

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

**TOWNSHIP OF RANDOLPH  
MOUNT FREEDOM  
PLANNING STUDY UPDATE**

September 6, 2017

PREPARED BY:

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

Robert A. Michaels, P.P., AICP  
License No. 2585

The Original Document is Signed and Sealed pursuant to N.J.A.C. 13:41-1.3

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**TOWNSHIP OF RANDOLPH**  
**MOUNT FREEDOM PLANNING STUDY UPDATE**

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## **Township of Randolph Mount Freedom Village Planning Study Update**

### **1.0 Introduction**

The Mount Freedom section of Randolph Township has been the subject of a number of planning studies at least since 1975. The most recent effort was adopted and incorporated as part of the Master Plan in 2006. The 2016 Master Plan Reexamination recommended that the 2006 plan be updated especially in light of recent developments especially road and sanitary sewerage improvements. That study included some recommendations which will be discussed further in this report. Besides the road and sewer improvements that are nearing completion, there have been some property and land use changes and upgrades that have occurred since 2006 that further point to the need for a reexamination of the area.

It is intended that this study will be incorporated into the Township's Master Plan and be an element of the Master Plan. It therefore will be the subject of a public hearing by the Planning Board with the eventual adoption by the Board.

This study is primarily partitioned into three (3) sections. The first is an examination of current land uses and existing conditions. The land uses identified in 2005-2006 will be updated where they changed. The amended circulation pattern will also be documented as well as the expanded sewer service area. Once the existing conditions are established the goals and objectives will be updated. The Planning Board will determine which goals and objectives that were adopted with the 2006 study remain relevant and which should be modified or deleted. Finally the plan will include recommendations and implementation strategies. These may include recommended zoning and development ordinance amendments and incentives for private conformance with the plan.

The development of this plan will include input and participation by stakeholders, municipal officials and residents. This participation and inclusion of ideas and strategies will help to ensure its relevance, success and eventual implementation.

## **1.1 Past Planning Efforts**

There have been a number of planning efforts focused on the Mount Freedom community over the years. The following studies have been undertaken, most as described in the 2006 Mount Freedom Study:

- In 1975 the Rutgers Urban Design Studio conducted a planning study that first identified Mount Freedom as a possible community center. That study resulted in zoning changes that were adopted to implement some of the recommendations of the report.
- In 1988, the Planning Board adopted the Mount Freedom Center Plan. The purpose was to create a compact, comprehensively planned mixed-use center that avoided strip-mall type development.
- “Technical Report #3, Randolph Township Master Plan Project, Community Design Standards – Activity Centers”, prepared by Moskowitz, Heyer, Gruel, P.A. & Madden/Kummer, Inc., June 1992. This report prepared as part of the comprehensive 1992 master plan effort identified the area as Town Center and Old Brookside – West. The Town Center, identified as located in Mount Freedom was noted as the traditional activity center in the south-central portion of the Township. It was identified as being centered where Millbrook Avenue, West Hanover Avenue and Brookside Road intersect with Sussex Turnpike. The Old Brookside-West area continues westward on Sussex Turnpike to Old Brookside Road and beyond down Calais Road to the municipal library. This study included a concept plan of the Town Center with a typical new town streetscape and recommendations addressing parking, circulation, architecture, signs, streetscape elements, implementation and utilities.
- The Land Use Element of the 1992 Master Plan included a discussion of the Town Center Plan and noted that “the Mount Freedom area is still recognized as an appropriate place for a Town Center. The recommendations for the Town Center referred to the Technical Report #3 noted above in which the proposals for the area were addressed in detail.

- A Master Plan Amendment was adopted on May 20, 1996 specifically regarding the Town Center. Many of the objectives of the original plan were determined to be still valid. Additional objectives were included that primarily intended that the scale of the Center should be more akin to a village center where services would be available for village and nearby residents. It also recommended that the core of the village be located on the north side of Sussex Turnpike and that the development of the village recognize the physical and other barriers created by Sussex Turnpike and West Hanover Avenue. Village Center Zoning districts were recommended in the amendment.
- The Township petitioned the State Planning Commission and the Office of State Planning in 1997 for designation of Mount Freedom and environs as a Village Center pursuant to the criteria in the State Development and Redevelopment Plan (SDRP). The area was never designated by the State as a center, and the State's process has now moved towards overall plan endorsement rather than center designation.
- The November 1999 Master Plan Amendment prepared by Peter Steck, P.P., examined the Township's nonresidential land use policies. The Mount Freedom Area was specifically noted, including the zone designations of VCC, Village Center Commercial, LVC, Limited Village Commercial, VCR, Village Center Residential and SSVO, Specialty Shop/Village Office. The plan stated that over twenty-five years of planning efforts in the Mount Freedom area have produced only limited success in revitalization. The plan recommended that the Mount Freedom area be studied to determine whether it could be considered an area in "need of redevelopment" pursuant to the Local Housing and Redevelopment Law.
- In February 2000 the Township retained Burgiss Associates, Inc. to prepare a study to determine whether the Mount Freedom area qualified as an area in need of redevelopment. An in-depth examination of individual properties was undertaken within the delineated study area. Their analysis revealed that there were areas within the study area that met the statutory criteria for designation as a redevelopment area.

- The firm of Looney Ricks Kiss, Inc. produced the Mount Freedom Village Center Redevelopment Plan in January 2001. The focus of the study was on the area located north of Sussex Turnpike and west of West Hanover Road. The study was prepared in a format that was intended to meet the statutory requirements for a Redevelopment Plan. The study area was the 17.16-acre parcel commonly referred to the Zion tract, which was the former site of the Saltz Hotel. The plan detailed a mixed-use development on a village scale that included retail, offices, apartments and single-family residences.
- As was previously noted the Planning Board adopted the Mount Freedom Village Center Study as part of the Master Plan in 2006. That was a comprehensive analysis of the area centered on Sussex Turnpike between the Church Road on the west and just past the Indoor Sports Pavilion on the east. It included the Woodmont development along Millbrook Avenue and the single-family residential area of Ryan Court and Valley Road. The southern border of the study area was bounded by Old Shunpike Road and included the Mountain Ridge Office Park. The plan identified goals and objectives for the village center and included proposals for zoning amendments and development patterns for the study area.

## **1.2 Scope of Study**

The intent of this study is to revisit those areas included in the 2006 Mount Freedom Study with an emphasis of those properties fronting on Sussex Turnpike and opportunities created through recent improvements to the area road network and the availability of sanitary sewer service on the south side of Sussex Turnpike.

## **2.0 Existing Conditions**

### **2.1 Land Uses**

The 2006 study extensively examined and catalogued the land uses then in existence in Mount Freedom. Then as now the land uses are categorized as a mix of commercial, office, residential and quasi-public. The residential uses in the greater Mount Freedom area are a mix of single-family and multi-family uses with historic structures, new construction and converted seasonal residences. The following identifies the land use changes that have occurred since 2006 from the eastern to the western portions of the district.

- The post office vacated the premises previously occupied at the corner of Sussex Turnpike and Brookside Road. A series of other retail uses have located into that vacated space. The parking lot serving that building has been modified and the access has been made safer.
- The townhouse development of Kensington Square is currently under construction on Brookside Road. The size and type of multi-family residential development has been modified from that of previous approvals. There will be 105 townhouses constructed in this project.
- The residence that was located on Sussex Turnpike immediately opposite the end of Millbrook Avenue has been razed and the property is now vacant. A curb-cut has been provided opposite Millbrook Avenue for a future driveway and access to future parking that will be controlled by the traffic signal at that intersection.
- A new commercial building was constructed on Sussex Turnpike on the western border of the district. The Mount Freedom Post Office was relocated to this building and other commercial uses including a pharmacy and restaurant are located on the first floor. The second floor of the building houses office uses.



- The Township has received a grant from Morris County to acquire the development rights for most of the Mount Freedom Golf facility. This property was outside of, but bordered the Mount Freedom Study area in the 2006 plan.
- The Mount Freedom Presbyterian Church has closed. This property is on the north side of Sussex Turnpike at the corner with Church Road. The building was constructed in 1868 and the property includes a cemetery. The lot is on the western border of the area included in the 2006 plan.

## 2.2 Existing Zoning

The current zoning for the Mount Freedom Village is illustrated on Map 2. Various sections of the village fall under different zoning designations that reflect the predominant development pattern and the intent for future development as envisioned in past master plans. Each zone designation included use, bulk and setback standards that may or may not continue to serve the goals and visions for Mount Freedom today.

Starting from the east the following are the zones within Mount Freedom with their intents and characteristics:

**Village Center Residential (VCR)** – This district is found in two locations on the east side of Mount Freedom. One is on the north side of West Hanover Avenue and encompasses the Buckingham Townhouses and the two-family dwellings on Westminster Drive and the properties in between. The other is on the south side of Sussex Turnpike and along Brookside Road. This includes the Brookside Village Apartments, the vacant lands to the north and the Kensington Square townhouse development that is currently under construction. The purpose of this district is described in the zoning ordinance as follows:

*The purpose of this district is to provide a variety of housing opportunities within the village center area. In addition, flexibility is provided through the creation of*

*overlay zone districts where higher density housing and restricted non-residential uses are permitted if specific design criteria are met.*

Principal permitted uses in the district include townhouses, villas, or other housing compatible with village design. Also permitted are single-family, duplex, or triplex housing, accessory apartments and group homes. Garden apartments are specifically prohibited. The minimum tract area for development in the district is five (5) acres and the maximum density is three (3) dwelling units per acre.

**Limited Village Commercial (LVC)** – This zone is located between West Hanover Avenue and Sussex Turnpike on the east side of the village. The purpose of the zone as stated in the ordinance is as follows:

*This zone district is designed to encourage the reuse and redevelopment of existing uses on the fringe of the village center core area represented by the VCC district. Uses should complement the more intensive commercial core area and shall provide primarily a service function to support the core area.*

Permitted uses in this zone include retail services and personal services and restaurants without drive-up services.

**Village Center Commercial (VCC)** – This district is located on the north side of Sussex Turnpike between West Hanover Avenue and Millbrook Avenue. It includes the Acme Supermarket, two banks and the approved, but unbuilt shopping center at the intersection of West Hanover and Sussex Turnpike. The purpose of this district as found in the development ordinance is as follows:

*The intent of this district is to allow for a concentration of certain commercial uses which are compatible with a pedestrian oriented village center. Uses within the district and the overall area should be interconnected with pathways and opportunities for vehicular interconnection and should incorporate prominent design features such as parklets and squares. An anchor use such as a*

*supermarket is deemed consistent with the zone and other complementary uses having a diversity of sizes are encouraged to provide an appropriate mix to achieve desired design objectives for the district. Project development plans shall integrate all site elements including location and orientation of buildings, public open space areas, outdoor restaurant dining areas, roads and drives, walkways, utilities, parking, access to the existing road system, drainage basins, landscaping, buffers and environmentally sensitive areas. Each individual site shall be positively related to adjacent sites to achieve an integrated design.*

Permitted uses in this zone include retail sales and services and personal service shops, although no single occupancy can exceed 10,000 square feet. A single retail sales establishment may exceed 10,000 square feet as a conditional use, but is not permitted to be larger than 45,000 square feet. They also include restaurants and offices. This zone is almost totally developed or approved for development.

**Specialty Shop / Village Office (SS/VO)** – This zoning district is located on the south side of Sussex Turnpike between Brookside Road and Harvey Terrace. It is populated by a number of small lots and businesses and some residences. It encompasses lots fronting on Woodlawn Terrace, which is south of Sussex Turnpike. Per the ordinance the following is the purpose of this district:

*This zone district is designed to encourage residential conversions along Sussex Turnpike that reflect the village scale, density and form of the Village Center plan.*

The zone permits offices for professional services, retail stores and shops and personal service establishments. Single family detached residences are also permitted and also accessory apartments. The ordinance permits these uses to be permitted singularly or in combination in the same structure.

**Professional Office and Residential District (PO/R)** – The PO/R zone is located on the north side of Sussex Turnpike between Millbrook Avenue and Church Lane. It is also on the south

side of Sussex Turnpike between Harvey Terrace and the paper street of Old Shunpike Road. There are also two other isolated portions of the PO/R zone further west on the south side of Sussex Turnpike near the intersection with Old Brookside Road. The PO/R zone is also located in other sections of the Township outside of Mount Freedom. The purpose of this zone as stated in the ordinance is as follows:

*The purpose of this district is to permit conversions of residences located along key commercial arteries to office uses that are compatible with adjacent residential neighborhoods and to encourage new development that is of a residential scale and character. The intent is to maintain the residential character of these neighborhoods and provide opportunities for office uses where adequate parking lot size and buffering requirements are met.*

The uses permitted in this district are single-family detached dwellings, professional, medical and business offices and banks.

**Neighborhood Business District (B-1)** – This zone is located in both the east and west ends of the Mount Freedom study area. There are three (3) lots located on the south side of West Hanover Avenue near Memory Lane and on the south side of Sussex Turnpike in the vicinity of Old Brookside Road. It is also found in other portions of Randolph. The purpose of the district is as follows:

*This zone district is for retail and service type businesses limited to the sale on the premises of commodities and/or services or the furnishings thereof to the ultimate consumer.*

The uses permitted in this zone include retail sales and services, offices, banks, restaurants, single and two-family dwellings. Automobile service stations and commercial greenhouses are permitted as a conditional use.

**R-2 and R-5 Residential Zones** – These residential zones are located within the Mount Freedom study area but do not front on Sussex Turnpike or West Hanover Avenue. The R-2 zone permits single-family detached dwellings and is mostly developed. Portions of the area that were zoned R-2 at the time of the last study have been rezoned to R-3 to reflect the current pattern of development. The R-5 zone permits multi-family dwellings and is developed as the Woodmont community.

**Village Overlay Districts** – The ordinance includes Village Overlay Districts that encompass portions of the Mount Freedom Study area, specifically the VCC and VCR zones. The intent of these overlay zones is to provide flexibility to promote development that will enhance the identity of the village center area. Larger minimum lot areas are required to employ the more generous development standards that require superior design quality. Development is required to encourage a variety of indoor and outdoor activity that is attractive, vibrant and provides a unique sense of identity for the community. A higher floor area ratio is permitted in the VCC zone if the overlay option is used.

## **2.3 Circulation**

There have been significant improvements to circulation in Mount Freedom. The intersection of Brookside Road / Sussex Turnpike / West Hanover Avenue has been re-aligned to a signalized four-way intersection. The off-set between Brookside Road and West Hanover Avenue has been eliminated and the safety and efficiency of that intersection has been improved. The old portion of Hanover Avenue has been terminated north of Sussex Turnpike and a stormwater management facility has been constructed there. Sussex Turnpike has been widened between West Hanover Avenue and Millbrook Avenue and further east and west from those intersections. The portion of Sussex Turnpike between Millbrook Avenue and West Hanover Avenue is now two lanes in each direction, which allows for turns onto those streets without blocking through traffic. The traffic signal at the intersection of Sussex Turnpike and Millbrook Avenue has been modified to conform to the improvements.

The circulation improvements have also included the provision of sidewalks to aid pedestrians. The sidewalks have been provided on both sides of Sussex Turnpike from Harvey Terrace to just beyond the West Hanover Avenue intersection. They continue east along West Hanover Avenue to the intersection with the old leg of that road. The other improvements include the provision of street trees, brick pavers between the curb and the sidewalk and crosswalks at the intersections.

## **2.4 Utilities**

Sanitary sewer service is provided by the Rockaway Valley Regional Sewer Authority (RVRSA) for the properties north of Sussex Turnpike between Millbrook Avenue and West Hanover Avenue. This includes the Woodmont multi-family development and the Acme Supermarket. It also includes the approved Marks Corner shopping center on the former Zion tract. Connection to the RVRSA system is granted on a first come, first served basis. With limited capacity at their treatment plant, additional connections are not assured.

The area south of Sussex Turnpike is served by the Butterworth treatment plant located in Morris Township. Sewer lines have been extended to serve the Kensington Square multi-family development currently under construction by Pulte Homes. Dry sewer lines have been constructed under Sussex Turnpike prior to the road improvements noted above. The gap that will connect those dry lines to the system currently terminated at the Pulte Home project will soon be completed. This will provide active sanitary sewer service to the remainder of the Mount Freedom Planning Area. The Butterworth Treatment plant has been upgraded and capacity for new inflows is currently not an issue.

## **3.0 Vision and Goals for Mount Freedom**

### **3.1 Vision**

The 2006 Mount Freedom Study included a vision statement and goals. This study began with those visions and goals and has modified them to reflect the changes that have occurred in

the past ten (10) years. The purpose of a vision statement is to provide a commonly held picture of the future that can serve as a context within which to plan for the future. It also allows the Township to evaluate the decisions they make over the years against its ultimate goal for the Mount Freedom area. The following vision statement that was provided in past studies in one form or another has been modified to be expressed as follows:

**The vision for Mount Freedom is that it becomes a village center with compatible small scale shops, stores and services provided in a pleasant, safe and relaxing environment with tree lined street and attractive civic spaces. Housing designed for all ages and income levels will be scattered throughout the area with consistently themed architecture, linked by a well defined walkway and open space system.**

### **3.2 Goals**

The following goals adapted and updated from past planning documents, supports the vision for Mount Freedom as stated above. They are provided as guiding principles for the future development of the Mount Freedom area into a viable Village Center.

1. Provide a focal point and sense of place and identity.
2. Provide diversity and mix of uses offering variety and choice as well as flexibility to respond to market demand.
3. Provide for village scale shop, stores and services within walking distance of local residents.
4. Coordinate and link the area with the rest of the Township through a well designed vehicular and pedestrian system.

5. Create a pleasant and safe pedestrian environment by providing commons, greens and walkways separate from vehicular circulation and parking areas.
6. Require parking to be provided behind buildings easily accessible by access roads or driveways.
7. Cluster higher-density residential uses around a commercial mixed use core. These residential uses should provide housing for various lifestyles and incomes. Housing should be provided for seniors, young professionals, low, middle and upper income households.
8. Village Center businesses should draw on surrounding residences as a client and customer base.
9. Create civic areas and spaces such as a traditional village square/park near the crossroads of the Village Center. The village square should be surrounded by civic land uses as well as provide for an area of public recreation and enjoyment.

#### **4.0 Mount Freedom Plan**

The 2006 Mount Freedom Village Center Study included many recommendations for the district. Many of those recommendations remain relevant. Some should be modified, especially where approved or constructed development varies from those recommendations. The following plan proposals either expands, clarifies or modifies those recommendations.

##### **4.1 Zoning Plan**

The existing zoning for the Mount Freedom Study Area was detailed above. The following are recommendations to implement the vision and goals for the district. One of the primary goals is to permit a variety of uses with an emphasis on mixed commercial and



residential uses. In order to advance this goal some of the permitted uses especially in those zones that front on Sussex Turnpike should be modified.

**Specialty Shop/Village Office (SS/VO)** – There should be some clarification to the mix of uses permitted in this zone. Multi-family development should be permitted in combination with retail and/or office use. The commercial use should be required to front on Sussex Turnpike and residential use in buildings that front on Sussex Turnpike should only be permitted above the first floor. Total residential buildings with no commercial component should only be permitted if they do not front on Sussex Turnpike. The following additional development criteria should be included in the zone:

- To the greatest extent possible, parking should be provided behind the stores and shops on Sussex Turnpike. Shared parking between properties should be encouraged and allowances for reduced parking should be granted for mixed use buildings.
- The maximum building height should be increased to three stories and forty-five (45) feet in order to allow two stories of residential use above commercial development and sloped roofs and dormers.
- In the event that at least six (6) dwelling units are proposed in one project, a minimum of fifteen (15%) percent of the residential units developed should be available to low and moderate income families if they are offered for rent. A minimum of twenty (20%) percent of the units should be affordable if they are offered for sale.
- A broad spectrum of residential type development should be permitted including single-family, two-family, townhouses and flats (apartments on one floor).
- A reduced front yard setback should be considered in order to maximize the rear area for parking and to create a more village-type continuous streetscape.
- Cottage style housing should be permitted in this zone as well. The development parameters for this type of housing are described below. Additionally, in order to encourage cottage housing lot areas for single-family dwellings should be reduced.
- The FAR for this zone should be removed since buildings in the zone may be mixed use, which does not lend itself to FAR controls and this would provide more zoning flexibility. The maximum permitted impervious coverage should also be increased.

**Professional Office / Residential Zone (PO/R)** – Since this zone is found in other portions of the Township any changes to the use or bulk requirements would have implications in those other areas. The intent of this plan is to encourage a greater mix and type of uses than is permitted in that zone. Therefore it is recommended that the portion of the PO/R zone located on the north side of Sussex Turnpike be rezoned to a new zone that will permit commercial uses and a mix of residential uses that are appropriate to that location (Commercial / Residential Zone). Multi-family residential uses would be permitted and cottage style housing as described below. Retail sales and service businesses would also be permitted. If six (6) or more residential units are proposed the project would be subject to an affordable housing set-aside of fifteen (15%) percent for a rental project and twenty (20%) percent for sales. The PO/R zone located on the south side of Sussex Turnpike is recommended to remain as zoned.

**Neighborhood Business District (B-1)** – The B-1 zone is also located in other sections of the Township as was noted above in the PO/R zone. It is recommended that automobile service stations not be a permitted conditional use in this zone within Mount Freedom. In order to accomplish this, the conditional use standards should be amended to make that distinction. No other changes are recommended for this zone since it is positioned on the periphery of the district.

**Limited Village Commercial (LVC)** – The permitted uses in this zone should be expanded to both reflect the types of uses that currently exist in the zone and to provide additional flexibility for new uses to locate there. Currently principal permitted uses are limited to retail services, personal services and restaurants. The principal permitted uses should be expanded to include retail sales, professional offices and general offices for the reasons noted above. Improvements to the properties in this location should include circulation changes to channelize ingress and egress and eliminate the open curb cuts along some of the properties.

**Cottage Style Housing** – As was recommended in the 2006 Mount Freedom Study, zoning in portions of the Mount Freedom area should be amended to permit cottage-style housing. These are single-family dwellings that would be no higher than 1 ½ stories on small lots that could be

marketed as starter homes or for empty nesters wishing to downsize in a walkable area with neighborhood amenities. The previous plan called for the ordinance to be amended to create a new zone for this area that would implement these proposals. The following parameters should be considered for this type of development:

- Minimum lot size of 4,000 square feet. A maximum lot size could also be established to encourage these modest size dwellings.
- Minimum lot width of forty (40) feet.
- Minimum front yard setback of twenty (20) feet with the provision to allow open front porches to encroach no more than ten (10) feet into the front yard.
- One side yard may be zero (0) feet.
- Maximum building height of 1 ½ stories.
- Encouragement for the provision of front porches and detached rear garages, with rear alley access if possible.

This type of housing may not be reasonable to expect in the R-3 zoned properties south of Sussex Turnpike given the current mix of dwellings there. Nevertheless it could be an option if infill redevelopment were to occur.

**Village Center Commercial (VCC)** – The previous plan recommended that this zone should be amended to permit mixed residential and commercial uses. The proposal was more specifically addressed for the site identified as the Zion tract, which was the largest undeveloped property in the district. Since that time site plan approval was granted for the property for a retail center with no residential component. Construction has not been initiated on the site and the owner is attempting to obtain retail tenants. Therefore this plan recommends no change to this zoning designation at this time, since the zone is either developed or has current approvals for development. Should circumstances change this district can be revisited.

**Village Center Residential (VCR)** – The portion of the VCR zone that is located south of Sussex Turnpike and east of Brookside Road is currently vacant with remnants of earlier development and portions of the tract are developable. Future multi-family residential development of this property should include a low and moderate income housing component. In order to provide for the affordable housing, the maximum permitted density should be increased.

Additionally, other incentives could be provided to include public open space and amenities. There are wetlands located on the site, primarily concentrated on the southern portion of the property. Design of the development on the property should feature the building or buildings to be near Sussex Turnpike with parking in the rear. This would enhance the streetscape and provide a more village ambiance as well as removing parking from public view. Additionally, since the site is lower than Sussex Turnpike, it would be appropriate to increase the maximum height and stories permitted. The portion of the zone adjacent to the intersection of Sussex Turnpike and Brookside Road should receive special consideration due to its location as a gateway into Mount Freedom. This area could be utilized for retail use with a reservation for public open space as a small park or sitting area at the intersection.

#### **4.2 Design Proposals**

The previous Mount Freedom plan included a concept of providing a driveway with parking paralleling Sussex Turnpike to the south. This would provide access and parking for those businesses and residences that would be redeveloped in the SS/VO zone. This plan endorses that general proposal with flexibility and modifications that reflect current conditions. The dwelling that was located opposite Sussex Turnpike's intersection with Millbrook Avenue has been removed and a curb cut has been provided so a future driveway can benefit from the signalized intersection. Parking may be provided behind redeveloped properties that will have access to that signal. An ideal scenario would be to have interconnected driveways and parking areas south of and parallel to Sussex Turnpike that could connect to Woodlawn Terrace or Shulman Place which would provide access to Brookside Road. Development that does not achieve that goal should be designed in a manner to provide potential connections in order for it to be possible in the future.

Development and redevelopment of properties in the Mount Freedom Study Area should include significant provisions for outdoor public space and pedestrian interconnections. Benches, planters and other amenities should be an integral part of all development plans. Public space should be provided as a focal point for the village. Incentives could be provided in the ordinance, such as increased FAR if a developer provides a significant area of outdoor public

space with their development. Lighting standards throughout the district should be coordinated and be of similar style and size. Outdoor seating areas for restaurants and cafes should be incorporated into site plans.

The 2006 plan included a detailed discussion of a “pattern book” that would present the Township’s vision of the Mount Freedom area in graphic and narrative form. This book would include detailed illustrations in the form of photos, sketches and drawings of architectural styles, building and façade materials, landscaping elements and streetscape features. This study incorporates that recommendation and expands upon it. The pattern book should address all of the commercial areas of the Township, but identify features and proposals that would be unique to Mount Freedom and others that would be applicable to other areas such as Route 10.



# Existing Conditions



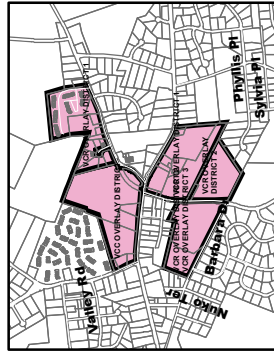
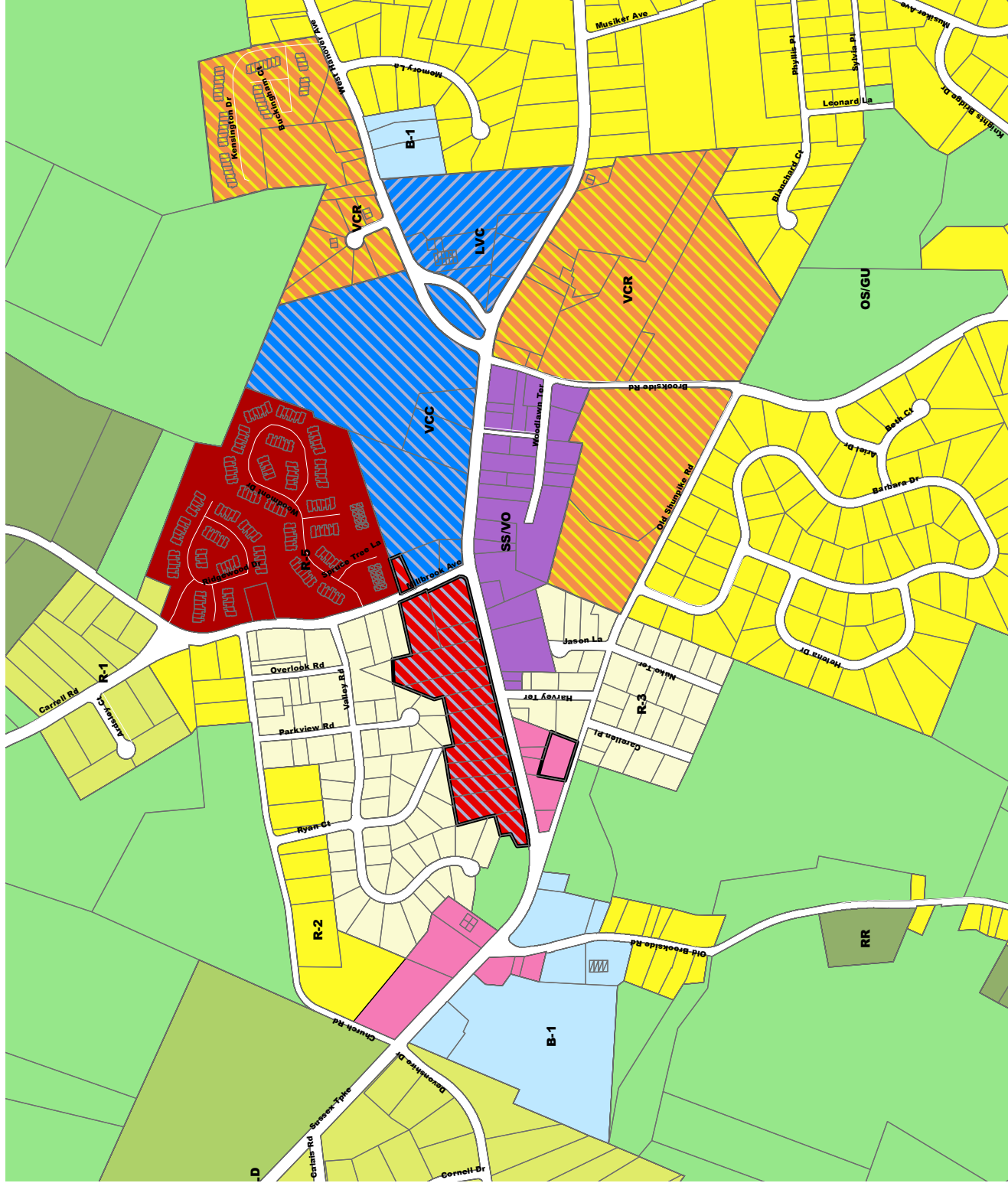
Source: NJ Office of Information Technology (NJ/OIT),  
Office of Geographic Information Systems (OGIS)  
Aerial photography was captured March - May, 2015







# Proposed Zoning



VILLAGE CENTER OVERLAY DISTRICTS

## Proposed Zones

- Proposed Village Mixed Use
- Proposed PO/R

## Zone Districts

- B-1 NEIGHBORHOOD BUSINESS
- B-2 REGIONAL BUSINESS
- B-2ENV REGIONAL BUSINESS ENV RESTRICTIONS
- B-3 PLANNED BUSINESS CENTER
- B-4 GENERAL COMMERCIAL
- LVC LIMITED VILLAGE COMMERCIAL
- VCC VILLAGE CENTER COMMERCIAL
- VCR VILLAGE CENTER RESIDENTIAL
- R/PO RESIDENTIAL/PROFESSIONAL OFFICE
- R-1 RESIDENTIAL-SINGLE FAMILY
- R-1A RESIDENTIAL-SINGLE FAMILY
- R-2 RESIDENTIAL-SINGLE FAMILY
- R-3 RESIDENTIAL-SINGLE FAMILY
- R-4 RESIDENTIAL-GARDEN APARTMENTS
- R-5 RESIDENTIAL-MULTI FAMILY
- R-GAH GOVERNMENT ASSISTED HOUSING
- RLD RURAL LOW DENSITY
- RR RURAL RESIDENTIAL
- RR-5 RURAL RESIDENTIAL
- I-1 INDUSTRIAL
- I-2 INDUSTRIAL
- OL OFFICE LABORATORY
- OS/GU OPEN SPACE/GOVERNMENT USE
- PO/R PROFESSIONAL OFFICE/RESIDENTIAL
- SS/VO SPECIALTY SHOP/VILLAGE OFFICE



Township of  
**Randolph**  
Map of Randolph  
September 5, 2017  
Prepared by Township of Randolph  
Division of Zoning Administration/GIS