



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

Township of Fredon Comprehensive Master Plan NJAPA Outstanding Comprehensive Plan Award Township of Fredon, NJ

Due to rising development pressures stemming from the adjacent Highlands Area, the Township of Fredon faced **significant challenges** that threatened to impact its **population, circulation, rural character** and **environmentally sensitive lands**. Concerned for its future, the Township reached out to **Burgis Associates, Inc.** to assist in the development of a Master Plan that would successfully respond to these pressures. The result was the **Township of Fredon 2007 Comprehensive Master Plan**, a complete and comprehensive document that represents the culmination of six years of preparation.

Guided by extensive input from all of Fredon's public entities—along with vigorous community collaboration in the form of brainstorming sessions, public hearings and charettes—the goals of farmland preservation, scenic corridor preservation and open space preservation were identified to serve as the underlying basis for the Township's Master Plan. To meet these goals, the Plan introduced a **Farmland Preservation Plan** that offered innovative ways to preserve Fredon's farmland, which accounts for over 40 percent of the Township's area. An **Open Space and Recreation Plan (OSRP)** was also introduced to protect sensitive areas vulnerable to development. To accommodate growth and act as a potential Transfer of Development Rights receiving area, the plan created a new land use category known as the **Mixed-Used Market District (MUMD)**, which envisioned both commercial and residential uses centered around a pedestrian trail system and park facility.

This **NJAPA award-winning** Master Plan document has already been successfully implemented and will act as a meaningful policy tool in the years ahead.

Key points of the project included:

- Extensive public participation in the form of charettes, hearings and work sessions.
- Development of a Farmland Preservation Plan and OSRP to protect the Township's rural character
- Introduction of the MMUD to responsibly accommodate future growth



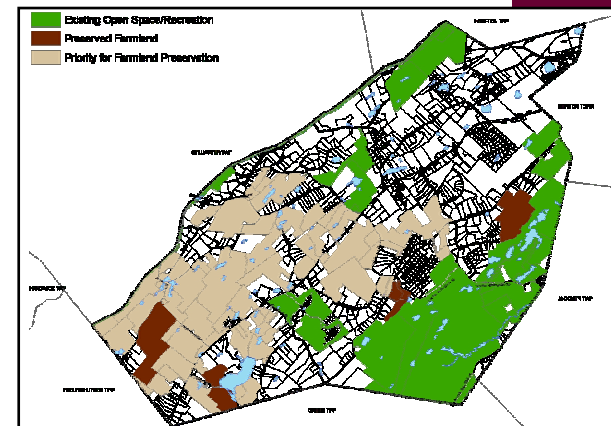
3D Illustration of Park Center



3d Illustration of Park Center



Concept Sketch of Town Center



Farmland Preservation Map