

Township of Randolph
Municipal Building
October 16, 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 (arrived 7:04pm), Suchyta, Whiting, Veech, Vice Chairman Sesko, Chairman Lee

ABSENT: Commrs. Elbaum

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

COMMENTS OF THE PUBLIC

None heard.

COMMENTS OF THE BOARD

None.

MINUTES

September 18, 2023

Commr. Veech made a motion and seconded by Commr. Whiting.

The following roll call was taken:

AYES: Commrs. Bowers, Herold, Suchyta, Veech, Whiting, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

RESOLUTIONS

SPE 23-03 The Heller Group (Mark's Corner)
 B 119.03, L 1, 2A West Hanover Avenue
 Site Plan Extension

Commr. Whiting made a motion and seconded by Commr. Bowers.

The following roll call was taken:

AYES: Commrs. Bowers, Ryan-Meyer, Suchyta, Veech, Whiting, Chairman Lee

NAYS:

ABSTAIN:

Motion carried.

NEW BUSINESS

MS.P 23-05 Ludiro, Inc.
 B 101 L 9, 10, 11, 1192 Sussex Tpk.
 Pre/Final, Tree, Soil, C Variance

Michael Lipari, Esq. appeared represent the application. He explained the bulk variances steep slope, parking of less than 50 in garage less than 9-foot parking. There are four older structures to be removed and will be improvement to the area.

Dina Burns, Eric Keller, PE, PP, Richard Jayco, Architect all three were sworn.

Dina Burns noted that this is a family-owned business. Her father-owned the painting company for many years in Mount Freedom. The property needs to be renovated and going forward it seems like the time to put together a plan to upgrade the area and the property.

Commr. Veech asked if they will be developing the property or will someone else.

Ms. Burns noted that she doesn't know but it is their intention to develop the property,

Mr. Lipari questioned if the intention was to have the property be a legacy property.

Ms. Burns stated yes.

Constance Mitchko, 32 Albert Ct, asked if there were any other family properties they developed.

Ms. Burns noted that they have noted developed any other properties like this.

Eric Keller, PE, Planner explained the project. He marked Exhibit A-1 and dated October 16, 2023 aerial view of the Block 101 Lots 9, 10, 11 at the corner of Sussex Turnpike and Woodland Terrace. The property is located in the VCR-7 zone. There are 25 townhouses proposed with a minor subdivision and a mixed-use building. The Lot 9.02 will house the mixed-use building and he noted that the loading zone size requires a variance.

He explained the four variance requests as: 1. Loading space size 15 feet x 60 feet required where 12 feet x 60 feet is proposed 2. Less than 50% of parking in garage 3. Less than 9 feet wide parking space island and 4. Steep slope disturbance.

He marked Exhibit A-2 marked and dated October 16, 2023 aerial view with the proposed buildings shown. The mixed-use building that fronts on Sussex Turnpike with 10 apartments on the second floor. The apartment will consist of 2 studio units, one 1-bedroom, four 2-bedroom units, two 3-bedroom units. All the townhouses will have 3-bedrooms with a single car garage. There 79 parking spaces with only 25 garages. There will be three EV spaces with expansion up to seven EV spaces and there are 43 parking spaces proposed and all townhouse units will be wired for EV. The Morris County Planning Board approval has been received. There are no project signs. There are facade signs that the architect will address.

Vice Chairman Sesko asked how many EV space for the mixed-use building.

Mr. Keller noted that there a seven EV spaces for the mixed-use building.

Commr. Veech asked about the retail parking and tenant parking.

Mr. Keller showed the Board the parking spaces on the exhibit.

Commr. Veech asked what type of EV chargers.

Mr. Keller noted that there will be general EV chargers, not Tesla chargers.

Commr. Veech noted that she would like to see a walkway for the townhouses to access Sussex Turnpike.

Mr. Keller noted that there will be investigating to add a walkway that is ADA.

Commr. Veech asked about mailboxes.

Mr. Keller noted that most likely it will be multiple mailboxes.

Commr. Veech asked about school buses.

Mr. Lipari noted that the applicant will contact the BOE and will deal with that after approval.

Commr. Veech asked about the hammer head in the parking lot.

Commr. Suchyta about what kind of EV chargers.

Mr. Keller noted most likely there will be level 2 chargers.

Mr. Lipari noted that they will meet the state standards.

Mr. Keller explained the location of the fire hydrants.

Commr. Herold asked about trash collection.

Mr. Keller noted that the trash collection will be kept inside of the townhouses and there will be a dumpster for the mixed-use building.

Mr. Keller explained the circulation plan.

Mr. Carney noted that the fire official requested that the landscaping be review in the turnaround area to allow clearance for the fire truck.

Mr. Keller noted that the landscaping can be damaged in that area and it can be moved to a better location.

Commr. Veech questioned the snow removal.

Mr. Keller explained the snow removal area and they may need to bring in a front loader in to move it to another area beyond the parking area on to the lawn area.

Commr. Whiting asked about building three location and the large rock structure.

Mr. Keller noted that has not been determined. They may be hammering it into smaller pieces to be removed or if blasting in needed they would follow the State regulations.

Commr. Whiting asked about the historical society.

Mr. Lipari noted that they would work with the historical society.

Mr. Keller explained the steep slopes categories as the 15-20% to be disturbed 15.75%, 20-25% to be disturbed 30.04%, 25% and greater to be disturbed 80.03%.

Mr. Keller noted that the stormwater will be managed. The site is serviced by public water and sewer. The tree removal regulations will be complied with along with the stormwater regulations. The retaining walls area will have a 4-foot fence. The stormwater plan has been reviewed against the engineer's review memo and they will work with the engineer to comply

with the recommendations. The groundwater recharge has been addressed. He addressed the stormwater surface basins.

Commr. Veech asked about comment A 24 in the Engineering review memo.

Mr. Ferriero noted that he would address that after Mr. Keller's testimony.

Mr. Keller noted that the stormwater will remain on the site and they will address the review memo comments.

Mr. Ferriero noted that issues are one that he will remain solid on.

The Board took a break.

Mr. Keller addressed the water main. He noted that the water demand for this project. The sanitary sewer will be addressed with the township. The mixed-use building will be connected to the existing sewer connection, gas, electric and cable will be brought into the site. The lighting will be LED and will be on from dusk to dawn and the height will be 14.5 feet.

Vice Chairman Sesko asked about the lighting.

Mr. Keller noted that there will be no light spread, they will be downward facing lights.

Mr. Keller addressed the Landscape Plan on sheet 8. He addressed the other approvals from outside agencies. The application has received Morris County Planning Board approval.

Chairman Lee noted that there are many comments for the stormwater.

Mr. Ferriero noted that this might be Butterworth Sewer service area.

Mr. Ferriero noted that comments from the memo regarding page 2 trees C 2.

Mr. Keller noted he will review that comment.

Mr. Ferriero noted that comment E 1 Woodland Terrace he felt that the width needs to be looked into and the improvements that need to be looked at. This project will significantly change to the condition of Woodlawn Terrace. He addressed the F 1 grading, F 3 building 2 the adjacent property is about the height of building 2 is 31 feet tall and meets the setbacks

Mr. Keller noted that he understood and will look at F 3

Mr. Ferriero asked about 24 page 7.

Mr. Keller addressed the comment. He noted the home elevation is 913 feet. The bottom of the basin is 907 feet and they are dry basins.

Mr. Ferriero noted that those are the highlighted comments.

Mr. Keller noted that he was done.

Chairman Lee opened the meeting up to the Board.

Mr. Carney asked about building 2 and the potential for additional landscaping.

Commr. Bowers noted his concern that the storm drainage might end up on the streets the width of Woodlawn Terrace is a concern.

Commr. Whiting noted his concern about no access to Sussex Turnpike.

Commr. Veech asked about the road vacation from the township.

Mr. Lipari noted that would be he look into it.

Ms. Sarmad noted that was brought to the attention in the review memo without it as proposed it would not be able to develop the project as proposed.

Jordon Ziegler and Ryan Zeigler, 6 Woodlawn Terrace were sworn.

Jordon Ziegler asked about the trees and noted his concern about E 1 concerned about the amount of discharge and erosion. He noted many concerns: F 3 is a major concern the wall and the distance, G 2 outflow is not sufficient and asked landscaping asked for arborvitae trees be added. He asked about J 2 Morris County Soil Conservation District needs to be addressed. He felt the steep slope could be addressed by less disturbance.

Mr. Keller noted that it is not 10 feet drop the wall is actually closer to the 5-7 feet.

Mr. Ziegler noted that the contours show about 9 feet difference and he felt that was a concern.

Mr. Carney noted that November 6, 2023 meeting would be the next available.

Mr. Lipari agreed.

Mr. Pryor noted that the application is carried to November 6, 2023 with no further notice to the public,

OTHER

Ordinance 19-2023 Repealing section 15-6 Appeals to Governing Body of Article II. Planning organization and Procedures of the Land Development Ordinance of the Township of Randolph

Mr. Carney noted that the ordinance allows any decisions to be appealed to the governing body and the ordinance is not consistent with the MLUL.

The Board discussed the change to the ordinance.

The Council does not want to hear any appeals from the BOA decisions.

The Board discuss the options.

The Board directed Mr. Carney to write a letter to the council that it does not find the ordinance inconsistent with the Master Plan.

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

The following roll call was taken:

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

NAYS:

ABSTAIN:

Motion carried.

COMMENTS OF THE PUBLIC

Ms. Mitchko noted her concerns about stormwater and the traffic at the intersection of Sussex Turnpike and West Hanover Avenue. She noted concern about the speed of drivers noted her concern about safety on Sussex Turnpike and walking across Sussex Turnpike.

The Board directed her to contact the Traffic Advisory Committee.

COMMENTS OF THE BOARD

None heard.

There was a motion to adjourn the meeting at 9:35pm.

Respectfully submitted,

Kimberly A. Coward, Recording Secretary