



I. INTRODUCTION



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1.0 PLANNING IN RANDOLPH TOWNSHIP

The 2006 Randolph Master Plan provides a comprehensive guide for the future development and preservation of the Township's valuable resources and quality of life. The Master Plan considers many factors having an impact on community life, with the focus on its physical, social, economic and aesthetic needs.

The last comprehensive master plan adopted by the Township of Randolph was adopted on July 20, 1992. A number of amendments to this plan have been completed over the past thirteen (13) years. These amendments focused on various planning issues including, open space protection, town center development, and housing. Township officials decided in 2005 that it was appropriate to review all past studies including these amendments and prepare one updated document that took into consideration all of the findings of these past documents. (See Appendix A: Bibliography of Past Documents). It was also determined that more detailed study was required regarding the future of the Route 10 Corridor as it extends through the township as well as Mount Freedom as a potential center of identity for the Township. Both of these areas represent high activity nodes, the development of which carries profound impacts on the remainder of the Township in terms of community pride growth, and economic impact. In response to this mandate, the Township employed the planning and engineering consulting firms of Clough, Harbour & Associates LLP and Robert Michaels & Associates to assist with the update of the new Plan.

This Master Plan is prepared pursuant to the requirements of the Municipal Land Use Law in N.J.S.A. 40:55D-28. Issues and policies examined in the 1992 Master Plan and its amendments have been updated to reflect current trends and anticipated future needs.

As stated in the 1992 Master Plan, Randolph continues to mature as a suburban community where available vacant buildable land is diminishing at a rapid rate. This current Plan will continue to provide the direction for the use of Randolph Township's remaining land resources to assure the maintenance of a desirable community character and quality of life. As in past years, Randolph is

experiencing changing demographic and housing patterns in addition to new economic forces. New state and county governmental policies and regulations create additional development pressures on the Township. The 2005 Master Plan recognize these pressures and provides clear recommendations for managing them while at the same time providing for today's changing lifestyles and preservation of critical environmental features.

2.0 DOCUMENT FORMAT

This document includes the update of the goals and objectives provided in the 1992 Master Plan as well as the update of the following planning elements based on current trends and changing conditions:

- Land Use
- Community Design
- Housing & Demographics
- Circulation
- Utilities
- Community Facilities
- Parks, Recreation & Open Space
- Conservation
- Historic Preservation
- Recycling

As required by Municipal Land Use Law, the Master Plan also includes a statement addressing the relation of the Township Plan with the plans of adjacent municipalities, the County and the State Development and Redevelopment Plan. The following technical reports are included as separate reports to the Master Plan.

Technical Report #1: Route 10 Corridor Plan consists of an analysis of the corridor's existing traffic patterns, environmental constraints, land uses, zoning pattern and existing and future potential land use proposals. Recommendations are provided to support the goals established by the Master Plan Committee which continue the development of Route 10 as an activity center within Randolph.

Technical Report #2: Mount Freedom Village Center contains a review of the area's natural resources, circulation aspects, streetscape conditions, aesthetics, utilities, and existing land uses, zoning and design standards. The issues and opportunities presented by these planning and design elements are summarized in the report to provide the basis for a vision and goals established for the future of Mount Freedom. The report concludes with proposals for revisions to Mount Freedom's current vehicular and pedestrian circulation patterns, land use, zoning and design standards.