

Township of Randolph
Municipal Building
March 20, 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, Suchyta, Veech, Whiting, Vice Chairman Sesko, Chairman Lee

ABSENT: Commr. Ryan-Meyer

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

February 6, 2023

Commr. Whiting suggested a change on page 3 that it should read "in the building".

Vice Chairman Sesko made a motion to approve, with the suggestion, which was seconded by Commr. Bowers.

The following roll call was taken:

AYES: Commrs. Bowers, Elbaum, Herold, Whiting, Vice Chairman Sesko, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

RESOLUTIONS

OTHER

Ordinance 10-23 Amending Article III, Zoning, of the Land Development Ordinance of the Township of Randolph to Establish the R-11 Multifamily Inclusionary Zone (R-11 Zone) and to Rezone Block 44, Lot 13 on the Official Tax Map of the Township of Randolph from the R-8 Zone to the R-11 Zone

Mr. Carney explained the changes to the zoning regulations as a result of Court ordered discussions with the contract purchaser. There have been the following changes:

Minimum building setback to single family residential use(building wall) will be 50 feet.

Building setback to internal roadway reduced to 10 feet.

Minimum building setback to parking space reduced to 5 feet.

Added surface parking setback to property line to 2 feet.

Building height increased to 4.5 stories and 55 feet with flat roof or 60 feet high with pitched roof.

Multi-family building wall distance to wall reduced to 40 feet.

Multi-family building distance to townhouse reduced to 20 feet.

Parking in permitted in buffer and allows for tandem parking spaces.

The Board discussed the ordinance.

Commr Whiting made a motion and seconded by Commr. Herold that it is inconsistent with the Master Plan.

The following roll call was taken:

AYES: Commrs. Bowers reluctantly, Elbaum, Herold, Whiting, Vice Chairman Sesko, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

Discussion – Ordinance Revisions

Mr. Carney explained the proposed changes based off of the Board's previous discussions.

15-81.9. - The Traffic Impact Statement and the changes to that section if the development generates 60 or more trips during peak hours.

Chairman Lee questioned if Route 10 needs a third lane and all the development proposed in the area.

Mr. Carney noted that the State does not look at development on Route 10 as a whole but rather each project individually.

The Board discussed the options.

Landscape Plan- Mr. Carney noted that there is a proposed requirement that native and invasive species be identified.

15-77.3- Flower beds displays and pollinator gardens are highly encouraged.

G. Plant selection should favor native and drought-tolerant species.
Recommended Plant Species List shall be as used as a guide for the selection.

EIS

15.85.3 Site plan submission details and requirement checklist.
Item#43 Environment Impact State (as per 15-81.7.A). Proposed changes would require an EIS based on certain site conditions.

The location and layout of EVSE and make-ready parking spaces, if required by 40:55D-66.20, would be added to Item #26.

15-85.3 Site plan submission details and requirements checklist.
Item #44 changed from Educational Impact Study to Community Impact Statement(where required by Board).

New Item # 70- Electronic submission of land use applications (see 15-81.10)

New section, 15-81.10 - Electronic submission and filing of land use applications, would detail the electronic submittal requirements.

Mailboxes

New definition to be added - *Cluster Box Unit (CBU)* - A centralized grouping of individually locked and keyed compartments or mailboxes, such as a wall-mounted unit in an apartment building or a free-standing neighborhood delivery and collection box unit. The carrier can generally access the individual compartments at one time by using a special key to unlock a facing or rear flat panel (front- or back-loading) or, for vertical boxes, (top-loading) an entire row of boxes that swing away from the wall to expose the tops of each box. Also known as mail kiosks.

Mr Carney noted that he reviewed the changes.

15-79.4. - Cluster Box Units (mail kiosks)

C. Parking and Pedestrian Access

The Board suggested higher number of minimum number of parking spaces for each cluster mailbox.

The Board asked about architectural standards.

The Board suggested having a checklist item that requires a written description of how the architecture is consistent with the Master Plan and site plan design standards.

The next master plan element to be update will be the Circulation Element. The Traffic and the Trails advisory committees have already been contacted about coordinating on the update.

Mr. Carney noted that there is the issue of connecting trails to sidewalks. There are gaps in the sidewalks and possible removal of unneeded sections.

There was a discussion about connecting the sidewalks and the trail system.

The traffic areas of concern in the existing element are from an old study that needs to be updated.

It was discussed how the circulation plan can identify the areas that could connect to other sidewalks.

COMMENTS OF THE PUBLIC

COMMENTS OF THE BOARD

The EcolSciences LOI letter the shows that the wetlands on Block 44, Lot 13 are extensive.

The Board discussed the Circulation Element and hiring a consultant.

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Mr. Carney noted that Harbor Consulting will be asked to provide a proposal. The next meeting will be April 3, 2023.

There was a motion to adjourn the meeting at 8:02pm.

Respectfully submitted,

Kimberly A. Coward, Recording Secretary