

Township of Randolph  
Municipal Building  
April 17, 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, Ryan-Meyer, Suchyta, Veech, Whiting, Vice Chairman Sesko, Chairman Lee

ABSENT: Commr. Herold

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

### **COMMENTS OF THE PUBLIC**

None heard.

### **COMMENTS OF THE BOARD**

None.

### **MINUTES**

### **NEW BUSINESS**

MSP 23-03 Saint Matthew the Apostle Parish  
B 49 L 2.01, 335 Dover-Chester Road  
Pre/Final Major Site Plan, Tree

Commr. Suchyta recused himself from this application at 7:02pm.

Joseph Paparo, Esq. appeared represent the applicant. This is an institutional use with no variances and requested site plan approval.

Father Brian Quinn was sworn. He is the Pastor of the parish.

Mr. Paparo asked why the parish is undertaking this project.

Father Quinn noted the current rectory is located at 267 Dover Chester Road. The old rectory will be sold as a private home. The proposed rectory will have better access to the priest on site.

Keith Chambers, architect was sworn and accepted by the Board. He explained the two-story rectory structure with a two-car garage and three bedrooms on the second floor. The rectory is a residential style with a screened in porch with deck. There will be a front porch and it will be energy efficient. The house will have a crawl space and slab on grade. The total square footage will be 2,293.

Mr. Paparo asked if this is a normal style for the neighborhood.

Mr. Chambers noted that the style will fit into the neighborhood.

Commr. Veech asked if there would be a directional sign for the rectory.

Father Quinn agreed to the addition of the rectory sign.

Joseph Minnick, Jr. PE was sworn and accepted by the Board. He explained the site plan to the Board. The land disturbance is in a previously disturbed area. There will be tree removal of four trees and there will be four replacement trees. There will be a septic system for the rectory for which there has been permeability test done. There is an underground electric and is serviced by public water. This is a conditional use is in the RR zone. The six criteria for the conditional use have been met. The site has previously received plan approval. The minimum lot area complies 10 acres. The FAR .05 complies, lot coverage complies and the property line complies. There will be dry wells added to the plan as requested by Mr. Ferriero's memo.

Commr. Whiting asked about the detention basin.

Mr. Ferriero noted that the rectory is out of the detention basin area.

Chairman Lee opened the meeting up to the Board.

Vice Chairman Sesko asked for crosswalk to the rectory.

Mr. Minnick agreed to add a crosswalk to the rectory.

Mr. Paparo asked if the view from the road will be substantially impacted.

Mr. Minnick noted that the visual impact will not be substantially impacted.

Chairman Lee opened the meeting up to comments Board. None heard.

Chairman Lee opened the meeting up to the public. None heard.

Commr. Veech made a motion with all the conditions that were discussed and Commr. Whiting seconded the motion.

The following roll call was taken:

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

NAYS:

ABSTAIN:

Motion carried.

**COMMENTS OF THE PUBLIC**

None heard.

**COMMENTS OF THE BOARD**

Mr. Carney noted the next application will be May 15, 2023. The May 1, 2023 meeting will be canceled.

There was a motion to adjourn the meeting at 7:28pm.

Respectfully submitted,

Kimberly A. Coward, Recording Secretary