

**TOWNSHIP OF RANDOLPH PLANNING BOARD  
MORRIS COUNTY, NEW JERSEY**

**TOWNSHIP OF RANDOLPH  
2016 MASTER PLAN  
REEXAMINATION  
AND MASTER PLAN UPDATE**

July 18, 2016

PREPARED BY:

A handwritten signature in black ink, appearing to read "Robert A. Michaels", is written over a horizontal line.

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**TOWNSHIP OF RANDOLPH**  
**2016 MASTER PLAN REEXAMINATION**  
**AND MASTER PLAN UPDATE**

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**TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY  
2016 MASTER PLAN REEXAMINATION AND UPDATE**

**1.0 Introduction**

The structure of the Master Plan Reexamination is prescribed in the Municipal Land Use Law in N.J.S.A. 40:55D-89. Generally, the Planning Board is required to reexamine its master plan and development regulations at least every ten (10) years, although the review may be conducted sooner. The last comprehensive Master Plan was adopted by the Planning Board in January 2006. The statute requires that the Master Plan Reexamination report address the following concerns:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in the State, county and municipal policies and objectives.*
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

This reexamination report analyzes each of the above areas in separate sections as follows.

**2.0 Major Problems Relating to Land Development at the Last Master Plan**

The major problems relating to land development that were identified at the time of preparation of the last master plan can be discerned from examining the land use and housing goals and objectives adopted at that time. Those goals and objectives were partitioned into

general issues and those relating to residential and nonresidential development. They were as follows:

### *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.*

The goals and objectives identified in the 2006 Master Plan were as follows:

1. *Continue to meet the Township 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.*

A review of the land use plan from 2006 sheds additional light on problems that were before the Township at that time.

- The intent to maintain the rural / suburban character was reiterated in the plan. The plan also stated that, "no expansions of the multi-family districts with the Township are recommended outside of Mount Freedom and specified areas within the Route 10 corridor."
- The plan specifically stated the Township's continued opposition to multi-family development on the Randolph Mountain property.
- The land use plan also identified the Mill Brook Valley as a unique topographic and environmentally sensitive area that required sensitive treatment and preservation.
- The Highlands preservation area was noted and the plan did not recommend any zoning changes to the area in order not to create any wholesale nonconforming conditions for existing developed properties. Nevertheless it was acknowledged that the Highlands regulations would strictly limit development possibilities in that area. The plan also included a discussion of the overall Highlands Plan and there was statement that it was the intent of the Master Plan to be consistent with the Highlands Master Plan.
- The South Salem Street area was specifically addressed and the plan noted that the K-Mart shopping center was underutilized. The plan included a number of recommendations with the intent of upgrading the area and promoting mixed use development. The plan referred to earlier proposals found in the 1992 Master Plan for improvement to the area.

- One of the specific areas of study in the 2006 Master Plan was the Mount Freedom Center. That plan discussed the numerous studies and efforts that were undertaken over the years to develop Mount Freedom into a comprehensively planned mixed-use area that would become a town center and focal point of the community. Strides have been accomplished towards this end, but the total vision for the center has not been achieved.
- The Route 10 corridor was also a subject of study in the 2006 Master Plan. The aim of the study was to understand and preserve the favorable attributes of the Route 10 corridor while resolving existing constraints to controlled development of vacant parcels with the corridor and redevelopment of existing parcels. The intent was also to identify optimum future land uses that would work to sustain an active and pleasurable environment that would serve the needs of the surrounding residential uses. That plan divided the Route 10 corridor into character area with their unique attributes and problems.
- The 2006 Master Plan included a Community Design Element, which purpose was to help retain, promote and enhance the desired character of Randolph's built environment and its relationship to the preservation of the natural environment. This was intended to help minimize land use conflicts, encourage quality architectural and landscape design, clarify the objectives of the Township, reduce delays in the approval process and promote dialogue between the Township decision makers, planners, residents and developers.
- The Housing Element and Fair Share Plan was prepared in conformance with the regulations then in place by the Council on Affordable Housing (COAH). Its intent was to address the Township's obligation to provide for the community's fair share of low and moderate income housing. The report documented the affordable housing efforts completed by the Township and proposed projects and mechanisms to address future obligations.

### **3.0 Increase or Decrease in Problems Relating to Land Development**

As part of the determination of whether there has been an increase or decrease of the problems relating to land development since the last master plan, a review of demographic information has been conducted. Data from the 2010 Census is available and is reported below. The gross population and general housing numbers have been provided. This has been supplemented where possible with other data more recent than the 2010 Census concerning residential building permits and certificates of occupancy.

The population of Randolph Township grew from 24,547 in 2000 to 25,734 in 2010 as is illustrated on Table 1. During that same period the number of housing units increased from 8,903 to 9,343. The percentage increases of both population and housing units were fairly close at almost five (5%) percent over the ten (10) year period.

<b>Table 1</b>				
<b>Township of Randolph</b>				
<b>Population and Housing Units, 2000 and 2010</b>				
	2000	2010	Change	
			Number	Percent
Population	24,547	25,734	1,187	4.84%
Housing Units	8,903	9,343	440	4.94%
Source: U.S. Census 2000 and 2010				

The age distribution of residents within the Township shifted towards the older age cohorts between 2000 and 2010. The median age increased from 36.5 years to 40.1 years during the decade. Persons 65 years and older increased in both numbers and percent, constituting 7.3 percent of the population in 2000 and 9.2 percent in 2010. At the same time the number of children under the age of five decreased from 1,885 in 2000 to 1,464 in 2010 as is shown on Table 2.

<b>Table 2</b>				
<b>Township of Randolph</b>				
<b>Population By Age, 2000 and 2010</b>				
Age	2000		2010	
	Number	Percent	Number	Percent
Under 5	1,885	7.6%	1,464	5.7%
5-9	2,237	9.0%	2,117	8.2%
10-19	3,688	14.8%	4,187	16.3%
20-24	852	3.4%	1,067	4.1%
25-34	3,097	12.5%	2,293	8.9%
35-44	4,892	19.7%	4,035	15.7%
45-54	4,226	17.0%	4,943	19.2%
55-59	1,369	5.5%	1,771	6.9%
60-64	784	3.2%	1,480	5.8%
65 and Over	1,817	7.3%	2,377	9.2%
<b>Total</b>	24,847	100.0%	25,734	100.0%
Median Age	36.5		40.1	
Source: U.S. Census 2000 and 2010				

In the five year period from 2010 to 2014 there were permits for 116 new dwelling issued and C.O.'s for 47 units. These are illustrated in Table 3. The difference is attributed to construction of dwellings spanning over two or more calendar years. Construction activity has



generally increased over the years examined with a high of 71 permits issued in 2014. No multi-family developments have been constructed since 2010.

<b>Table 3</b> <b>Township of Randolph</b> <b>Residential Building Permits and</b> <b>Certificates of Occupancy</b> <b>2010 - 2014</b>		
Year	Permits Issued	C.O.'s Issued
2010	2	5
2011	5	5
2012	20	8
2013	18	18
2014	71	11
Totals	116	47
Source: N.J. Department of Community Affairs		

There continues to be development pressures and changes in many areas of Randolph Township. This section catalogues the extent in which those problems and issues noted above have increased or decreased.

#### South Salem Street Area

Development within the South Salem Street area, and what has been known as the K-Mart Shopping Center, continues to be a problem. This has increased in urgency with the closing of the K-Mart store. The shopping center has been plagued by vacancies over the last eight years. Since the last Master Plan there was the reconstruction of the previously occupied Pathmark store, which has become LA Fitness. There has been development and redevelopment of some of the properties that front on South Salem Street. This area has been the subject of studies and proposals in the 2006 and the 1992 Master Plans.

#### Mount Freedom

The future of Mount Freedom continues to be an issue for the land use plan of Randolph Township. There remains a desire for Mount Freedom to be a center and progress has been made toward that end. Since the last Master Plan there has been redevelopment of some properties within the area. The upgrades to Sussex Turnpike and extensions of sewers have commenced. Site plan approval has been granted for a shopping center on property known as Mark's Corner, formerly known as the Zion Tract at the corner of Sussex Turnpike and West Hanover Avenue. Some of the specific projects that have been constructed in Mount Freedom since the 2006 Master Plan include the following:

- Construction of the building on the western edge of Mount Freedom housing the Post Office, pharmacy, restaurant and offices.

- Heritage Plaza which includes a bank and various neighborhood retail uses located west of the Burrini's Market.
- Upgrades to the Burrini's Market.
- Upgrades to Millbrook Plaza.

It is anticipated that once the road improvements to Sussex Turnpike and sewer extensions are completed there will be requests for additional upgrades to Mount Freedom properties. A refinement to the vision for Mount Freedom may be warranted including an evaluation of the land uses.

### Route 10 Corridor

There have been upgrades to certain portions of the Route 10 corridor including the development of the Randolph Commons at the intersection of Route 10 and Center Grove Road. The CVS pharmacy and adjacent medical office building have been constructed at the intersection of Route 10 and Dover-Chester Road. Brightview Assisted Living has been constructed on Quaker-Church Road behind office buildings fronting on Route 10. The shopping center on the westbound side of Route 10 between Millbrook Avenue and Center Grove Road remains unfinished. There have been approvals for some development west of Dover-Chester Road, although little has changed in that area and no construction has begun. Therefore, although some redevelopment has occurred, the future of the Route 10 corridor remains an issue.

### Affordable Housing

Randolph has a long history of providing for its fair share obligation for low and moderate income housing. Housing plans have been completed and adopted and affordable housing has been constructed and occupied. Randolph has complied with the requirements for filing housing plans with COAH in the past, but due to statewide challenges to the affordable housing regulations and other actions on the state level, the Township's plans that have been filed pursuant to the various iterations of the third round rules did not receive substantive certification. The Township, along with other municipalities is under the jurisdiction of the Court and is currently in the midst of developing a compliant housing plan.

Therefore, affordable housing remains a substantial issue that will affect land development within the Township. Until Randolph's housing plan is completed and receives the judicial equivalent of substantive certification, there will continue to be uncertainty. This will impact the three areas noted above – Mount Freedom, South Salem Area and the Route 10 Corridor. Also the previous Master Plan's intent to limit areas of multi-family housing is impacted by uncertainty relating to affordable housing.

### Community Design

As additional development occurs within the Township, community design concerns continue to be an issue that will need to be addressed. The Township may want to make those

standards clearer and definitive in order to achieve the desired character of the various commercial centers of the community. Additional clarity could be achieved with the adoption of a separate document that provided graphic illustrations or photographs of design alternatives that were desired.

### Highlands

On January 17, 2013 the New Jersey Highlands Water Protection and Planning Council voted to approve a Petition for Plan Conformance for the Township of Randolph. Randolph's petition included the creation of four (4) Highlands Centers. These centers included two locations on Route 10, the South Salem Street area and the Mount Freedom area. These locations were identified on maps included in the Consistency Report issued by the Highlands Council. The Township has been working with the Highlands Council to amend the wastewater management plan to conform to the parameters of the centers that are proposed. Although the Township has taken the step to obtain the Petition for Plan Conformance further decisions will need to be made to fully conform the Township's Master Plan and Land Development Ordinances to the Highlands models. Therefore Highlands conformance continues to be an issue.

### **4.0 Changes in Assumptions, Policies and Objectives**

This section discusses significant changes in assumptions, policies and objectives that form the basis for land use decisions within the Township. The goals and objectives that were the basis of the previous Master Plan are substantially the same. There is still a desire to maintain the character of the community, to concentrate new and redevelopment in the areas designated in South Salem, portions of Route 10 and Mount Freedom, to prevent sprawl and wasteful use of land, to protect environmentally sensitive lands and to discourage strip type commercial development.

The significant changes in policies and assumptions that affect land development in the Township are external. The two major policy changes relate to affordable housing and the Highlands as noted above. These two areas are interrelated. The Township continues to seek compliance with its constitutionally mandated affordable housing obligations. Randolph has been pro-active in its efforts to meet and exceed the affordable housing needs of its residents and its fair share of the regional need. The Township also supports the philosophy of the Highlands Act to concentrate development in appropriate locations that are served by adequate sanitary sewer service and potable water sources, and to protect the quantity and quality of the region's potable water sources. The Township has taken a cautious approach to ceding land use decision making to outside agencies.

Therefore there is no change in the Township's approach to obtaining conformance with the Highlands Regional Master Plan. This will continue to occur incrementally starting with the approval of the community's amended Wastewater Management Plan. The Highlands regulations include a comprehensive checklist of efforts and activities that are required to obtain complete plan conformance. These include amendments to the master plan and development regulations.

Currently the rules and regulations concerning the Township's future affordable housing obligations and the methods of satisfying those obligations are under the jurisdiction of the courts. Randolph will move forward with its Housing Element and Fair Share Plan to obtain the judicial equivalent of substantive certification. If legislative action significantly changes the rules and obligations of the municipality, the Township may reexamine this approach and accelerate efforts to obtain Highlands Plan conformance.

## **5.0 Recommended Changes to Master Plan**

This Master Plan Reexamination concludes that the 2006 Master Plan substantially reflects the current goals, objectives and policies of the community. Therefore this reexamination does not recommend a comprehensive update of all of the elements of the master plan and development ordinances. There are some areas that require refinement and the following changes to specific areas should be undertaken.

### **5.1 Land Use Plan**

There are a number of necessary amendments to the land use plan and land use ordinance that have come to light through this reexamination and a review of the annual reports of the Zoning Board of Adjustment. They reflect changes in circumstances and policies as noted above and issues relating to areas in the community that are located in zoning districts that do not correspond to the predominant development pattern. These recommended amendments also reference needed clarification and correction of language in certain sections of the land development ordinances. The primary recommended changes noted below refer to changes in either the limits or classifications of zoning districts.

#### **Mount Freedom**

The 2006 Master Plan as was noted above included study of the Mount Freedom center and provided recommendations for future development. Improvements that were anticipated in that plan are currently being implemented including the widening of Sussex Turnpike, the extension of sanitary sewers to the south side of Sussex Turnpike and construction commencing on the Kensington Square development. The general intent of the 2006 study to further establish Mount Freedom as a village center remains relevant, although some specific aspects require adjustment. The vision for Mount Freedom stated in the 2006 report as follows remains relevant:

*The vision for Mount Freedom is that it becomes a village center with small scale Colonial type shops, stores and services provided in a pleasant, safe and relaxing environment with tree lined streets and beautiful civic spaces. Colonial style housing designed for all ages and income levels will be scattered throughout the areas connected by a well defined walkway and open space system.*

Some specific recommendations for Mount Freedom are as follows:

- The Mount Freedom Study included a concept plan illustrating an extension of Millbrook

Avenue south of Sussex Turnpike and a continuous parking lot behind the buildings that front on the south side of Sussex Turnpike. The intent of providing parking for those commercial uses behind the Sussex Turnpike buildings remains a recommendation of this plan. It may be achieved without the extension of the public road. The cooperation of the property owners could achieve the linkage of parking areas and access to the parking lot should be aligned with the signalized intersection of Millbrook Avenue and Sussex Turnpike.

- The zoning should be amended to more clearly allow mixed residential and commercial uses. Commercial uses on the ground floor with apartments above would be permitted, especially along the south side of Sussex Turnpike. This would be coordinated with the parking in the rear noted above. Any residential development should also require a set-aside for low and moderate income dwellings as part of the residential mix.
- The Valley Road neighborhood is currently located in the R-2 Zone but was developed in accordance with the R-3 zone standards and was later rezoned. In order to avoid numerous requests for variances for reasonable additions and modifications to the properties, the area should be restored to the R-3 Zone. The minimum lot size in the R-3 zone of 15,000 square feet with commensurate setback and bulk standards would conform to the existing conditions.
- The permitted use standards for the Limited Village Commercial (LVC) District should be amended to permit retail sales. Currently only retail services and personal services are permitted in the zone, which is located at the eastern side of the intersection of Sussex Turnpike and West Hanover Avenue.
- The neighborhood around Harvey Terrace and Carallen Place is located in the R-2 zone. The lots in that neighborhood are all more reflective of the minimum lot sizes found in the R-3 zone. Therefore this plan recommends that this neighborhood be rezoned to R-3.
- There are two (2) locations within the Mount Freedom center in which lone lots with existing two-family homes should be included in the adjacent zone. Both are located on Sussex Turnpike. Block 103, Lot 2 should be included in the B-1 zone rather than the PO/R zone and Block 224, Lot 7 should be included in the VCR zone rather than the R-2 zone.
- The area currently zone PO/R located on the north side of Sussex Turnpike between Millbrook Avenue and the current RLD zone should be rezoned Specialty Shop / Village Office (SS/VO) in order to broaden the uses permitted in the area and further help to establish the area as a commercial core.

An amended Center Plan should be adopted for the Mount Freedom Village Center. This should be used as a guideline for property owners and developers of the area. This Center Plan should be a priority since the road and infrastructure improvements are nearing completion and

implementation of the recommendations of this plan and those of the previous Master Plan should be part of the development and redevelopment of lands within Mount Freedom.

### South Salem Street

As was noted above, the South Salem Street area has been the subject of study and recommendations in both the 1992 and 2006 Master Plans. The goals of the previous Master Plan in regard to this portion of the Township remain as stated. The following recommendations are proposed to amend the recommendations in the 2006 Plan.

- Any multi-family residential development in this area should be required to include a set-aside for very low, low and moderate income dwellings.
- The proposal in the previous Master Plan to encourage and permit hotel development for the former TDI property located on the north side of Route 10 at the South Salem Street intersection should be removed. That site has been successfully re-used as a Restore for Habitat for Humanity and related uses.
- There should be modifications to the R-GAH zone in the South Salem Street area to reflect new standards for 100 percent affordable development consistent with the proposed development by Habitat for Humanity at the former E.A. Porter site and the inclusion of that site in the zone. The South Salem Street Overlay zone should also be modified to include 100 percent affordable development.
- The density and intensity of development standards in the South Salem Street Overlay Zone should be increased to ensure consistency with the goals to encourage mixed use development and redevelopment in the district and additional multi-family housing.
- Existing uses along South Salem Street should be examined in order to establish zoning that is consistent with those uses. There are locations of PO/R and R-5 zoning on properties that would be more appropriately zoned B-2.

### Cluster Zoning and Zoning Corrections

There are a number of locations in the Township in which development has occurred pursuant to the cluster option and open space was preserved. The lots were created and developed with lot reduced sizes that do not conform to the standards of the zones in which they were located. This has resulted in substandard lot conditions and the need for variance relief when owners seek reasonable additions and modifications to their dwellings. These conditions can be alleviated with rezoning these properties to reflect their actual sizes. In some instances the properties would be rezoned from RR to RLD or RLD to R-1. The intent is not to permit any greater density or increased number of lots, since these are developed properties. There are also locations in which developed properties were down zoned into a zone that did not reflect the

existing development pattern. This resulted in the same substandard lot conditions noted above with some clustered development. These zoning changes are intended to correct conditions in which the current zoning does not reflect the existing situations of developed properties. The areas are identified on the accompanying map.

### Public Lands

Recently acquired public lands should be rezoned to OS-GU to reflect their current status. Additionally, other public lands such as the library, community center and the Tamarack Camp site should be included in the OS-GU zone. Conversely privately owned lands in the OS-GU zone should be re-zoned to reflect their use. This includes the Chabad Center that is in the OS-GU zone and should be included in the adjacent R-2 zone. It also includes the portion of the Black River Barn restaurant site that is in the OS-GU zone. That should be rezoned to B-2ENV, which is the current zoning of the restaurant site adjacent to Route 10 / Sussex Turnpike. The Bryant/Posner Pond property should be rezoned from OS/GU to the R-3 zone.

### Miscellaneous Zoning Modifications

There are a number of locations within the Township in which zoning modifications are warranted. These are areas where there have been multiple applications to the Zoning Board of Adjustment and/or other problems have arisen. The specific recommended changes are as follows:

- The property currently zoned PO/R along Route 10 that is developed with the LaStrada Restaurant should be rezoned to B-2ENV. This will reflect the current development of the property and correspond to the environmental considerations of the area and the nearby B-2ENV zoning, and matches the zoning on the north side Route 10.
- The PO/R zoning adjacent to Center Grove Road that is developed as Randolph Commons should be rezoned to B-2 as is the remainder of the Randolph Commons property. The B-2 zone is consistent with the existing development pattern of the site.
- The minimum lot size required in the OL Office-Laboratory Zone is fifteen (15) acres. This lot size reflected the desire to develop those properties as office and research centers with a low scale, campus type theme. The current demand in this portion of Morris County is for smaller scale office development that is more conducive to emerging companies and technologies. Therefore it is recommended that the minimum lot size in the OL zone be reduced to about three (3) acres with commensurate reductions to the other bulk requirements to fit with the smaller lots.
- The permitted uses in the B-4 General Commercial District should be expanded and clarified to allow retail sales and service businesses. Currently the ordinance lists certain businesses and department stores, but does not use the more general term of retail sales and services. This will allow more flexibility to property owners in this district, which is located on the northern and southern sides of Route 10 between Millbrook Avenue and Center Grove Road.

- Gasoline service stations are permitted as a conditional use in the B-1 and B-2 zones. The Township has seen a number of requests to include convenience stores as an additional use with fuel sales generally in place of service bays. It is recommended that the conditional use requirements be amended to permit convenience stores with fuel dispensing. Appropriate standards relating to lot size, adequate parking, substantial buffering and other bulk requirements should be included. No filling of propane tanks should be permitted with convenience stores or gasoline service stations.
- The R-1A zone is located in the vicinity of the intersection of Calais Road and Sussex Turnpike. This zone permitted planned residential development and planned senior citizen development as conditional uses. The underlying permitted use was single-family residential development as allowed in the R-1 zone and public housing owned and operated by the Morris County Housing Authority. This area has been developed with single-family development pursuant to the R-1 zone and the India Brook Senior Housing development. Therefore, it is recommended that the land be rezoned to R-1 and the India Brook Senior development be zone RG/AH to reflect their current uses and development pattern.
- The properties currently zoned PO/R at the end of Valley View Avenue should be rezoned to R-3, which is consistent with the zoning of the neighboring residential lots.
- The Land Development Ordinance should be amended to clearly permit multiple principal buildings in the B-2 zone.
- Permitted uses in the I Industrial zones should be expanded to allow medical and dental offices and clinics. There have been use variance requests to permit those facilities in those zones and their inclusion will help to fill vacant floor space.

### Pattern Book

The 2006 Master Plan included Village Center Design Standards as they related to the Mount Freedom area. There also were examples of architectural and design treatments in various areas of the Route 10 corridor that were favored and suggested to be emulated. This Master Plan Reexamination and Update recommends that a pattern book be developed and adopted to more clearly identify design and architectural patterns that are desired by the community. These patterns can be segregated by areas of the Township such as the Mount Freedom Village, the Route 10 Corridor, the South Salem neighborhood, the Ironia commercial area or other locales. It is the intent that this document would be available to potential developers and property owners online and otherwise to assist in their planning and development of improvements within the Township. This pattern book should be adopted as part of the Master Plan in order to give it weight and authority in order to ensure its implementation.



## **5.2 Housing Plan**

The Township's Housing Plan is in the process of being updated in order to obtain the judicial equivalent of substantive certification. The Township continues to desire to be compliant with the constitutional requirement to provide the opportunity for the provision of its fair share of low and moderate income housing. The Township has obtained temporary immunity from builder's remedy lawsuits and is working to satisfy its obligations pursuant to the timetables established by the courts. As required by the Municipal Land Use Law the Township will amend the land use ordinance where necessary to be substantially consistent with or designed to effectuate the Land Use Plan and the Housing Plan.

## **5.3 Circulation Plan**

This Reexamination Report recommends that the Circulation Plan be updated particularly in relation to pedestrian circulation and interconnections. As was stated in the previous Master Plan, pedestrian linkages between residential concentrations and commercial centers should be encouraged and developed. This is especially important in the Mount Freedom center and between the multi-family developments in proximity to the Route 10 commercial areas. The Circulation Plan recommendations of the 2006 plan remain relevant, although they should be expanded and provided in greater detail.

## **6.0 Relationship to Other Plans**

The assessment of the 2006 Master Plan concerning the relationship of the Master Plan to the plans of the surrounding communities remains substantially the same. This report does not include significant changes that would impact the relationship to the municipalities that abut Randolph. Figure XIII-1 which was included in the last Master Plan can be referenced to determine those approximate relationships.

The relationship to the County's Land Use Plan remains unchanged. In regard to the Highlands Regional Master Plan, this report includes an extensive discussion with the Township's relationship to the Highlands and the activities and measures taken by the municipality. The State Plan has evolved into a statement of goals and objectives that are consistent with the Township's intent in this report.

## **7.0 Areas in Need of Redevelopment**

There are no areas designated or proposed as areas in need of redevelopment or redevelopment plans pursuant to the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-1 et. al.) within the Township of Randolph.