

Township of Randolph
Municipal Building
February 6, 2023

The regular meeting of the Township of Randolph Planning Board was called to order at 7:00P.M. by Chairman Lee. Darren Carney read the opening statement concerning the Open Public Meeting Law and advised that a notice of the meeting was posted on the Municipal bulletin board and mailed to the Daily Record and the Randolph Reporter according to the resolution adopted by the Board on January 9, 2023.

ROLL CALL

PRESENT: Commrs. Bowers, Elbaum, Herold, Ryan-Meyer, Whiting, Vice Chairman Sesko, Chairman Lee

ABSENT: Commrs. Suchyta, Veech

ALSO PRESENT: Darren Carney, Assistant Manager/Planning & Zoning Admin., James K. Pryor, Planning Board Attorney

COMMENTS OF THE PUBLIC

None heard.

COMMENTS OF THE BOARD

None.

MINUTES

January 9, 2023

Vice Chairman Sesko made a suggestion to add the additional discussion on changes to policy and procedures.

Commr. Whiting made a motion with the change and seconded by Commr. Herold.

The following roll call was taken:

AYES: Commrs. Elbaum, Herold, Ryan-Meyer, Whiting, Vice Chairman Sesko, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

RESOLUTIONS

Commr. Herold recused for this application 7:04pm.

Vice Chairman Sesko asked if she is eligible to vote since she was absent on the last time the application was heard.

Mr. Pryor noted she is not eligible and noted that Commr. Bowers was not eligible.

Mr. Pryor stated the Board could to hold off until Commr. Veech is available by phone.

Commr. Herold returns to the Board 7:06pm.

SPA 22-08 Randolph Rescue wait until Commr. Veech is available by phone.

The Board decided to hold off on the resolution until after the courtesy reviews.

OTHER

Courtesy Review

Morris County Backup Call Center Project
Block 81 Lot 1

Maria Stingley, Esq. appeared on behalf of Morris County for the Backup Call Center.

Christopher Vitz, PE of Morris County. He noted that the Agricultural Building at County College is a pole barn that is no longer being used. The renovation will include call center for backup and the training of public employees. The outside of the building will be resided the roof will remain. There is a garage door that will be changed to a man door. There will be ADA restrooms and the building will be sprinklered. There will be updated sidewalks and will have a backup generator. The building is 20 feet tall and there will be 24 foot antenna with a microwave dish antenna. There will be some 5-foot antenna on top of the building. There will be landscape screening. There will be security bollards and there will be shrubs and a landscape wall installed. There is existing parking and the MUA has a building and will be shared.

The Board asked questions.

Michael Pebbles, Morris County and Dennis Snyder, Morris County were present to explain the project.

Mr. Pebbles stated that there is a need for an upgraded backup facility. There could be 10 trainees on site at one time. The County will be integrating the CCM public safety program. This will be beneficial for recruiting new employees. The current backup center be used as storage.

Mr. Snyder noted that there will be whip antennas and a microwave pole that will hold the microwave dish.

The Board asked questions.

Mr. Snyder noted that the color of the building will match the other agricultural building.

Chairman Lee noted that the County is doing an important upgrade.

Commr. Herold asked if they need the township's help with the color matching.

The Board recommended the view of the building from the college driveway be considered when selecting the exterior finish for that particular building façade.

Courtesy Review

Morris County Vocational Technical School
Career Training Center
Block 81 Lot 1

Patrick McNamara, Esq. appeared to represent the Morris County Vocational Technical School.

Peter Campisano, architect explained the project and the CTE programs of the Morris County Vocational Technical School. The building is near the advanced manufacturing building this building will have the county vocational building logo. This is a hybrid type of school with a central atrium and it is a two-story building. The programs will include health occupations, renewable technologies, AI and robotics.

Commr. Whiting asked about the students' in the time the building.

Mr. Campisano noted that there are two programs, an AM program and a PM program. There are also share time programs. There will be 12-20 buses at drop-off /pickup.

Andy Hipolet, PE appeared and noted that the student times are 8:10-10:40am and 12:10-2:40pm. There will 14 large buses and 7 small buses. There will be four EV charging stations and a new parking lot with 95 additional parking spaces. There will be solar panels in the parking lot. All utilities come from Route 10 and all lighting will be LED lighting. They will be providing stormwater management design that will be submitted.

Vice Chairman Sesko questioned the tree removal.

Mr. Campisano described the trees that are to be removed. There will be 40 staff. The County College will have access to use the building in the evenings for their programs. There will be no free access to the building. There is a secure entrance.

The Board was in favor of both projects.

Chairman Lee directed Mr. Carney to draft a favorable letter for both projects.

Ordinance 02-23, An ordinance amending Article III, Zoning of the Land Development Ordinance of the Township of Randolph to establish the R-10 Multifamily Inclusionary Zone (R-10 Zone) and to Rezone Block 44, Lots 8 and 9 on the Official Tax Map of the Township of Randolph from the R-8 Zone to the R-10 Zone.

Mr. Carney explained the ordinance to create R-10 in the Affordable Housing Zoning. He reviewed the changes that were proposed for the new R-10 Multifamily Inclusionary Zone district from the current R-8 zone district regulations. These changes include that the leasing and maintenance office is specifically listed as a permitted accessory structure. The building setback to Block 44 Lot 4 is reduced to 15 feet from 40 feet to any tract boundary. The building setback to any single-family residential property line is 50 feet was 100 feet to any single-family residential use. The building setback to curb of internal roadway is reduced to 5 feet from 15 feet. The building setback to off-street parking space is 5 feet was 10 feet.

The minimum surface parking space setback to property line is reduced to 2 feet from 10 feet. The maximum building height for multifamily building type now contains the following additional provisions; the building height and stories shall exclude subgrade parking and basements, which may be up twelve (12) feet in height.

The Board discussed the changes.

The Board directed Mr. Carney that the Board felt that the ordinance was inconsistent with the Master Plan.

Commr. Herold made a motion and Chairman Lee seconded the motion.

The following roll call was taken:

AYES: Commrs. Herold, Ryan-Meyer, Suchyta, Whiting, Vice Chairman Sesko,
Chairman Lee

NAYS:

ABSTAIN: Commr. Elbaum

Motion carried.

Ordinance 03-23, An ordinance amending Sections 15-24.F3.M.1. of Section 15-24.F., VCR-6 Multifamily Inclusionary Zone (VCR-6 Zone), of Article III, Zoning, of the Land Development Ordinance of the Township of Randolph.

Mr. Carney explained that there was an exception to the wording in the existing ordinance.

The new language will refer to affordable "units" instead of affordable "credits", no other changes are proposed. The Board was in favor of the ordinance change a directed Mr. Carney to draft a letter in favor of the ordinance change.

Commr. Whiting made a motion and Chairman Lee seconded the motion.

The following roll call was taken:

AYES: Commrs. Herold, Ryan-Meyer, Suchyta, Whiting, Vice Chairman Sesko, Chairman Lee

NAYS:

ABSTAIN: Commr. Elbaum

Motion carried.

Circulation Element discussion

Chairman Lee noted that this will be the next element of the Master Plan reviewed.

Mr. Carney noted that funding for the consultant will be part of the 2023 municipal budget. They are discussing with Harbor Consulting to see if they are able to provide consulting services for the project.

Mr. Lee suggested that Mr. Pryor to put a letter together to the Advisory Board to give their suggestions.

Mr. Carney noted the next meeting will be March 20, 2023.

RESOLUTIONS

MSP 22-04 Randolph Redevelopers, LLC (Liberty Village)
B 119 L 130, West Hanover Avenue
Pre/Final Major Site Plan, Minor Subdivision, Tree, C Variance

Commr. Herold recused himself at 8:15pm.

Mr. Pryor explained the changes that are proposed to the version previously distributed to the Board. He explained some changes and comments to the resolution from the board planner. The footcandle amounts will be left out.

Condition # 11 regarding the mailboxes was reviewed with the Board.

Vice Chairman Sesko questioned the names of the streets.

Mr. Carney noted that they agreed to change the names but the references in the resolution to the names on the plans need to remain.

Vice Chairman Sesko asked about the landmark suggestions.

Mr. Pryor noted that the condition addressing the issue.

Vice Chairman Sesko questioned on page 7 the senior building height.

Mr. Pryor noted that those are different buildings.

The Board had a discussion about the conditions about the trip generations.

Mr. Pryor noted all the comments of the planner and engineer will be included.

Commr. Whiting made a motion with the changes discussed and Commr. Elbaum seconded the motion.

The following roll call was taken:

AYES: Commrs. Elbaum, Ryan-Meyer, Whiting, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

Commr. Herold 8:33pm returned to the Board.

SPA 22-08 Randolph Rescue Squad, Inc.
B 42 L 107, 780 Route 10
Site Plan Amendment

Commr. Ryan-Meyer made a motion and Commr. Elbaum seconded the motion.

The following roll call was taken:

AYES: Commrs. Elbaum, Ryan-Meyer, Whiting, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

COMMENTS OF THE PUBLIC

None heard.

COMMENTS OF THE BOARD

There was a motion to adjourn the meeting at 10:40pm.

Respectfully submitted,

Kimberly A. Coward, Recording Secretary