

Township of Randolph  
Municipal Building  
May 15, 2023

The regular meeting of the Township of Randolph Planning Board was called to order at 7:02P.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, Herold, Ryan-Meyer, Suchyta, Veech, Vice Chairman Sesko, Chairman Lee

ABSENT: Commrs. Elbaum, Whiting

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**

April 3, 2023

Vice Chairman Sesko made a motion to approve and seconded by Commr. Herold.

The following roll call was taken:

AYES: Commrs. Bowers, Herold, Suchyta, Vice Chairman Sesko

NAYS:

ABSTAIN:

Motion carried.

April 17, 2023

Vice Chairman Sesko made a motion to approve and seconded by Commr. Bowers.

The following roll call was taken:

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

NAYS:

ABSTAIN:

Motion carried.

**RESOLUTION**

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

Mr. Pryor explained the resolution to the Board. He explained a minor typo.

Commr. Ryan-Meyer made a motion to approve and seconded by Vice Chairman Sesko.

The following roll call was taken:

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

NAYS:

ABSTAIN:

Motion carried.

MSP 23-01 Emery Capital Partners  
B 73 L 66, 1 Emery Avenue Suite 2  
Minor Site Plan, C Variance

Mr. Pryor explained the resolution to the Board.

Commr. Herold made a motion to approve and seconded by Commr. Suchyta.

The following roll call was taken:

AYES: Commrs. Bowers, Herold, Suchyta, Vice Chairman Sesko

NAYS:

ABSTAIN:

Motion carried.

**NEW BUSINESS**

MSP 23-04     Dover Mt. Sinai Cemetery Association  
                  B 131 L 1, 1.01, 2, 236 Chrystal Street  
                  Pre/Final Site Plan, Tree, Soil

Alyse Landano-Hubbard, Esq. appeared to represent the applicant. The cemetery is a conditional use and it meets the conditions. She agreed to the engineering conditions in the report from Mr. Ferriero from May 4, 2023.

Peter Shapiro, President of the Mt Sinai Cemetery Association was sworn. He explained the operation of the cemetery.

Ms. Landano-Hubbard asked about the burial process.

Mr. Shapiro explained that G. Sperry & Sons in Dover organizes the burial and organizes the services. He noted that there are currently only 20 plots for sale. To operate a cemetery, they are looking to expand and add some additional plots.

Chairman Lee asked if there was an organization that takes donations to operate the cemetery.

Mr. Shapiro noted that there is not. There are five members of the association and the board maintains some certificate of deposits at local banks to fund the operation of the cemetery.

Steven Smith, PP and land surveyor was sworn and accepted by the Board.

Ms. Landano-Hubbard asked if he could explain the application.

Mr. Smith explained the property fronts on Chrystal Street and Marble Lane. It has 5.393 acres. The property meets the minimum 3 acres condition. The question of the merger of the three lots was raised by the board engineer. They agreed to file a merger deed to officially merge the lots.

He explained sheet 3 to the Board. Lot 1 will be developed by adding a circular driveway and there will be 312 proposed plots. There will be drywells to pick up the runoff. Dry well calculations will be provided to the engineer's specifications. A soil erosion plan will be submitted to the Morris County Soil Conservation District if the Board acts favorably. The tree removal plan was explained. There are 62 replacement trees required and there are no

replacement trees proposed. He marked and dated Exhibit A-1 sheet 3 grading plan that shows replacement trees which will buffer the neighboring Lot 75. Along the property line with Lot 75 there will be (9) Nine five-foot high Norway spruce trees. In the graded area between the sections of the cemetery there is an area to plant (6) six two- and half-inch caliper Maple trees for a total of 15 replacement trees. He requested trees a waiver for the balance of replacement trees.

Commr. Veech requested if there could be an agreement to an adjusted amount for the tree bank.

Ms. Landano Hubbard noted that the applicant is willing to make an adjusted amount donation to the tree bank.

Mr. Smith noted that the application has no variances. The 900 cubic yards soil will be taken off site.

Mr. Ferriero noted that it will be about 45 trucks loads of soil to be removed.

Vice Chairman Sesko question the fence on the old section.

Mr. Ferriero that there was not proposed fence on the new section.

Chairman Lee opened the meeting up to the public.

Joseph McGovern 156 Munson Street asked the width of Chrystal Street. He asked if there was any proposed access off Fairfield Avenue.

Mr. Smith noted that is not proposed.

Mr. McGovern asked how many plots.

Mr. Ferriero noted that the testimony was that there was 700 existing plots and 312 proposed plots.

Ms. Veech asked if there was a typical donation to the tree bank.

Mr. Carney noted that it is at the Board's decision to grant the requested relief. He explained the previous lower number has been made by other developments.

The Board discussed that donation to the tree bank donation number.

Chairman Lee proposed 50 percent tree bank donation for a nonprofit.

The Board discussed the application.

Mr. Carney noted that there will be a site visit to make sure that any dead trees will not count toward the tree bank obligation. The applicant will have two years for the trees to be planted to receive back any of the tree bank donation.

Commr. Veech made a motion with the 50 percent of the normal amount of the tree bank donation and all the conditions of the report by Mr. Ferriero dated May 4, 2023. Commr. Herold second the motion.

The following roll call was taken:

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

NAYS:

ABSTAIN:

Motion carried.

### **COMMENTS OF THE PUBLIC**

None heard.

### **COMMENTS OF THE BOARD**

The Board discussed the trees bank in the future for a policy.

The Board felt that 50 percent of the normal amount to the tree bank was the correct number for non-profits which had no additional area to plant trees on a site.

Mr. Carney stated any policy changes should be done in the form of an ordinance.

Commr. Veech noted she was in favor of an ordinance that addresses the proposed tree bank donation.

Mr. Carney noted that there are two minor subdivisions and those will be in upcoming months.

A member of the public appeared after the public portion of the application.

Christopher Selser 9 Fairfield Avenue appeared and he explained that he would like an opportunity to purchase some the land from the cemetery. He noted that after he received the notice, he contacted the attorney and the applicant without any return contact.

Mr. Pryor noted that the Board has already heard and acted on the application. The town officials can provide you with the owner/attorney contact information.

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Mr. Selser noted that he received the letter 15 days before the meeting.

Mr. Pryor noted that the applicant has provided the legal notice.

There was a motion to adjourn the meeting at 7:52pm.

Respectfully submitted,

Kimberly A. Coward, Recording Secretary