



# Highlands Council Meeting

Thursday, January 17, 2013



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## **Township of Randolph Petition for Plan Conformance**



# Township of Randolph Governing Body 2013

- Tom MacArthur, Mayor
- James B. Loveys, Deputy Mayor
- Christine Carey
- Michael Guadagno
- Roman Hirniak
- Al Napoliello
- Joanne Veech

Municipal Building





# **Township of Randolph**

## **“Where Life is Worth Living”**

- Incorporated November 13, 1805
- Population : 26,000
- Land Area: 13,542 acres/22 sq. mi.
- Preserved Lands: 3,218 acres (24%)
- Total Forest: 7,729 acres (57%)
- Area originally inhabited by Lenni Lenape Indians, settled by Quakers.
- Home to Liberty Tree – growing since 1720





# Township of Randolph

- Award-winning 16-mile trail system connecting 2,000 acres of open space
- Commitment to comprehensive planning (Rt. 10 Corridor Study, Mt. Freedom Village Center Report)
- Diverse range of land uses: residential, affordable housing, retail, office, industrial, open space/recreation
- Positive model of suburban living



## New Jersey Highlands

**Randolph Township**



**Mine Hill Township**

**Dover Town**

**Rockaway Borough**

**Victory Gardens Borough**

**Roxbury Township**

**Randolph Township**

**Denville Township**

**Chester Township**

**Morris Township**

**Mendham Township**

### Legend

- Municipal Boundaries
- Highlands Planning Area
- Highlands Preservation Area
- Proposed Highlands Centers
- Lakes Greater Than 10 Acres
- Land Use Capability Zone**
- Protection
- Existing Community
- Land Use Capability Sub-Zone**
- Existing Community Environmentally Constrained
- Lake Community







# Township of Randolph Petition for Plan Conformance

- Planning Area Lands: 12,961 acres (95.7%)
- Preservation Area Lands: 581 acres (4.3%)
- Petition for both Areas
- All draft plan conformance modules submitted
- Four Proposed Highlands Centers





# What is Highlands Center?

**A place where future planning is centralized.**

- Community-driven process
- Area of existing development
- Appropriate for development/redevelopment
- Available infrastructure

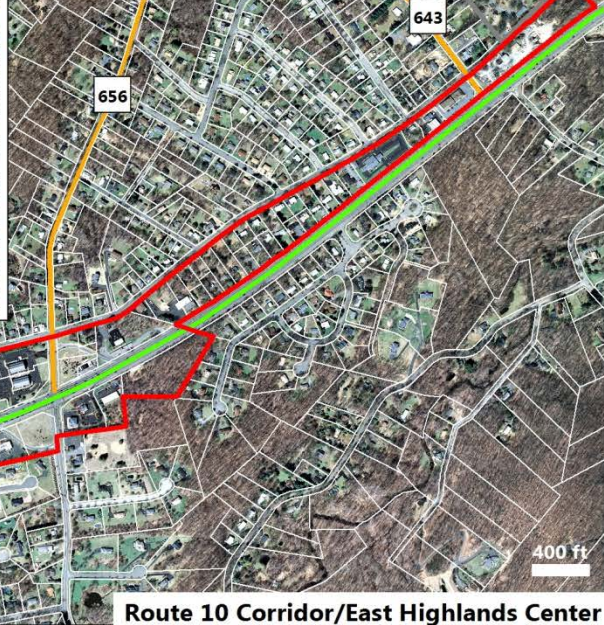
**A Highlands Center Designation** triggers a planning process designed to identify the **goals, best uses** and **densities** for a specific area, while remaining consistent with the Highlands Regional Master Plan.



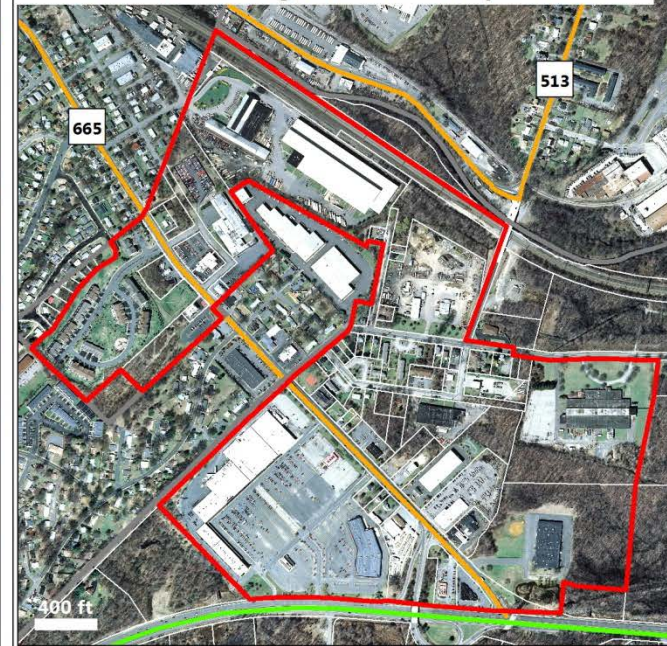
**Route 10 Corridor/West Highlands Center**



**Route 10 Corridor/East Highlands Center**



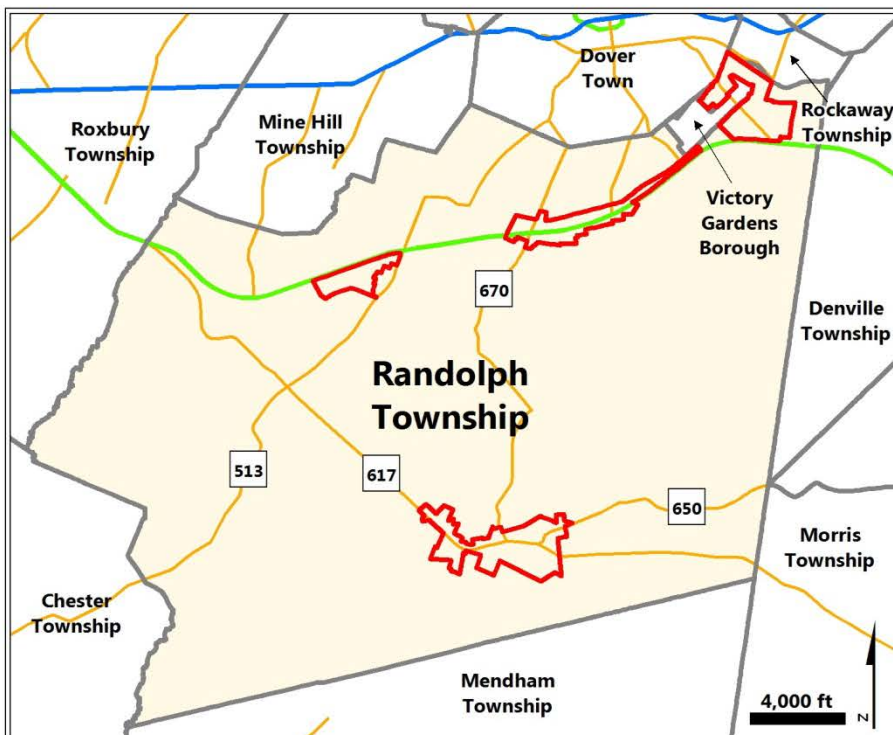
**South Salem Street Highlands Redevelopment Center**



## Randolph Township Highlands Centers

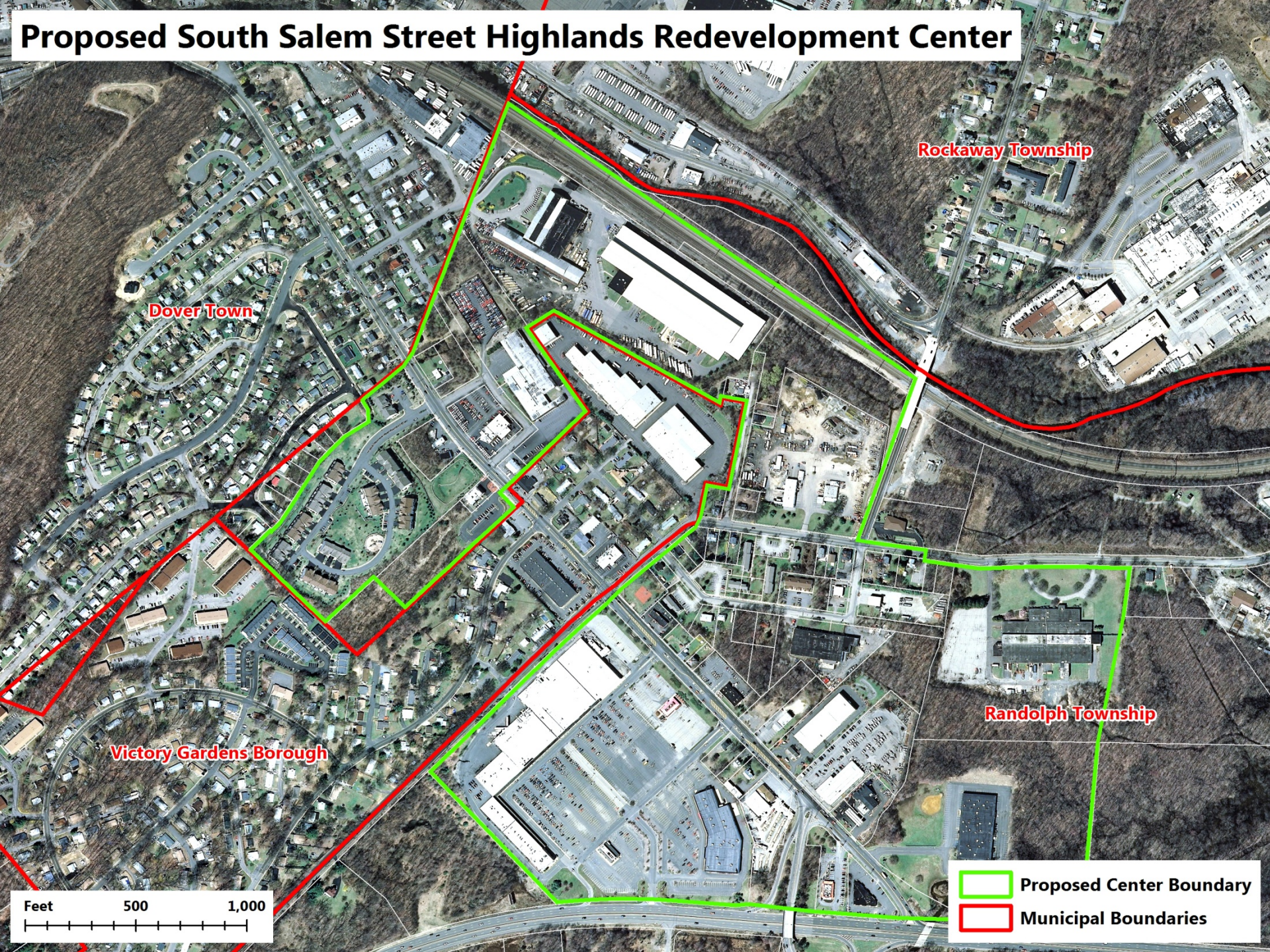


**Mount Freedom Highlands Village Center**





# Proposed South Salem Street Highlands Redevelopment Center



Dover Town

Rockaway Township

Victory Gardens Borough

Randolph Township

Feet 500 1,000

- Proposed Center Boundary
- Municipal Boundaries



# South Salem Street Center



Improve walkability & connectivity



Emphasis on sustainable development



Facilitate redevelopment

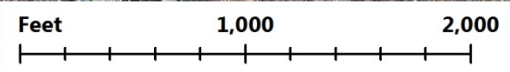




# Proposed Route 10 Corridor/East Highlands Center



Dover Town  
Randolph Township

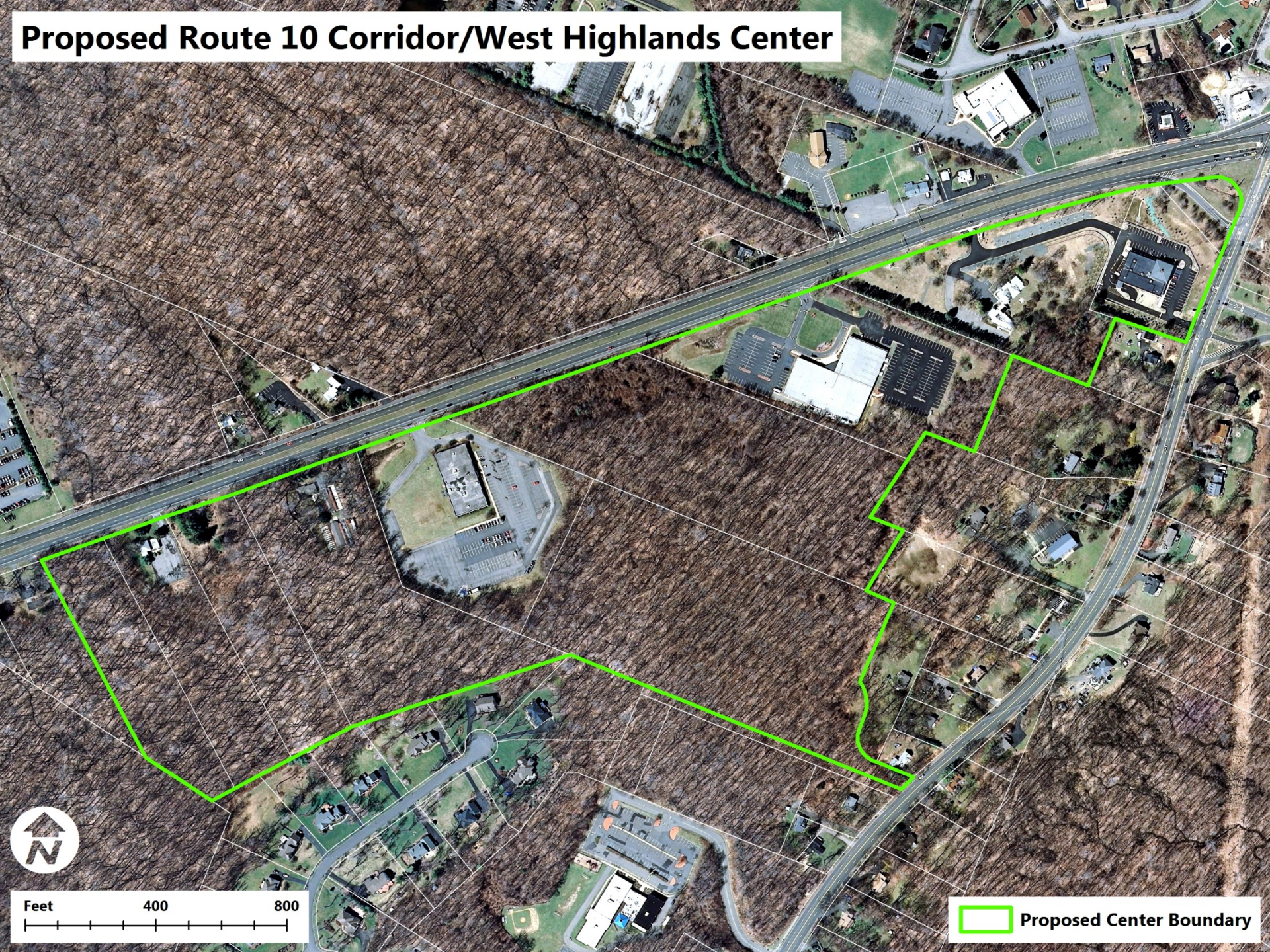
Victory Gardens Borough



-  Proposed Center Boundary
-  Municipal Boundaries



# Proposed Route 10 Corridor/West Highlands Center



Feet 400 800

Proposed Center Boundary



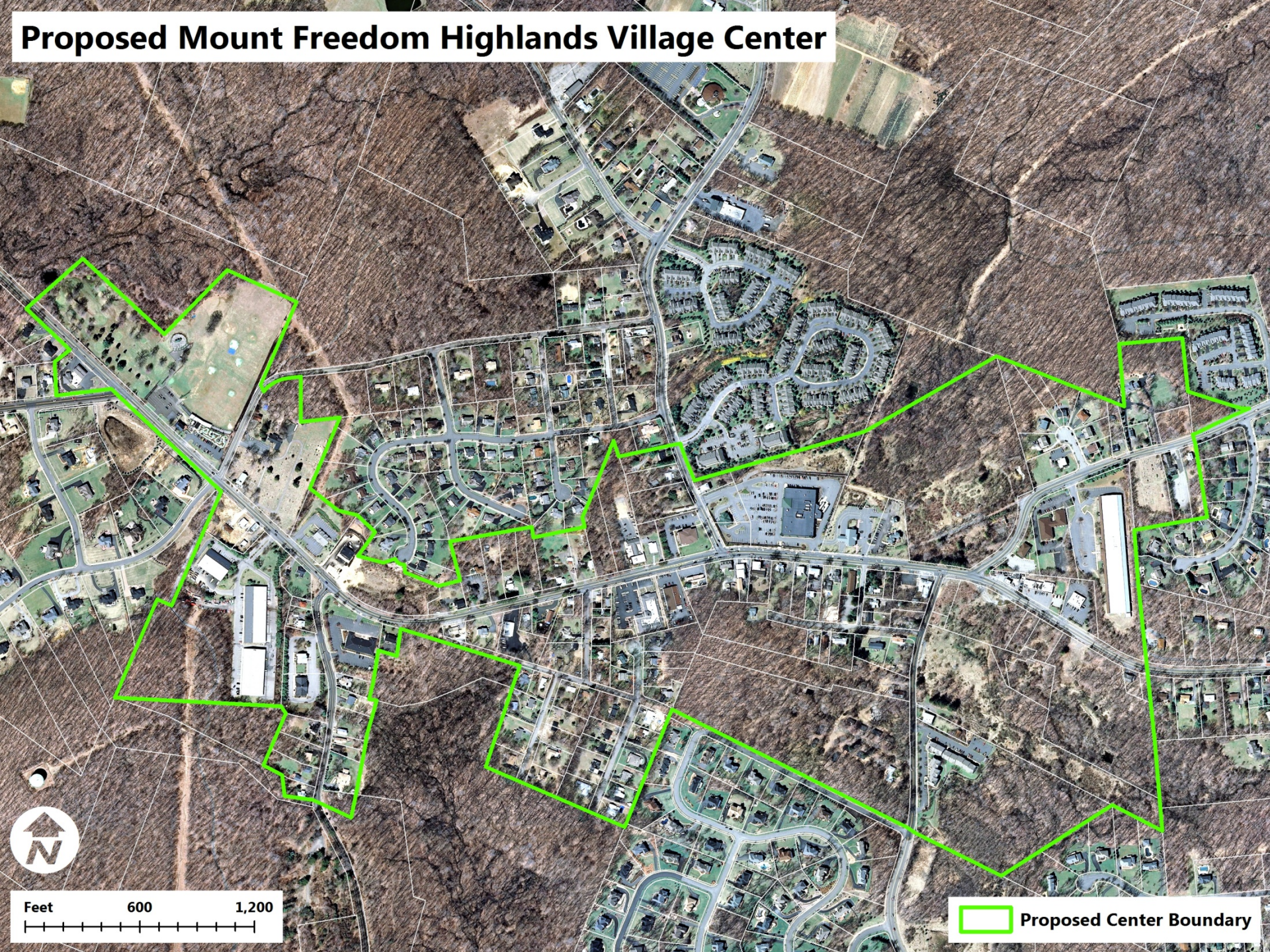
# Rt. 10 Highlands Centers



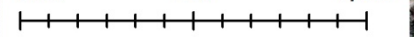
Transition old development patterns to serve community today.



# Proposed Mount Freedom Highlands Village Center



Feet      600      1,200



 Proposed Center Boundary



# Mount Freedom Village



Improve walkability and connectivity



Develop cohesive plan for mixed-use area

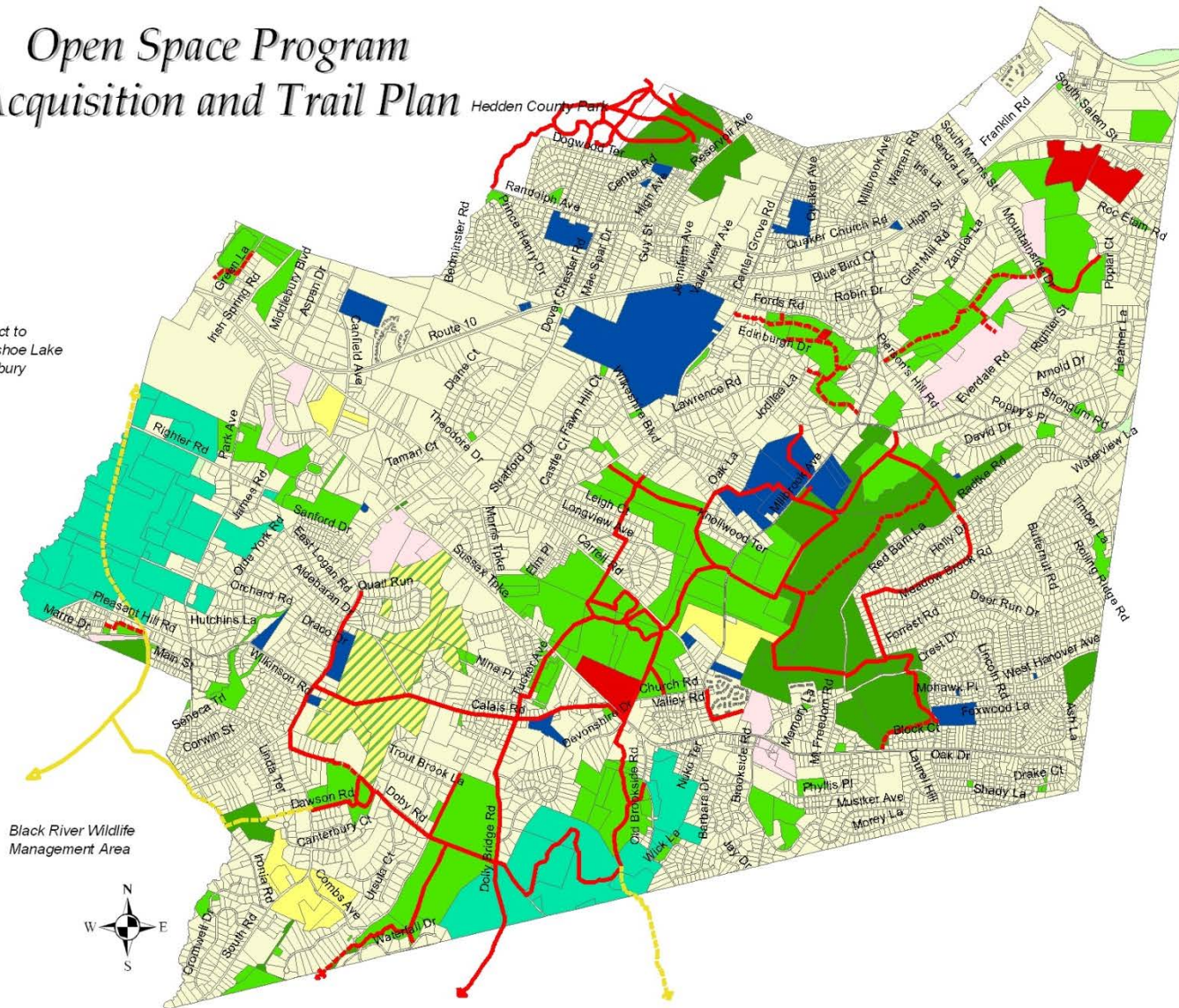


Upgrade and Revitalize



# Open Space Program Acquisition and Trail Plan

Connect to  
Horseshoe Lake  
in Roxbury



Black River Wildlife  
Management Area



Connect to Seeing Eye  
in Mendham

Connect to  
Calais Rd  
in Mendham

Connect to Patriots  
Path at Dismal Harmony

2,700 1,350 0 2,700 5,400 Feet

## Legend

- Future Trail
- Future Patriots Path
- Existing Trail
- Existing Patriots Path
- Open Space
- Acquisitions Near Completion
- High Priority
- Golf Course Parcels
- Watershed
- County and State Lands
- Proposed Acquisitions Cluster Development
- Other Potential Properties
- Government/School Institutions
- County Farmland Preservation



Township of  
**Randolph**  
Morris County, New Jersey  
June 22, 2009





# Public Comments

- Public comment period: 12/14/12 – 1/4/13
- Comments received from:
  - New Jersey Farm Bureau; Bisgaier Hoff, LLC;  
New Jersey Conservation Foundation;  
Highlands Coalition.
- Comment/Response Document provided responses to all public comments received.
  - Posted to Highlands website: 1/14/13





# Staff Recommendation:

## Approve w/conditions

- Complete and adopt Highlands ERI, Master Plan Element, and Land Use Ordinance
- Develop (in collaboration w/Highlands Council):
  - Water Use & Conservation Management Plan
  - Habitat Conservation & Management Plan
  - Stream Corridor Protection & Restoration Plan
  - Sustainable Economic Development Plan
  - Highlands Center Plans
  - Green Building/Environmental Sustainability/Alternative Energy Plan



# Council Deliberation Township of Randolph







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