

Plans, Master Plans and Amendments

Report to the Board June 10th through July 11th 2016

Municipality	Township of Randolph
Document	2016 Master Plan Reexamination Report and 2016 Master Plan Update
Public Hearing	July 18, 2016
Summary	The Reexamination Report constitutes the Master Plan Reexamination mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. Recommended changes to the Master Plan focus on the land use.

- The Randolph Township Master Plan was last updated in 2006. The current 2016 Reexamination Report identifies various issues related to land use and the extent to which these have been addressed. Of note:
 - Development of South Salem Street and the “underutilized” K-Mart Shopping Center. While there has been some redevelopment, vacancies remain a problem.
 - The desire to transform Mount Freedom into a center remains. Progress noted includes upgrades to Sussex Turnpike, site plan approval for “Mark’s Corner”, construction associated with the Post Office site, Heritage Plaza, Burrini’s Market and Millbrook Plaza.
 - Upgrades and new construction along the Route 10 Corridor are noted, including the construction of the CVS Pharmacy, medical office buildings and Brightview Assisted Living. West of Dover Chester Road there has been no construction, despite the award of several approvals. Redevelopment remains an issue.
 - Affordable housing remains an issue with ongoing uncertainty generated by recent court decisions.
 - Randolph is seeking Highlands Plan Conformance, which will include the identification of four highlands centers, including the South Salem Street area, Mount Freedom area and two locations on Route 10.
- Assumptions, goals and objectives remain focused on maintaining community character, preventing sprawl and concentrating new development/redevelopment in areas designated in the South Salem Street area, portions of Route 10 and Mount Freedom. Major changes facing the Borough are identified as “external,” i.e. potential land use issues related to final affordable housing obligations and Highlands Plan Conformance.
- Recommended changes to the Master Plan concentrate on land use, with a focus on the Mount Freedom and South Salem Street areas. Mount Freedom zoning is proposed to be amended to allow a greater mix of uses and to address minimum lot size issues associated with several residential zones. It is also recommended that an amended center plan be adopted incorporating the nearly complete infrastructure improvements to be used as a guide for property owners and developers in the area.
- Recommended changes in the South Salem Street Area include: provisions for an affordable housing component in all new multi-family residential development, removal of former recommendations supporting development of a hotel at the former TDI property on Route 10, modifications of the R-GAH zone to reflect the 100% affordable housing project proposed by Habitat for Humanity and an examination of density standards in the South Salem Street Overlay zone.
- It is also recommended that a “Pattern Book” be developed and adopted to more clearly identify design and architectural patterns that are desired in Mount Freedom Village. The reexamination also recommends the development of design standards for the Route 10 Corridor, the South Salem neighborhood, the Ironia Commercial area and other locals, all to be adopted as part of the Master Plan to give greater weight and authority to their implementation.

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- The reexamination report also recommends an update to the Circulation Plan Element to address pedestrian circulation and interconnections between residential areas and commercial centers, especially in Mount Freedom and between the multi-family developments in proximity to the Route 10 commercial areas.
- A map of zoning changes is included:

2006 Master Plan Reexamination and Master Plan Update: Recommended Zone District Changes

