

**Township of Randolph
Morris County, New Jersey
Petition for Plan Conformance
Preservation Area
Summary of RMP Updates
December 8, 2009**

The following is a list of Regional Master Plan Updates that the Township of Randolph intends to submit to the Highlands Council. Although the Township is only submitting the petition for the Preservation Area, these sites are in the Planning Area. The map numbers correspond to the Map attached to this document.

Map #1 - Block 5, Lot 8 – Beta Site, Sussex Turnpike

This property has site plan approval for a commercial recreation project and is currently under construction. It is identified on the LUCM as Existing Community Constrained and should be changed to Existing Community.

Map #2 – Block 18.02, Lot 10, Block 18.01, Lots 1.04 – 1.09 – Middlebury Corporate Park

These properties are subdivided lots that are part of the Middlebury Corporate Park. The lots identified are either built and occupied, or under construction. One of the lots is categorized on the LUCM as Existing Community Constrained and the remaining lots are within the Protection Zone Category. They should be with the Existing Community Zone.

Map#3 – Block 18, Lots 14 & 15 – Towne Toyota and CWS - Route 10

The rears of these properties are placed within the Protection Zone. The Towne Toyota lot is developed with a parking lot that serves the auto repair facility. The CWS site is under construction for a commercial building and is nearing completion. They should be within the Existing Community Zone.

Map #4 – Block 49, Lots 6.10, 6.20, 6.30, 6.50, 6.60, 6.70 & 6.80 – Heritage 55 – Calais Road

This is an approved age-restricted multi-family development. Site clearance has commenced and some foundations have been constructed. The rear portion of this development has been place within the Protection Zone. It should be within the Existing Community Zone.

Map #5 – Block 49, Lots 3.01 – 3.07 – Trout Brook Extension

This is a developed residential subdivision of single-family homes. They are categorized as being located within the Protection Zone on the LUCM. They should be within the Existing Community Zone.

Map #6 – Block 40, Lots 4.08 – 4.33 – Shadowbrook Way

This is a developed residential subdivision of single-family homes. All of the land within this subdivision is within the Protection Zone of the LUCM, including the homes. Perhaps the rear portions of these deep lots could be within the Protection Zone, but the developed portions and reasonable yard areas should be within the Existing Community Zone.

Map #7 – Block 52, Lots 2.01 – 2.07, Block 52.10, Lot 1 – Waterfall Estates

This is an approved subdivision with single-family residential dwellings either completed or under construction. It is identified on the LUCM as within the Protection Zone. It should be within the Existing Community Zone.

Map #8 – Block 93, Lots 38.01 – 38.19, 42.02 & 42.09, Block 93.01, Lots 1 – 25, Block 93.02, Lots 1 -7, 38.20 – 38.23 – Heritage Court / Granite – Doby

This is a developed single-family residential subdivision that is within the Protection Zone category of the LUCM. It should be within the Existing Community Zone.

Map #9 – Block 100, Lot 22.01 – Kensington Square – Old Brookside Road

This is a site with an approved multi-family development that also included age-restricted housing. The site also has remnants of an old bungalow development. This property is within the Butterworth Sewer Service Area. The rear portions of the site are identified as being within the Existing Community Constrained Zone. The front is within the Existing Community Zone and the balance of the site should be within that same category.

Map #10 – Block 119, Lot 130 – Zion Tract – Sussex Turnpike / Hanover Avenue

This site is the location of an old resort hotel located within the Mount Freedom Village Area and has some evidence of the prior use. The site is within the RVRSA sewer service area. The property is identified as being located within the Existing Community Constrained Zone. The Master Plan has called for this site to be developed within the Mount Freedom

Center and include low and moderate income residences. It should be within the Existing Community Zone given its history, location and utility availability.

Map #11 – Block 73, Lot 16 – Sunrise Assisted Living – Route 10

This property is developed with the Sunrise Assisted Living Development. The LUCM identifies it as Existing Community Constrained and it should be within the Existing Community Zone.

Map #12 – Block 111, Lot 15 – Grecco Tract – Route 10

This property is the main part of a tract that was approved for a shopping center with residences including low and moderate income residences. It has frontage on State Highway Route 10 and Quaker Church Road and has sanitary sewer availability. Portions of the site were previously used as a restaurant and residences. It is identified as Existing Community Constrained. It should be within the Existing Community Zone as are the adjacent parcels.

Map #13 – Block 199, Lots 46.01 – 46.16 – The Preserve – Red Oak Lane

This is an approved and developed single-family residential development. It is within the Existing Community Constrained Zone and should be within the Existing Community Zone.

Map #14 – Block 86, Lots 58.04 & 58.05 – Ardlee Court

This is a developed single-family residential subdivision on a short cul-de-sac. It is identified as Existing Community Constrained and should be Existing Community due to its development status.

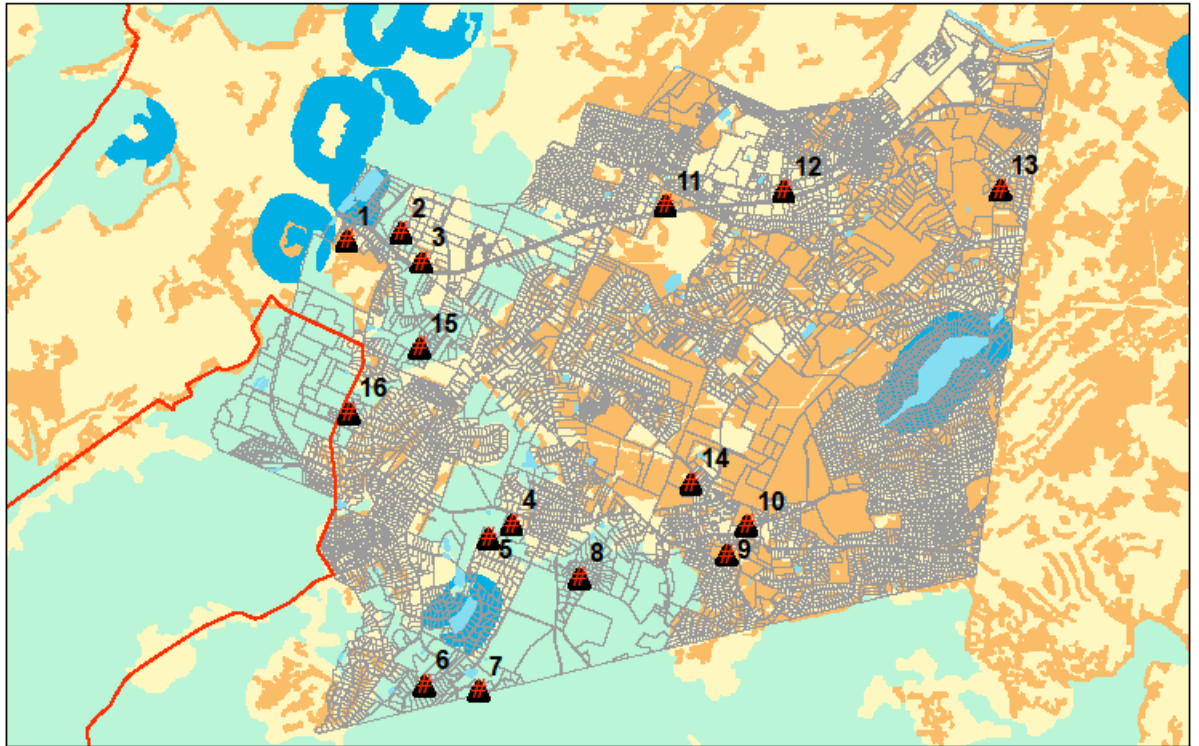
Map #15 – Block 21, Lots 19.01 – 19.14 and Lots 32.02 – 32.07 – Nottingham Way and Sherwood and Sussex Turnpike

These are existing single-family residential lots that have been placed within the Protection Zone. They should be within the Existing Community Zone since they are developed parcels.

Map #16 – Block 21, Lots 129.01 – 129.09, Block 21.08, Lots 1-3 – Kirksbride

This is a developed subdivision with single-family residential lots. It is located within the Protection Zone and should be within the Existing Community due to its development status.

Regional Master Plan (RMP) Updates



Sources: Township of Randolph Division of Zoning Administration/GIS
 Morris County Division of Geographic Information Systems
 New Jersey Highlands Council

Township of Randolph
 Morris County, New Jersey
 March 12, 2009
 Prepared by Township of Randolph
 Division of Zoning Administration/GIS