

**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY  
HIGHLANDS MODULE 7 – PETITION FOR PLAN CONFORMANCE  
FOR THE PRESERVATION AREA**

Record of Public Involvement

Township of Randolph Website Announcement – Posted October 22, 2009 for Planning Board Information Session.

Public Notice published in the Morristown Daily Record, October 26, 2009

Minutes of November 2, 2009 Planning Board meeting.

## The Township of Randolph

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### Township of Randolph News

#### Planning Board to Hold Information Session

Posted: October 22, 2009

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The Township of Randolph Planning Board will conduct a public informational meeting in the Randolph Township municipal building located at 502 Millbrook Avenue on **November 2, 2009** at 7:00 p.m. on the draft municipal Highlands element.

Interested persons may view the document at the Planning Department in the municipal building from 8:30 a.m. to 4:30 p.m. during weekday business hours.

Written comments are invited along with verbal comments and discussion during the public meeting.

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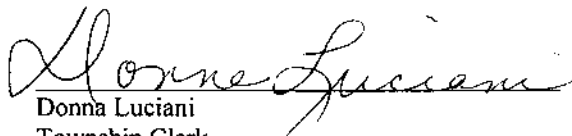
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I, Donna Luciani, Municipal Clerk of the Township of Randolph, in the County of Morris, State of New Jersey, HEREBY CERTIFY that the advertisement, of which is annexed is a true copy, and was published on Monday, October 26, 2009 in the Daily Record, a daily newspaper printed and published in Parsippany and circulated in the County of Morris, in the State of New Jersey and generally circulating in Warren, Sussex, Essex, Union, Passaic and Somerset Counties, in the State of New Jersey.

IN WITNESS WHEREOF, I have Hereunto set my hand and affixed the Corporate Seal of the Township of Randolph this 26<sup>th</sup> day of October, 2009.

  
Donna Luciani  
Township Clerk  
Township of Randolph



TOWNSHIP OF RANDOLPH

NOTICE

The Township of Randolph Planning Board will conduct a public informational meeting in the Randolph Township Municipal Building located at 502 Millbrook Avenue, Randolph, New Jersey on November 2, 2009 at 7:00 p.m. on the draft municipal Highlands Element. Interested persons may view the document at the Planning Department in the Municipal Building, from 8:30 a.m. to 4:30 p.m. during the weekday business hours. Written comments are invited along with verbal comments and discussion during the public meeting.  
Darren Carney  
Planning Board Secretary  
(\$10.80) 048099

Township of Randolph  
Municipal Building  
November 2, 2009

The regular meeting of the Township of Randolph Planning Board was called to order at 7:00 P.M. by Chairman Guadagno. 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 12, 2009.

**ROLL CALL**

PRESENT: Commr. Algeier, Jerow, MacArthur(arrived 7:21pm), Napoliello, Sesko, Squillario(arrived 7:10pm), Lee, Guadagno

ABSENT: Commr. Mooney

ALSO PRESENT: Darren Carney, Planning & Zoning Admin., Robert Michaels, PP, AICP, James Pryor, Planning Board Attorney,

**COMMENTS OF THE PUBLIC**

None

**ACTION ON MINUTES**

October 5, 2009

The following roll call was taken:

AYES: Commr. Jerow, MacArthur, Mooney, Squillario, Guadagno

NAYS:

ABSTAIN:

Motion carried.

**RESOLUTION**

SP 07-09      1030 Route 10 West LLC  
                  Block 18 Lot 13  
                  Site Plan, Soil Eros, Steep Slope, C Var.

The following roll call was taken:

AYES: Commr. Algeier, Jerow, Napoliello, Sesko, Squillario, Lee

NAYS:

ABSTAIN:

Motion carried.

**OTHER**

Ordinance #26-09 – Rezone Block 18.01 Lot 1.01, 2 Middlebury Blvd. of the official tax map from B-1 Neighborhood Business to the I-1 Industrial District

Michael Shiviets, Esq., appeared to represent the applicant. The request was for a zone change from B-1 to I-1 zone for 2 Middlebury Boulevard. The property is located in the Middlebury Boulevard complex and across from the Canfield Mews apartment complex. The applicant is Unique Systems and they wish it relocate their business to Randolph with an atrium style foyer with a model display for the township civic organization to be able to enjoy.

The Board was in favor the zone change and directed Mr. Carney to write a letter to the Council that the Board does not find it inconsistent with the Master Plan and the consensus was that it generally looks favorably upon the ordinance

The following roll call was taken:

AYES: Commr. Algeier, Jerow, Napoliello, Sesko, Squillario, Lee, Guadagno

NAYS:

ABSTAIN:

Motion carried.

**NEW BUSINESS**

MSP 12-09 GGB Enterprises, LLC t/a Mr. Sparky  
Block 44, Lot 3 & 51  
961 Route 10, Randolph Township  
Minor Site Plan

Ron Heymann, Esq. appeared to represent the applicant. The minor site plan application is to install solar panels on the roof.

Dominick Casserta, owner was sworn and explained the application to the Board. The application is to install solar panel on the roof the unit. The business is an electrical business and this will be for advertising and also be a green initiative. The Board of Directors for the condo association has approved the solar panels to be placed on the roof. There was an engineer's report submitted that stated that the roof structure could handle the weight of the solar panels. He also noted that the condo association required him to submit a letter stating that if there were any leaks on the roof form the solar panels he would take responsibility for them.

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

Commr. Jerow made a motion to approve the application including all item discussed.

Commr. Algeier seconded the motion.

The following roll call was taken:

AYES:                   Commr. Algeier, Jerow, Napoliello, SESCO, Squillario, Lee,  
                                  Guadagno

NAYS:

ABSTAIN:

Motion carried.

## **OTHER**

### **Review of Master Plan Element – Highland Preservation Area**

Robert Michaels appeared and explained the Draft Master Plan Element for the Highlands Preservation Area to the Board members. He noted that there are 88 communities that are part of the Highlands. The Master Plan Element is module #5 of the Plan Conformance Grant Program. Module #6 is the Land Development Ordinance to go along with the Master Plan Supplement. Module # 7 is putting it all together with resolutions and is to be submitted by December 8, 2009, which is required for the Preservation Area. He showed the map of the Preservation Area of Randolph to the Board members which is 583 acres in the south western corner of the township, which borders Roxbury and Chester. The Element is in a format that has been supplied by the Highlands Commission. The Highlands Zones and Sub-Zones are Protection Zone, Wildlife Management Sub-Zero, Conservation Zone, Existing Community Zone, Existing Community Zone – Environmentally Constrained Sub-Zone and the Lake Community Sub-Zone. The Element contains a feature that indicates no additional septic systems in the Preservation Area. There a features noted that there no addition public utilities in the Preservation Area.

The Board members questioned the different maps and questioned how many acres were privately owned.

Mr. Michaels estimated that about 75 – 80% of the land is publicly owned in the Preservation Area, if the MUA property is included. He passed around a map that showed the amount of publicly owned land. The maps are available on disk and if were printed on a large scale they would be able to be viewed easier.

The Board members questioned if homeowners would be able to put on an addition in the Preservation Area.

Mr. Michaels noted that there are some exemptions, but there are restrictions that may apply. There maybe be some exemptions for a modest expansions, but he was not clear on would they would be at this time. This is mandatory for the Preservation Area even if the township did nothing these rules would apply.

Commr. Guadagno noted that in the 20 years that he has been on the local boards, he remembers only 3 applications in this area.

Mr. Michaels noted that the minutes will be submitted to the Highlands Council with the package on December 8, 2009.

Commr. Lec questioned the TDR's.

There was a discussion about the Transfer Development rights and credits and how they would be distributed.

The goal seems is to be to marry the Highlands Master Plan into the township ordinances and this would make the township be the enforcer of the Highlands Regulations.

Randolph is going to participate in the Master Plan Element for the Preservation Area to be submitted by December 8, 2009.

Chairman Guadagno opened the meeting up to the public. No comments heard.

Attorney Pryor noted that the Board was not required to do anything at this point. The requirement was that the Board had a discussion on the draft Master Plan Element.

Mr. Michaels noted that the minutes will be forwarded to the Highlands Council.

#### **COMMENTS OF THE PUBLIC**

None heard.

#### **COMMENTS OF THE BOARD**

November 5, 2009

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Mr. Carney noted that the next Planning Board meeting will be December 7, 2009.

Motion made to adjourn the meeting at 9:25p.m.

Respectfully submitted,

Kimberly A. Coward, Recording Secretary