopment Plan and the Highlands Water Protection and Planning Act. The areas of the Township that are the primary focus of this plan, besides Mount Freedom and Route 10 are the Mill Brook Valley, the Highlands Protection Area, the Municipal Civic Center and the South Salem Street Area. The location of each of these focus areas is depicted on Figure III-7, *Master Plan Focus Areas* and the plans for each are discussed in detail below. This plan also includes a general discussion of the residential and nonresidential land uses in the Township.

7.1 Residential Land Uses

The intent of this plan is to maintain the rural / suburban character of the Township and the density and intensity of development in the community's residential zones. The current single-family residential zone districts and their boundaries are as depicted on the land use plan map. With limited exceptions as discussed below, the intent is to maintain the existing development pattern within the residential portions of the Township.

The RR-5, RR and RLD zones are intended for agricultural use and single-family residential use of rural densities with minimum lots sizes from two (2) to five (5) acres. These are locations within the Township that do not have and are not intended to have sanitary sewer service. In certain situations, clustering of lots that will yield minimum sized parcels of 50,000 square feet may be appropriate with the approval of the Planning Board. This should be undertaken only where meaningful open space is preserved that will benefit the community. Locations where open space can be linked to existing open space and trail connections can be accomplished should be encouraged for clustering.

Higher density single-family residential districts include the R-1, R-2 and R-3 zones. These districts permit residences on minimum lot sizes of one, one-half and one-third acre. All of these areas are principally fully developed and any infill development should continue the existing neighborhood character and density. Much of the R-2 and R-3 lands are served by sanitary sewers, while waste disposal is accomplished by individual septic systems in the R-1 district. This plan includes a recommendation to change the zoning for an area adjacent to the south side of Sussex Turnpike from

RLD to R-1. The area recommended for rezoning includes Lots 8, 9, 10 and 11 on Block 47, which includes the Obsessions night club. R-1 zoning for this area is compatible with the same zoning north of Sussex Turnpike and could provide an incentive for the removal of the nonconforming night club use. Higher density zoning is not appropriate since no public sanitary sewers are available to the site.

No expansions of the multi-family districts within the Township are recommended outside of Mount Freedom and specified areas within the Route 10 corridor. (See the Mount Freedom and Route 10 Corridor Studies.) The R-4, R-5 and R-GAH zones include current multi-family zoning, some of which requires low and moderate income housing. As was noted previously, there are some multi-family projects that previously received approval and have not completed construction for various reasons. The multi-family projects include Heritage 55, which is a 31-unit age-restricted project and Kensington Square, which was approved for 116 dwelling units, some of which were age-restricted. The Randolph Mountain project, which has been the subject of litigation for over two decades, is still not resolved. The Township continues its position in opposition to multi-family development on this environmentally sensitive tract. (See Section 7.3 Mill Brook Valley for further discussion.) This site is no longer needed for the Township's affordable housing obligation (See Housing Plan) and the environmental and community impacts of multi-family development would be significantly adverse.

7.2 Commercial Land Uses

Commercial land uses, which include all of the business zones (B-1, B-2, B-3 and B-4), the industrial zones, the professional office zones and the village commercial zones, are almost exclusively located along the Route 10 corridor or in the Mount Freedom Village study area. The exceptions to that are the B-1 zone in Ironia, the South Salem Street commercial zones and the I-2 Industrial zone along the Roxbury border. There is also a PO/R zone located north on the northeast corner of the Quaker Church Road and Center Grove Road intersection, adjacent to the Fernbrook School. No changes are proposed to this district. The South Salem Street mixed use neighborhood is discussed in detail in a following section.

The B-1 zone in Ironia is intended to be a neighborhood oriented commercial district that serves the needs of the immediate community. The types of commercial uses found there are a convenience store, cleaners and neighborhood restaurant. The Ironia Post Office is also located within the B-1 district. This plan recommends no changes to the limits or character of that district, although upgrades to the existing buildings and structures are encouraged. Any changes or upgrades should be compatible with the nature of the district and in keeping with its historical background.

The I-2 Industrial zone located south of Sussex Turnpike and adjacent to the Roxbury border is in an environmentally sensitive area since it is in proximity to the Alamatong Wellfield. The zoning ordinance currently recognizes the sensitivity of the area and imposes stricter development controls. The ordinance limits the types of materials that may be stored within the zone. There are also special performance standards that are unique to this zone with underlying intent to protect groundwater supplies.

7.3 Mill Brook Valley

Figure III-7, *Master Plan Focus Areas* identifies the extent of the Mill Brook Valley that is the subject of the Master Plan recommendations. The limits have been determined by a combination of the topographic conditions, the stream's tributary area and existing development patterns. As was noted above this area was identified as a Critical Environment Site (CES) in the State Plan. It is also the location of the Mott Hollow Historic District, which includes the David Tuttle Cooperage that is on the National and State Registers of Historic Places.

The headwaters of the Mill Brook start on the campus of the County College of Morris. It crosses Center Grove Road and parallels Fords Road for a distance before crossing under Millbrook Avenue. The stream parallels Grist Mill Road through the Mott Hollow District and crosses under Grist Mill Road and then under Mountainside Road. The topography is somewhat flatter before the stream crosses under Route 10. There is a broad wetlands area tributary to the stream south of Route 10. Extensive areas of wetlands are also found north of Route 10, tributary to the stream.

The heart of the basin located along Grist Mill Road is characterized by steeply wooded slopes with significant areas still undeveloped. There are areas in which wetlands soils and conditions are found in elevations significantly higher than the stream. There are also steep topographic conditions on the south side of Fords Road where the stream runs parallel.

The Mill Brook is classified by the NJDEP as a category one stream up to Route 10 and therefore is required to have a 300 foot buffer from the stream banks. It also has been identified by NJDEP as a trout production stream, which requires a 150 foot buffer around the wetlands that are tributary to the brook. The Mill Brook is tributary to the Rockaway River which drains into the Boonton Reservoir and is a potable water source.

The Mill Brook Valley has unique topographic, environmental and historical significance to the Township and the region. It also is at the headwaters of a potable water source and is located within the Highlands Planning Area. Because of this combination of factors the valley should be considered in a manner to preserve its environmental conditions to ensure water quality. Therefore, this Master Plan recommends that the valley, as delineated in Figure III-7, *Master Plan Focus Areas* should have special controls on development akin to those found in the Highlands Protection Area. The following are specific recommendations for this portion of the Township:

1. The Township should seek recognition of this area by the Highlands Council especially within their regional master plan in order to preserve and protect its unique features and environmental sensitivity. . In this regard, the Township should investigate the benefits of participating in the "Opt-In" program for the Highlands Planning Area. Opt-In communities accept the Highlands Master Plan and are anticipated to benefit from a presumption of validity of their local plans.
2. The undeveloped areas of Industrial zoning (I-1) and R-5 zoning found in the northern end of the valley adjacent to Route 10 should be rezoned to OSGU in recognition of the extensive wetlands found in that area. This would express the Master Plan's intent that the area remain in open space even though it is in private ownership. That designation also permits single-family residential development on five (5) acre lots. (See Route 10 Corridor Study)

3. The 2002 Open Space Plan designated parcels within the Mill Brook Valley for future open space. The northern portion of the Nitti property, south of Grist Mill Road which has wetlands and steep slopes has been identified in that plan as a high priority parcel for preservation. A current application for the tract with a cluster option proposes that area be dedicated to the Township. This and other open space proposals in the valley are designated on the land use plan map.

The Randolph Mountain tract, which has been the subject of litigation for over two decades, is located within the Mill Brook Valley and contains environmentally sensitive wetlands, wetland transition areas and steep slopes. It is also a very visible tract that affords scenic vistas from Route 10 and other vantage points. If this project is developed, it would have significant impacts on the Mill Brook Valley and the scenic qualities of the Route 10 corridor.

7.4 Highlands Protection Area

The portion of the Township that is located in the Highlands Protection Area and illustrated in Figure III-7, *Master Plan Focus Areas* is along the western border, south of Righter Road and west of Park Avenue. Although most of the land in the area is zoned OSGU and owned by the Morris County Municipal Utilities Authority, some portions are developed and residentially zoned. The area includes RR-5, R-1 and R-2 zoning in recognition of the existing development patterns. Sanitary sewers are not available in this neighborhood and therefore any future development would have to conform to the Highlands Protection Area requirements.

This plan does not recommend any zoning changes to this portion of the Township in order not to create wholesale nonconforming conditions for existing developed properties. This is with the recognition that the Highlands regulations will limit future development including additional impervious coverage, and site disturbance, which is most critical in this groundwater recharge area. It should be noted that compliance with the Highlands regulations within the Preservation Area is mandatory.

7.5 Municipal Civic Center

The municipal building, Randolph High School, Randolph Middle School, the School Transportation Center and some parkland are located in the approximate center of the Township along Millbrook Avenue. There is currently consideration to relocate the Township Library and to provide a municipal pool north of the municipal building. Additionally, Freedom Park and the Randolph Museum are located nearby to the south also on Millbrook Avenue. With these existing and future community facilities, this area of the Township is becoming a civic and social center for the municipality.

The lands within this Municipal Civic Center are zoned OSGU, with the exception of the School Transportation Center, which is zoned RLD-A. This zoning reflects a previous use on the property that was a long standing restaurant. With the loss of the restaurant and the municipal ownership of the property, it should be rezoned OSGU in conjunction with the neighboring properties.

Residents of Randolph Township are served by at least three (3) post offices. The Ironia Post Office is located on Dover-Chester Road near the Chester border. The Mount Freedom Post Office, located on Sussex Turnpike provides retail services and post office boxes, but no delivery. Delivery services

to Randolph addresses originate from a post office in Dover that offers no retail services and is removed from the community.

7.6 South Salem Street

The 1992 Master Plan included recommendations and a technical report specifically on the K-Mart / South Salem Street Planning Area as indicated in Figure III-7, *Master Plan Focus Areas*. This Master Plan also discusses portions of this area closest to the highway in the Route 10 Corridor Study. The purpose of the 1992 plan was stated to be to improve the K-Mart Plaza shopping center and adjacent underutilized and/or obsolescent areas to create a regional economic center. The K-Mart center itself remains underutilized with a large expanse of parking, much of which is not used, even in times of high parking demand. Many of the nearby businesses and other structures are obsolete and in need of upgrading.

While it is still the intent of this plan to improve the shopping center and adjacent lands, it is not intended that the area become a regional shopping attraction. It is not intended to provide retail opportunities on the scale of the Rockaway Townsquare Mall or the regional shopping centers found in Succasunna or the ITC Crossing in Mount Olive. Rather, this area is seen as a sub-regional center that serves the needs of Randolph residents and the residents of nearby portions of the adjacent communities. The goals and intents of the South Salem Street plan are modified from the 1992 Master Plan as follows:

Goals

- To improve the K-Mart Plaza and other adjacent areas as a sub-regional economic center by encouraging additional development which will improve the center's identity, economic position, utilize the available infrastructure and advance the location as a sub-regional economic center.
- To establish a balanced, mixed-use center so that the area remains a safe, desirable center of economic activity.
- To establish new services and land uses that are compatible and complimentary to the existing facilities and that will serve the community. For example, professional offices, (such as medical facilities) should be integrated into the future land use fabric for purposes of providing a full range of services required by the surrounding neighborhood.
- The long term proposed use of this area should be fully integrated with the multi-modal transportation network which is available. Additional bus service and facilities should be encouraged.
- To establish a physical link from the proposed and existing adjacent neighborhoods and to allow for pedestrian movement.
- To establish a central visual focus on site, visible from Route 10 and South Salem Street and establish a unique identity.

- To rehabilitate the existing facades of any structures to remain.
- To organize internal pedestrian and auto circulation patterns, which will promote safety, efficient movement and aesthetic character.
- To develop site character in conjunction with “central focus” to include lighting, benches, paving, planting, signage, in association with distinctive architectural treatment of any new building.

The following specific recommendations were included in the Route 10 Corridor Study and are repeated here:

1. The 1992 Master Plan included a detailed discussion with concept plans for the redevelopment of the South Salem Street area. A large portion of this character area is coincidental with the South Salem Street area. This plan endorses the recommendations of that earlier plan including the intensification of use on the K-Mart property. Concept plans were developed as part of the 1992 plan that illustrated two to five story office buildings, more landscaping on the site and dramatic reconfiguration of the parking scheme.
2. One of the recommendations of the 1992 plan was to permit multi-family housing on the triangular lot situated west of the K-Mart shopping center. That property, adjacent to Victory Gardens Borough, is currently zoned OL, Office Laboratory. For the short term the parcel should remain zoned OL. Once the shopping center is upgraded and redeveloped with a landscaped parking area and updated architecture the preferred use of this parcel should be determined. Multi-family use in proximity to Victory Gardens with some access from Quaker Church Road may be appropriate. Any development scheme would have to accommodate the topography and unusual shape of the parcel.
3. A hotel should be considered for the TDI property. See Figure III-8. This is the industrial building located on the north side of Route 10 at the Salem Street intersection. Since the property is encumbered by wetlands, parking could be partially accommodated under the building. Given the environmental encumbrances to this property a taller building with a smaller footprint would be more appropriate.

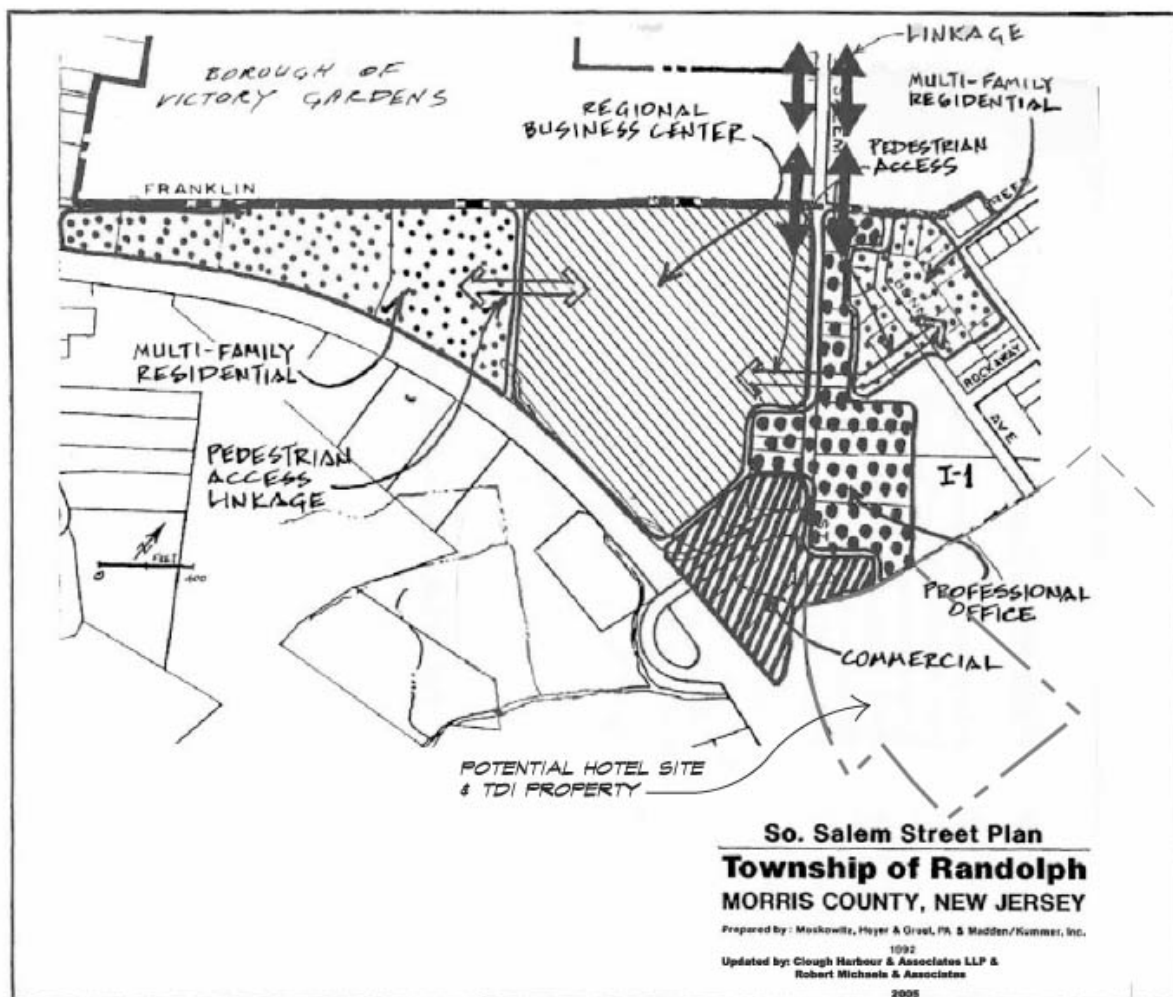
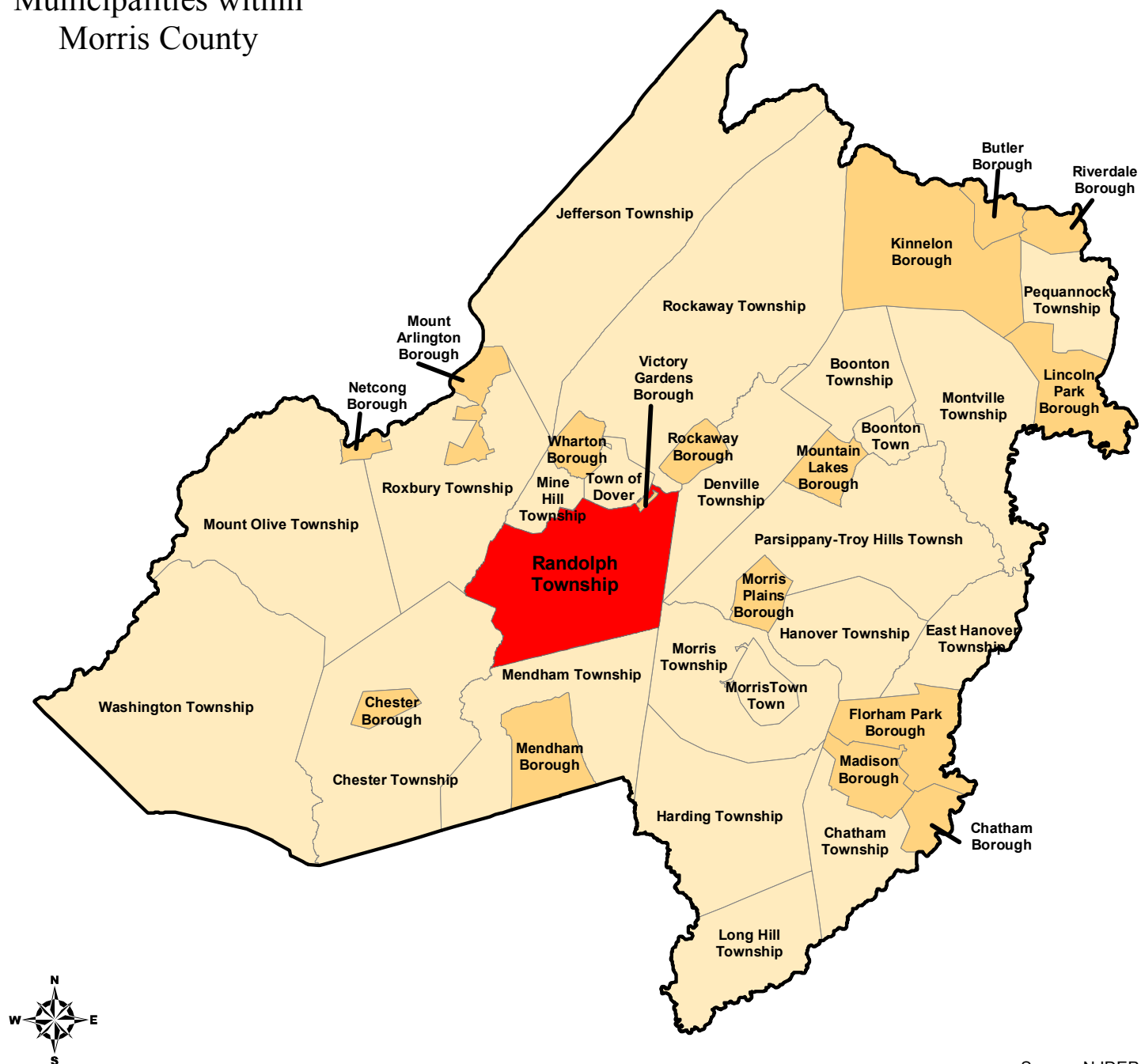


Figure III-8

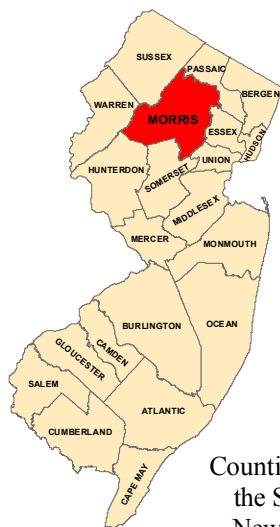
The concept plans included in the 1992 Master Plan Technical Report #6 should be consulted for redevelopment approaches for the area. This plan does not include the emphasis on new multi-family housing for the area. Since the last Master Plan, the Boulder Ridge multi-family project was constructed and added 98 units to the neighborhood.

The current zoning ordinance includes a provision for a South Salem Street Overlay District. The stated purpose of that district is to provide flexibility to promote development which will enhance the identity of the South Salem Street area as a regional center. The Overlay District permits the uses found in the underlying districts and retail sales and services, restaurants, furniture and home furnishing stores, business or professional offices and banks and fiduciary institutions. There are also incentives that permit an increase in residential density where there is direct access to public transportation and an increase in the floor area ratio with the inclusion of a public space.

Municipalities within Morris County



Source: NJDEP, 2005



Counties within
the State of
New Jersey

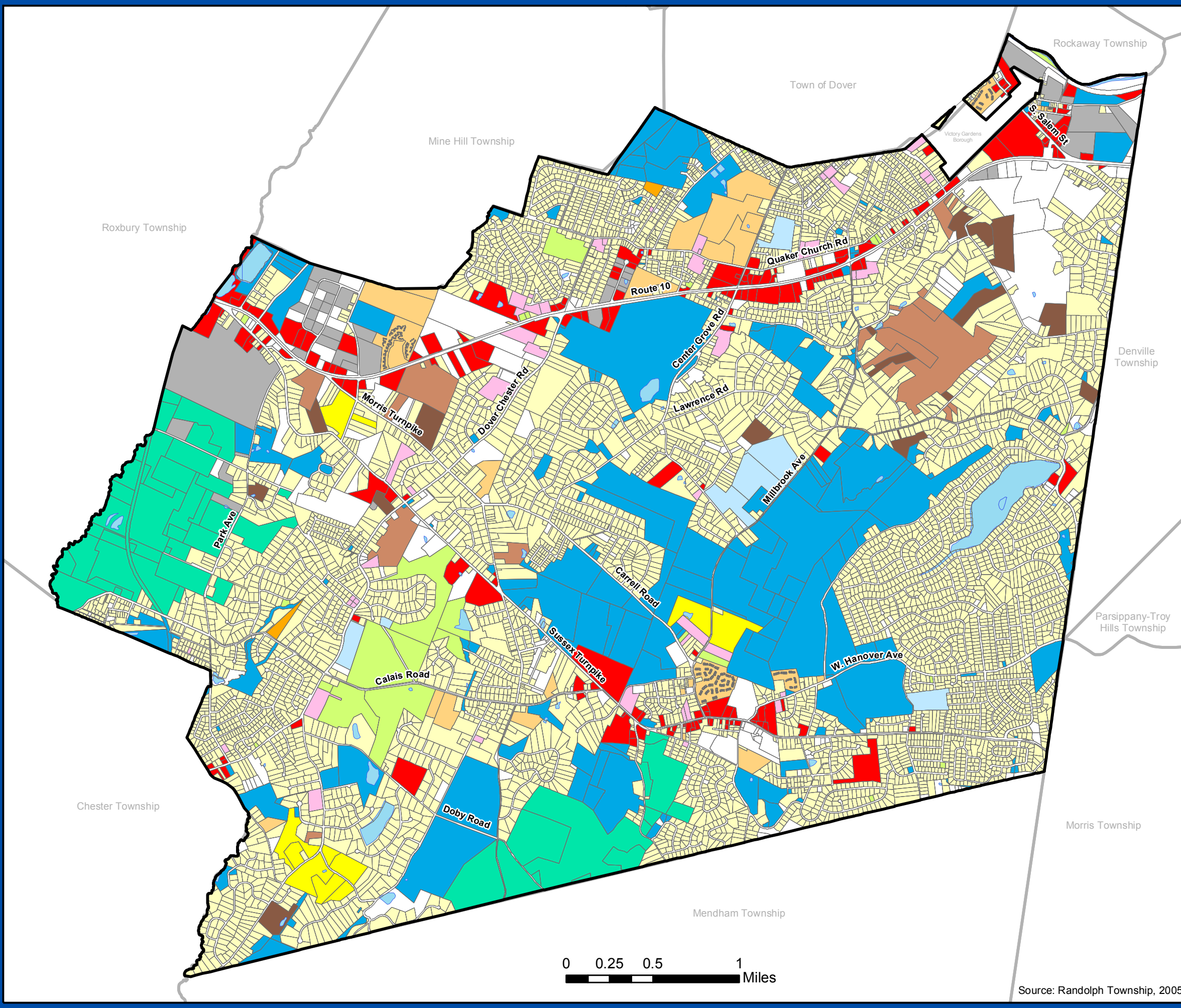
LOCATION MAP

Randolph Master Plan

**Randolph Township, Morris County
New Jersey**

FIGURE III-1

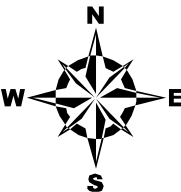




EXISTING LAND USE

Randolph Master Plan

Randolph Township, New Jersey



Legend

- Township Boundary
- Parcels
- Lakes
- Existing Land Use**
 - SINGLE-FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - COMMERCIAL
 - CEMETERIES & CHURCHES
 - FARM REGULAR
 - FARM QUALIFIED
 - COUNTY FARMLAND PRESERVATION AREA
 - INDUSTRIAL
 - PUBLIC PROPERTY
 - PUBLIC SCHOOL PROPERTY
 - QUASI-PUBLIC
 - WATERSHED PROTECTION AREA
 - UTILITY
 - VACANT LAND

FIGURE III-2



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MICHAELS
& ASSOCIATES

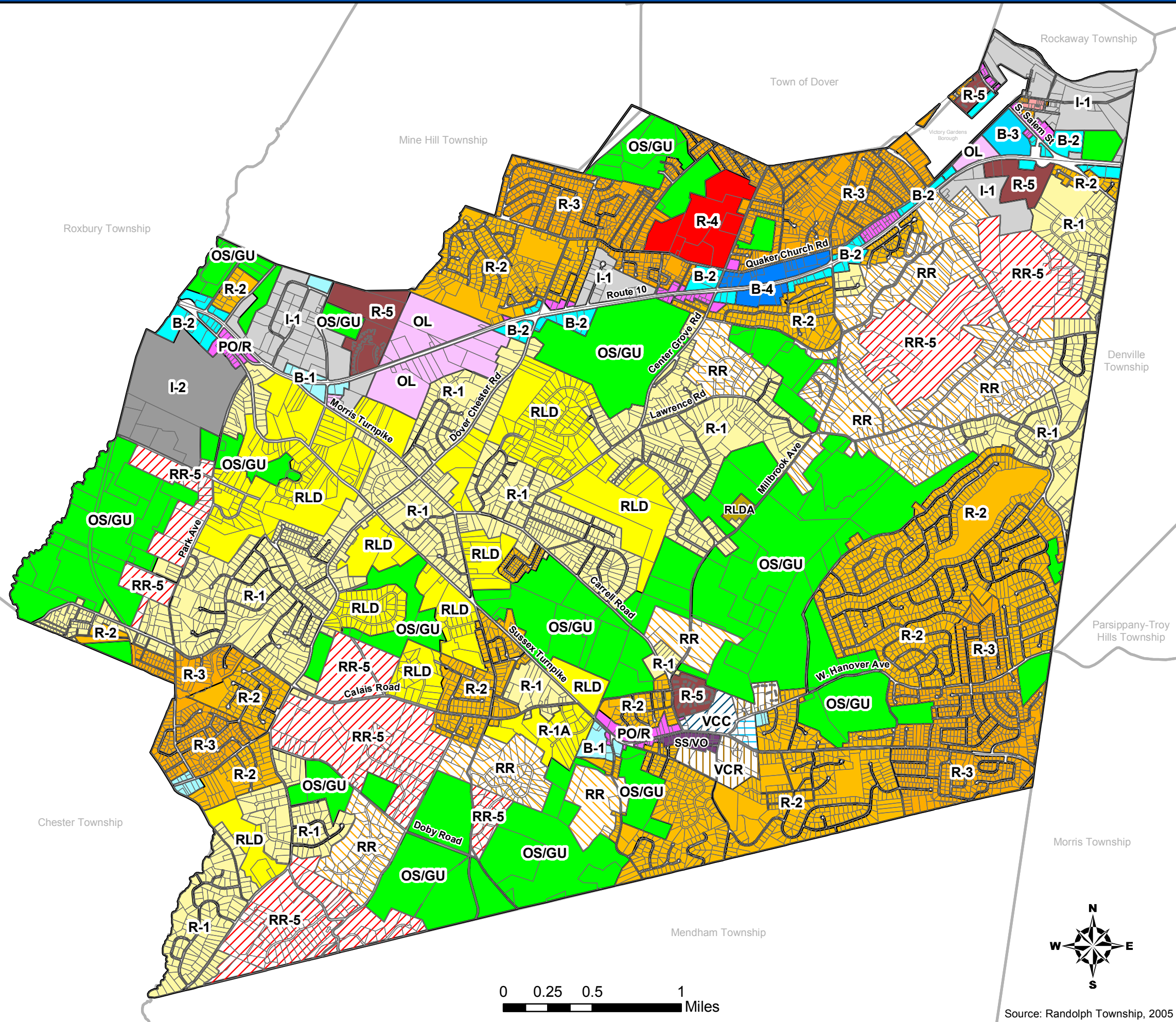


Source: Randolph Township, 2005

CURRENT ZONING

Randolph Master Plan

Randolph Township, New Jersey



Legend

— Township Boundary

□ Parcels

Zoning

- RR-5 - RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- RLD - RURAL LOW DENSITY
- RLDA - SINGLE FAMILY RESIDENTIAL
- R-1 - RESIDENTIAL - SINGLE FAMILY
- R-1A - RESIDENTIAL - SINGLE FAMILY
- R-2 - RESIDENTIAL - SINGLE FAMILY
- R-3 - RESIDENTIAL - SINGLE FAMILY
- R-4 - RESIDENTIAL - GARDEN APARTMENTS
- R-5 - RESIDENTIAL - MILTI FAMILY
- R-GAH - RESIDENTIAL - GOVERNMENT ASSISTED HOUSING
- B-1 - NEIGHBORHOOD BUSINESS
- B-2 - REGIONAL BUSINESS
- B-3 - PLANNED BUSINESS CENTER
- B-4 - GENERAL COMMERCIAL
- LVC - LIMITED VILLAGE COMMERCIAL
- VCC - VILLAGE CENTER COMMERCIAL
- VCR - VILLAGE CENTER RESIDENTIAL
- I-1 - INDUSTRIAL
- I-2 - INDUSTRIAL
- OL - OFFICE LABORATORY
- PO/R - PROFESSIONAL OFFICE/RESIDENTIAL
- SS/VO - SPECIALTY SHOP/VILLAGE OFFICE
- OS/GU - OPEN SPACE/GOVERNMENT USE

FIGURE III-3



ROBERT
MICHAELS
& ASSOCIATES
CHIA
CLOUGH HARBOUR & ASSOCIATES LLP



0 0.25 0.5 1 Miles

Source: Randolph Township, 2005

1-13-06

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREAS

Randolph Master Plan Randolph Township, New Jersey



Legend

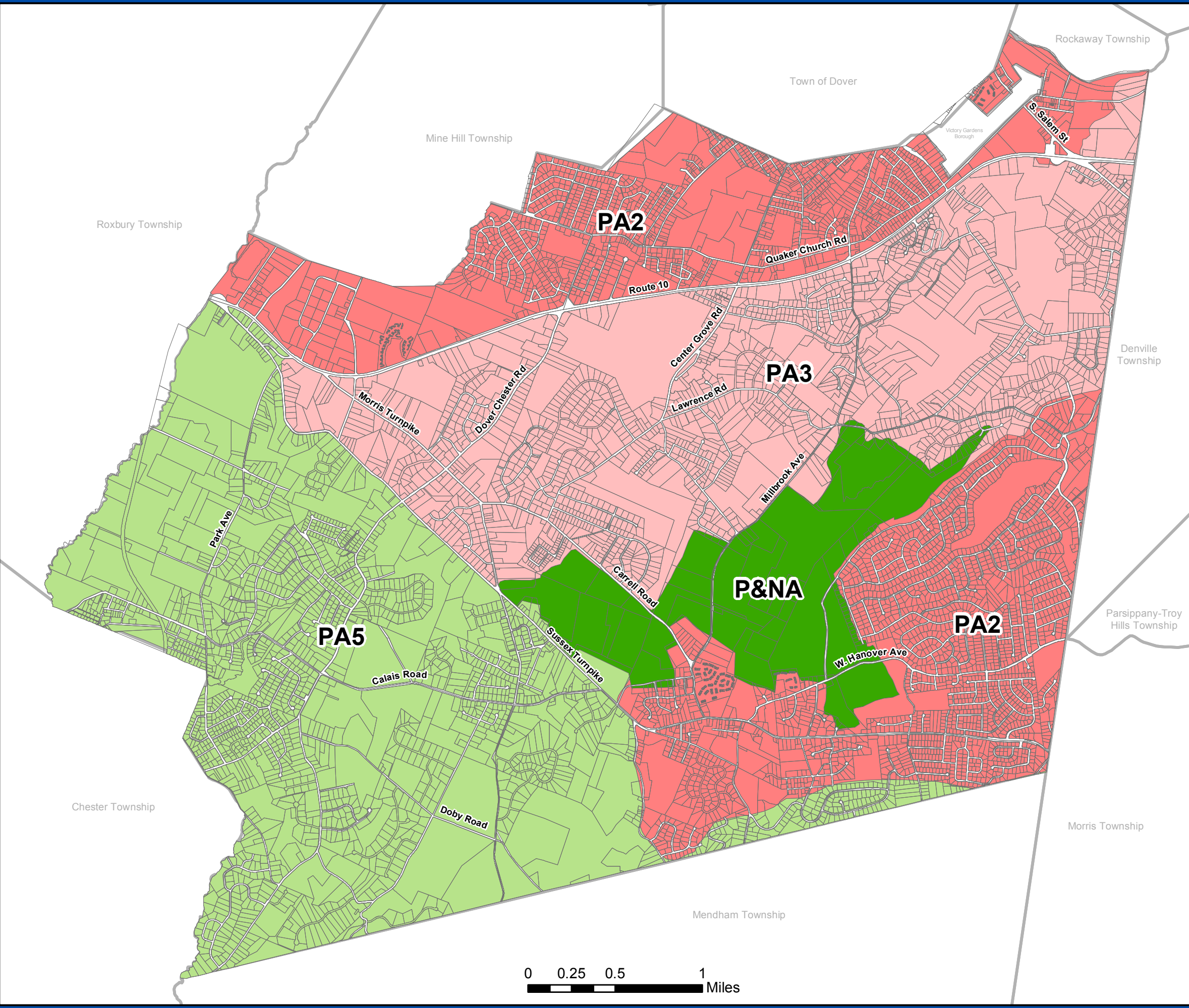
- Parcels
- Planning Areas**
 - PA2 - Suburban Planning Areas
 - PA3 - Fringe Planning Area
 - PA5 - Environmentally Sensitive Planning Area
 - P&NA - Parks and Natural Areas

Note:
Information for this map was generated from the 2004 New Jersey State Development and Redevelopment Planning Area Map. Corrections to this map were forwarded to the state from the township during the cross acceptance plan review.

FIGURE III-4



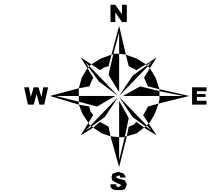
12-13-05



HIGHLANDS PROTECTION AREAS

Randolph Master Plan

Randolph Township, New Jersey



Legend



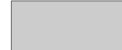
-  Township Boundary
-  Highlands Preservation Area
-  Highlands Planning Area

FIGURE III-5



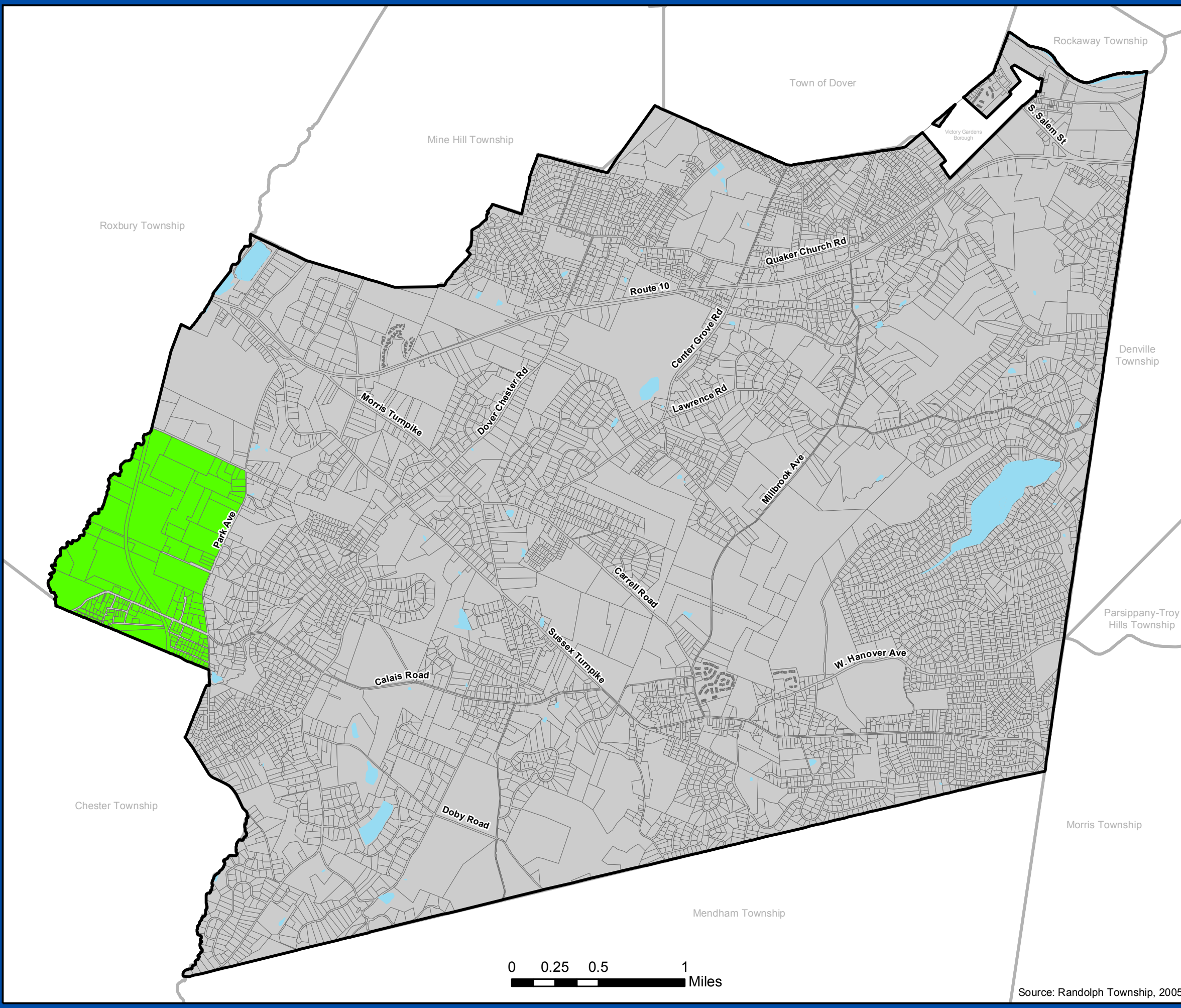
ROBERT
MICHAELS
& ASSOCIATES

CHIA

CLOUGH HARBOUR & ASSOCIATES LLP

12-13-05

Source: Randolph Township, 2005



FUTURE LAND USE PLAN & ZONING PROPOSALS

Randolph Master Plan

Randolph Township, New Jersey

Legend

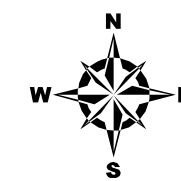
- Township Boundary
- Parcels
- Proposed Zoning**
- RR-5 - RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- RLD - RURAL LOW DENSITY
- RLDA - SINGLE FAMILY RESIDENTIAL
- R-1 - RESIDENTIAL - SINGLE FAMILY
- R-1A - RESIDENTIAL - SINGLE FAMILY
- R-2 - RESIDENTIAL - SINGLE FAMILY
- R-3 - RESIDENTIAL - SINGLE FAMILY
- R-4 - RESIDENTIAL - GARDEN APARTMENTS
- R-5 - RESIDENTIAL - MILTI FAMILY
- R-GAH - RESIDENTIAL - GOVERNMENT ASSISTED HOUSING
- B-1 - NEIGHBORHOOD BUSINESS
- B-2 - REGIONAL BUSINESS
- B-3 - PLANNED BUSINESS CENTER
- B-4 - GENERAL COMMERCIAL
- LVC - LIMITED VILLAGE COMMERCIAL
- VCC - VILLAGE CENTER COMMERCIAL
- VCR - VILLAGE CENTER RESIDENTIAL
- CVR - COTTAGE VILLAGE RESIDENTIAL
- I-1 - INDUSTRIAL
- I-2 - INDUSTRIAL
- OL - OFFICE LABORATORY
- PO/R - PROFESSIONAL OFFICE/RESIDENTIAL
- SS/VO - SPECIALTY SHOP/VILLAGE OFFICE
- OS/GU - OPEN SPACE/GOVERNMENT USE

FIGURE III-6



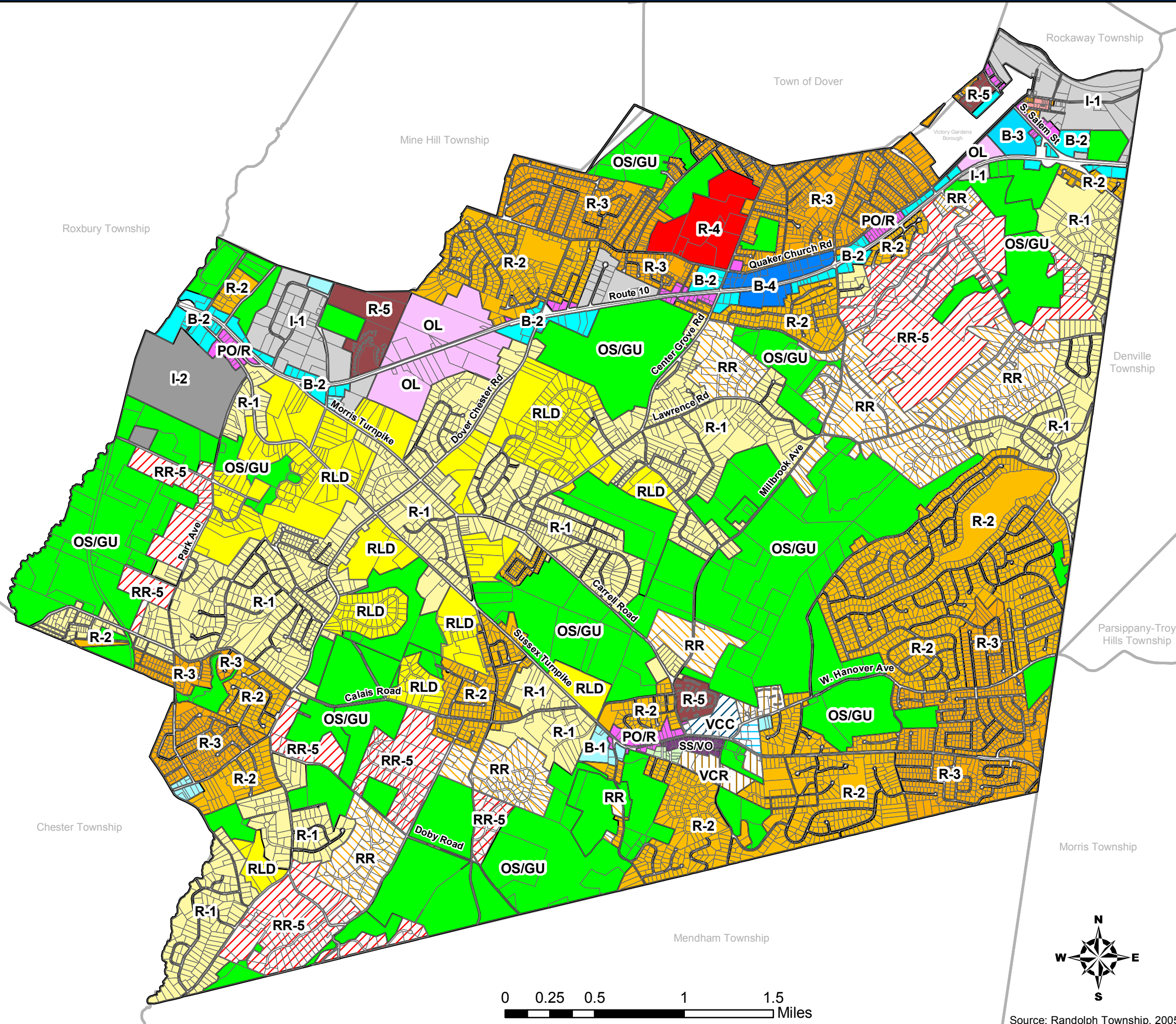
ROBERT
MICHAELS
& ASSOCIATES
CHA
CLOUGH HARBOUR & ASSOCIATES LLP

1-13-06



Source: Randolph Township, 2005

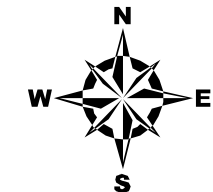
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Miles



MASTER PLAN FOCUS AREAS

Randolph Master Plan

Randolph Township, New Jersey



Legend

- Township Boundary
- Streams
- Parcels

Focus Areas

- Highlands Preservation
- Millbrook Valley
- Mount Freedom
- Municipal Civic Center
- Route 10
- South Salem Street

FIGURE III-7



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& ASSOCIATES

CHA

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Source: Randolph Township, 2005

12-13-05

