



XIII. RELATIONSHIP TO OTHER PLANS



XIII. RELATIONSHIP TO OTHER PLANS

1.0 INTRODUCTION

The Municipal Land Use Law in Section 40:55D-28d. requires that the Master Plan include a policy statement indicating the relationship of the proposed Master Plan to (1) the master plans and zoning ordinances of contiguous municipalities, (2) the County Master Plan, (3) the State Development and Redevelopment Plan (SDRP), and (4) the district solid waste management plan. These relationships are examined here.

2.0 CONTIGUOUS MUNICIPALITIES

The zoning map and land use plans for the portions of the municipalities that abut Randolph Township are illustrated on Figure XIII-1 *Zoning for Surrounding Communities*. There are nine (9) Morris County municipalities that border Randolph.

Chester Township

Chester Township borders the Township's southwest boundary. The adjacent zoning in Chester generally permits single-family detached residential uses on lots from one to two acres, and in some areas greater than two acres. Public, open space and recreational uses are also permitted. These are compatible with the uses proposed in Randolph, including the neighborhood commercial uses along Dover-Chester Road in Ironia.

Roxbury Township

The northern portion of Randolph's western border abuts Roxbury Township and is marked by the Black River. Roxbury's Open Space Government Use zoning abuts similar zoning in Randolph in the vicinity of the Alamatong Well fields. Randolph's long standing industrial zoning along the border has strict environmental controls and has compatibly existed with the neighboring land uses in Roxbury. Route 10 crosses the border into Roxbury in the northwest corner and the commercial zoning along this boundary remains compatible. Roxbury has changed the commercial zoning north

of Route 10 from general business to profession office / residential. The residential zoning with lots of less than one acre has changed to a lower rural residential zoning density.

Mine Hill Township

Mine Hill abuts a portion of Randolph's northern border. The uses permitted along the boundary in Mine Hill include single-family residential along with townhouses, office/industrial uses and other multi-family housing. These are generally compatible with the adjacent Randolph zoning. Morris County's Hedden Park also extends across the border between the two communities.

Town of Dover

Most of the common boundary between Dover and Randolph, along the Township's northern border is zoned small lot single-family residential in Dover. This is compatible with the land uses in Randolph. A small area of industrial zoning is located in the eastern-most portion of the border. This is consistent with the zoning in Randolph.

Borough of Victory Gardens

The small community of Victory Gardens is almost entirely surrounded by Randolph Township with small portions abutting Dover. The Borough contains single and multi-family zoning districts as well as business and light industrial zoning. They are all compatible with the neighboring areas of Randolph Township.

Township of Rockaway

The very northeast corner of Randolph is bordered by Rockaway Township. The entire boundary area in Rockaway is zoned for industrial use, which is compatible with similar zoning and land use in Randolph. This boundary is marked by the Rockaway River.

Township of Denville

The Township of Denville occupies most of Randolph's eastern border. The zoning along the Route 10 corridor, where it crosses the border is generally compatible. Denville has business and office/business zoning in this area. There is multi-family zoning along the northernmost contiguous area of Denville, which is adjacent to industrial zoning in Randolph. The remainder of the shared border is zoned for single-family detached dwellings, which is similar to the zoning in Randolph.

Morris Township

Morris Township abuts the southeast border of Randolph. That portion of Morris Township is zoned for single-family dwellings and open space government use along West Hanover Avenue. The zoning in this area is compatible with that of Randolph.

Township of Mendham

The entire southern boundary of Randolph is bordered by Mendham Township. All of the area in the adjacent portions of Mendham is zoned for single-family residential dwellings. The eastern section permits minimum lot sizes of 20,000 square feet and the western half permits two (2) acres minimum lot sizes.

3.0 MORRIS COUNTY PLANS

The last land use plan completed by Morris County was adopted by the Morris County Planning Board in December 1975. The County's Future Land Use Element was built upon two basic principals that remain relevant today. They were included in the plan's introduction and are as follows:

- 1) That all future development proceed only after careful analysis of environmental considerations, and within any limitations imposed by such an analysis;*
- 2) That future growth be clustered, in order to preserve open land, and to render utility services and public transportation feasible and economical.*

The plan identified centers around the county and recommended the clustering of future growth around these definable town centers. Within Randolph Township, the Mount Freedom Center was identified and the plan stated:

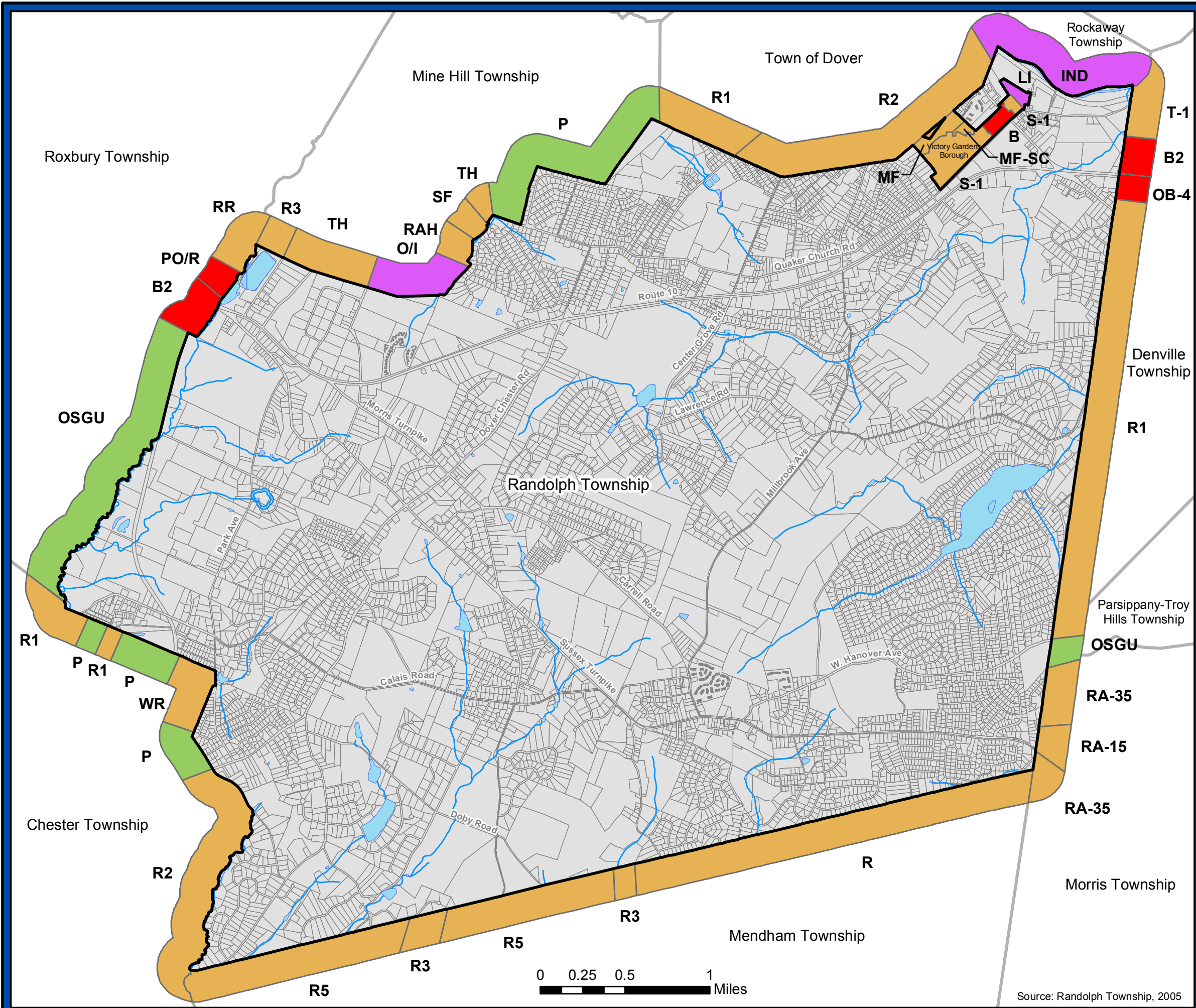
The addition of more commercial facilities to those presently existing in Mount Freedom and provisions for a variety of housing types could create in Mount Freedom a viable center with local significance, and a focus for the diffuse community existing in the area at present. The size of such a community is projected at 10,000 with roughly half accommodated in high and medium density housing applicable for that region.

The general intent and objectives of the 1975 county plan are compatible and consistent with the recommendations of Randolph's plans.

The Morris County Solid Waste Management Plan was last updated in March of 1985 and was prepared by the Morris County Solid Waste Management staff. The Randolph Master Plan is compatible with the proposals of the solid waster master plan.

4.0 STATE PLANS

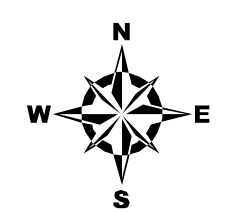
This plan includes extensive discussion of the State Development and Redevelopment Plan (SDRP) and the Highlands Water Protection and Planning Act in the Land Use Plan. That discussion is referenced here. As was stated in the Land Use Element, it is the intent of this master plan to be generally consistent with the state plans. It is also anticipated that this master plan will be submitted to the Office of Smart Growth for initial consistency determination.



ZONING FOR SURROUNDING TOWNSHIPS

Randolph Master Plan

Randolph Township, New Jersey



Legend

- Township Boundary
- Streams

Zone Districts

- Residential
- Business/Commercial
- Public/Recreational
- Industrial
- Parcels

FIGURE XIII-1



ROBERT
MICHAELS
& ASSOCIATES

CHIA
CLOUGH HARBOUR & ASSOCIATES LLP

Source: Randolph Township, 2005