



## II. GOALS & OBJECTIVES



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### 1.0 INTRODUCTION

An integral part of the Master Plan is a statement of the goals and objectives. It is a required element of the Master Plan and directed in N.J.S.A. 40:55D-28b.(1)

*A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;*

The planning elements that follow this statement are intended to define the strategies and implementation tools needed to effectuate these goals and objectives. The actual implementation comes through the adoption of zoning and development ordinances, capital improvements and program development. Therefore, these goals are a statement of policy and give direction to the planning process. They are partitioned here into the various elements of the Master Plan. The Mount Freedom and Route 10 technical reports include their own set of goals and objectives.

### 2.0 LAND USE

#### 2.1 General

1. Preserve the diverse character of Randolph by maintaining a variety of land uses and preserving the community's unique neighborhoods.
2. Preserve the Township's rural areas and maintain its suburban and rural residential character.
3. Permit development in a manner so as to protect environmentally sensitive areas and features.
4. Maintain a community identity for the Township that recognizes the diverse nature of Randolph and yet promotes community cohesiveness.

**2.2 Residential**

1. Provide sufficient flexibility in development regulations to permit a variety of housing types serving a broad range of income levels and age groups.
2. Maintain a high level of community facilities and services in order to ensure a high quality of life for present and future Township residents.
3. The density of housing development should be related to the carrying capacity of the land, roads and utility infrastructure.
4. Cluster residential development should be encouraged to minimize environmental disturbance and preserve open space.

**2.3 Nonresidential**

1. Maintain a balance between residential and nonresidential uses to ensure a stable and sound community tax base and local employment opportunities.
2. Create a village center providing a mix of uses including residential dwellings as well as local retail and service opportunities for residents.
3. Concentrate office, retail and service uses in the Village Center and along Route 10 in conjunction with the goals and objectives of the respective technical reports.
4. Design nonresidential development to be compatible with and not adversely impact residential development.
5. Discourage strip style commercial development through the use of explicit site planning standards including the use of common driveways, common rear yard parking areas, unified sign plans and other design improvement techniques.

**3.0 COMMUNITY DESIGN**

1. Preserve and maintain Randolph's suburban/rural residential character.
2. Encourage creative planning and development to produce visual harmony and identity, preserve special physiographic features and protect natural resources.
3. Promote a sense of Township identity and unity by developing focal centers for community life.
4. Encourage the development and design of the Mount Freedom Village Center as a focal point of the Township.

5. Refine and illustrate building, signage, landscape and streetscape design standards to ensure the development of a desirable physical environment in Township activity centers.
6. Consolidate major nonresidential uses into existing activity centers that include the Village Center, South Salem Street and portions of Route 10 and Canfield Avenue.
7. Preserve the indigenous natural features of the Township such as its rolling wooded hillsides and tree-lined roadways.
8. Discourage development on the Township ridge lines and steeply sloped areas. Roof lines should be kept below the ridge line to preserve distant views; significant vegetation along the ridge lines should be maintained.

#### **4.0 HOUSING**

1. Continue to meet the Township's obligation to provide for its fair share of low and moderate income housing needs recognizing that the Township has exceeded its obligation and has a surplus.
2. Encourage the continued use of housing rehabilitation programs.
3. Establish and monitor the Township's growth share projections to ensure that the Township's housing obligations are met to 2014.
4. Senior citizen housing is encouraged.

#### **5.0 CIRCULATION**

1. Traffic demand generated by new development should not exceed the existing and planned capacity of the Township circulation system.
2. Future road improvements identified in the Circulation Plan should be included in the capital improvement program and be developed in conjunction with new development.
3. Pedestrian circulation facilities including sidewalks, bikeways and the Township's trail system serving as connections between community facilities, commercial areas, residential neighborhoods and employment sites should be encouraged as indicated in the Circulation Plan.
4. The use of mass transportation should be encouraged and opportunities expanded especially in relation to the mobility of senior citizens.

#### **6.0 UTILITIES**

1. Protect the Township's critical water supply for future needs, in accordance with the principles of Federal and State laws.

2. Encourage programs that will increase the potable water supply for future needs.
3. Limit future sanitary sewer service to those areas identified in the Utility Element.
4. Work with the utility companies to place existing overhead wires underground in order to improve the aesthetics of the community.

## **7.0 COMMUNITY FACILITIES**

1. The Township's capital improvement program should coordinate construction and installation of improvements to insure that community facilities and infrastructure are available when needed.
2. Plan for and provide adequate emergency services for Township residents, particularly during the day.
3. Continue to provide adequate facilities for community groups and cultural activities.
4. Plan for future expansion of municipal facilities.
5. Coordinate with Randolph School Board of Education for future facility needs.
6. Encourage efficiencies in the design of new residential development that will minimize public service costs.

## **8.0 PARKS, RECREATION AND OPEN SPACE**

1. Provide a full range of recreation facilities to meet the needs of all age groups. Particular emphasis should be placed on developing recreation facilities that serve the needs of our diverse population.
2. Develop new recreation facilities as outlined in the Parks, Recreation and Open Space Element.
3. Provide athletic fields and other recreation facilities to meet the changing needs of Randolph's residents.
4. Continue to create as funds allow, non-motorized pathway systems between public open space/recreation areas and greenway connections, as well as major residential areas, schools and the Village Center.
5. Preserve and protect open spaces having important environmental, historical and cultural significance.

**9.0 CONSERVATION**

1. Protect environmentally sensitive areas such as stream corridors, steep slopes, flood plains, etc. as passive open space. Prohibit development in environmentally critical areas.
2. Provide a continuous network of open space greenways along streams, slopes, scenic areas and critical environmental areas.
3. Encourage development which preserves natural amenities and does not aggravate Township drainage problems or negatively impact water quality, particularly in important wellfield and drainage areas.
4. Quality streams, waterways and wetlands should continue to be protected through appropriate stormwater and wastewater management practices, conservation easements and development setbacks.
5. Continue to cluster development and use conservation easements to protect environmentally sensitive areas, to retain open space and to reduce impacts to natural areas.
6. Encourage the preservation of existing vegetation, particularly significantly wooded areas.
7. Replacement plantings in areas of disturbance should reflect the natural vegetation within these areas.
8. Minimize site disturbance by establishing limits of clearing and through the adoption of standard tree preservation techniques.
9. Review and update the environmental management techniques the Township currently has in place to ensure that sensitive areas are protected.
10. Update Randolph's Land Use Ordinance and other regulations to effectively protect Category One Streams.

**10.0 HISTORIC PRESERVATION**

1. Promote the conservation of the Township's historic sites and districts.
2. Continue to update the list of historic, buildings, sites and landmarks.
3. Continue to educate Township residents about the history of Randolph and the unique nature of Township historic places.

**11.0 RECYCLING**

1. Encourage resource recovery and the continued recycling of recyclable materials.

**12.0 COMPATIBILITY WITH OTHER PLANNING EFFORTS & JURISDICTIONS**

1. The zoning of Randolph Township should be compatible with that of adjoining municipalities.
2. This Master Plan should obtain plan endorsement from the New Jersey Office of Smart Growth and should be consistent with the Highlands Water Protection and Planning Act.
3. The Township Master Plan should be compatible with the plans of Morris County.