

Township of Randolph
Municipal Building
Randolph, NJ
June 26, 2025

A. OPENING OF REGULAR MEETING

1. Opening of the Regular Meeting

A regular meeting of the Randolph Township Council was called to order at 6:00 p.m. by Mayor Hathaway. The meeting is held pursuant to the New Jersey Open Public Meetings Act. Adequate notice of the meeting has been provided by posting written notice of the time, date, location and to the extent known, the agenda of the meeting in Randolph Township. This notice was posted on the Bulletin Board within Town Hall, it was filed with the Township Clerk, and it was provided to those persons or entities requesting notification. Notice was also provided to the West Morris Reporter and the Morris County Daily Record on November 27, 2024, by emailing them the annual resolution adopted by the Council on November 26, 2024. The annual resolution, which included this meeting date, was advertised in the West Morris Reporter, the official newspaper of the Township of Randolph, on December 5, 2024, and the Daily Record on December 3, 2024. Notice was also provided to TapInto Randolph, the official Township online digital publication, on November 27, 2024.

2. Roll Call

PRESENT: Councilwoman Carey
Councilwoman Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway

Also Present: Township Manager Poff, Assistant Township Manager Evan Covello, Township Attorney Ed Buzak from the Law Office of Surenian, Edwards, Buzak, & Nolan, LLC.

3. Pledge of Allegiance

Mayor Hathaway led the Pledge of Allegiance.

B. PROCLAMATIONS/PRESENTATION

1. 100th Birthday Celebration – Dorothy (Dot) Emma Norman

Mayor Joe Hathaway presented a proclamation honoring Dorothy Emma Norman on her 100th birthday. The proclamation acknowledged her as having 2 grandchildren, 7 great-grandchildren, and 3 great-great-grandchildren. Mayor Hathaway recognized Dorothy not only for her remarkable milestone birthday but also for her life of love, laughter, and spirit shared with family, friends, and the Randolph Township community.

Before moving to the next agenda item, Mayor Hathaway requested a moment of silence for Audrey Verona, a longtime township volunteer who passed away earlier in the week. He noted that she was an active member of the Traffic Advisory Committee for many years. Councilwoman Carey added that Audrey had been selected as a community "Rock Star" several years ago.

Councilman Nisivoccia made a motion to approve the proclamation. Councilwoman Carey seconded the motion, and the following roll call vote was taken:

AYES:	Councilwoman Carey
	Councilwoman Elbaum
	Councilman Nisivoccia
	Councilwoman Thornton
	Councilwoman Veech
	Deputy Mayor Forstenhausler
	Mayor Hathaway
NAYS:	None

2. Presentation of the 2024 Audit by Kathi Mantell

The 2024 audit presentation was delivered by Brian Coe from Nisivoccia LLP, with support from Township Auditor Kathi Mantell. Key points from the audit presentation included the township's current fund balance decreasing by \$184,000 due to establishing a liability for the Rockaway Valley Regional Sewer Authority contingency. Despite this decrease, the fund balance remains very healthy, and the tax collection rate is still high at 99.34%. No formal recommendations were made in the audit.

Two management suggestions were offered; they included continuing to monitor COVID-19 federal funding documentation (same suggestion as last year) since this is the last year to use these funds (ending in 2026, with assignment by 2024) and reviewing older capital improvement authorizations to determine if any should be canceled and reallocated. Mr. Coe commended CFO Debbie Bonanno and her team for doing "a wonderful job." Mrs. Mantell added that the township had established the contingency for the longstanding threatening litigation and saw a chance to set funds aside for potential increased costs. She also praised the Finance Department's operations, noting that she uses them as an example for other towns. Mayor Hathaway expressed appreciation to CFO Bonnano and her staff, acknowledging that having no formal audit recommendations is the result of significant work behind the scenes. He also noted that the township has been proactively canceling old balances and redeploying capital proceeds.

C. APPOINTMENTS

- 1. Stephanie Weng: Economic Development Committee**
- 2. Aleksandra Jankowska: Trails Advisory Committee**

Councilwoman Veech made a motion to appoint the student members. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

AYES:	Councilwoman Carey
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Councilwoman Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway
NAYS: None

D. OPEN TO THE PUBLIC

John Sandstrom of 65 Eyland Avenue in Succasunna raised three safety concerns that he had reported previously but remained unresolved: dead trees hanging on power lines along Route 10 East from Diamond Spring Road to Morris Turnpike, low-hanging cables on Park Avenue near Sussex Turnpike, and wires at property 1391/1393 on Sussex Turnpike, diagonal from a former nightclub.

Mr. Sandstrom also inquired about the dilapidated building at the corner of Canfield and Route 10 (formerly Salerno/Mitsubishi). Manager Poff informed him that the property has been approved for a convenience store and is currently working through the building permit process, with construction expected to commence prior to year-end.

Attorney Eric D. McCullough from the Law Firm of Waters, McPherson, McNeill, P.C. referred to Resolution R-148-25, the approval of the Housing Element and Fair Share Plan. He represented Randolph Mountain Partnership (the property owner) and DR Horton (the prospective purchaser). He expressed concern that the site referenced in the plan is designated for only 7 units. He noted that the site has been the subject of extensive litigation resulting in a settlement agreement that found it suitable for an inclusionary affordable housing project with a 20% set-aside and a maximum of 48 units. He noted that the township's zoning code allows for up to 48 units on the site. Mr. McCullough requested reconsideration of the number of units or for a discussion with the owner and prospective buyer.

Ben McHugh of 100 Center Grove Road commented on the affordable housing plan. He acknowledged the positive aspect of reusing a former office building for the Toll Brothers project on Route 10, but expressed concern about the location's lack of pedestrian access, bike trails, and nearby amenities. He suggested focusing on placing housing in areas with amenities and increasing density around town centers to better manage growth.

Brad Schmidt of 2 Ellam Drive referred to the "Big Beautiful Bill" being presented before Congress. He noted that the bill would cut funding for Medicaid by nearly \$800 million. He stated that 1.7 million patients in New Jersey are on Medicaid, with 3 out of 8 being children and 1 in 6 having three or more chronic conditions. Mr. Schmidt asked the council to consider passing a resolution against these cuts.

Seeing and hearing no one further, the public session was closed.

E. MANAGER'S REPORT

Manager Poff reported on the following items:

New VaxCare System - The Randolph Health Department has now implemented VaxCare, a new system that automates vaccine inventory, ordering, and billing. This new system is designed to boost efficiency and expand vaccine access by enabling billing to a majority of private insurers, which is expected to enhance community vaccination rates. The partnership also provides financial benefits to the township, including cost savings on vaccines and the generation of revenue from administration fees.

Annual Inlet Cleaning and Inspection Program – The Public Works Department started its required annual inlet cleaning and inspection, in compliance with the MS-4 storm water regulations permit. The township is required to clean and inspect 20% of its 3,200 inlets annually. This is the third year of the requirement. This township-wide project is expected to take several months to complete.

Parks & Recreation Department Advances Multiple Park Improvement Projects - Rosenfarb Park – The paperwork for the basketball court has been approved by purchasing. Materials for the playground are currently in production. The installation will be scheduled once the equipment is delivered to the installer.

Freedom Park Ballfield Lighting – The purchase order has been issued to Musco. The concrete bases are scheduled for delivery to Freedom Park on August 11, with the poles and electrical equipment to be delivered on August 20. The department is coordinating with Musco and the installer to confirm access and schedule the project to begin after the day camp season ends.

Lance Tkacs Tree and Bench – The memorial tree and bench are being installed on June 19 at Veterans Community Park. The department is coordinating with Dane Tkacs to schedule a date for the dedication ceremony.

Liquor License Renewals – The Clerk's Office is in the process of finalizing renewals for 2025-2026 liquor licenses. All eligible licenses have been placed on the agenda for the June 26 Council Meeting for consideration. In order to qualify for renewal, all applicants must have met all requirements, which include payments to the NJ Division of Alcoholic Beverage Control and the Township, as well as clearance from the NJ Department of Taxation.

Election Results Certifications – The Clerk's Office has finished its review of write-in votes, with timely provisional and mail-in ballot results having been provided by the Board of Elections. The certifications of the elected County Committee members were submitted to the Morris County Clerk's Office on June 19.

Planning & Zoning Department Planting and Design Projects - Spring tree planting has been completed. The West Hanover sidewalk project is currently in the design phase. The Rosenfarb-Guerin trail project is also in the design phase.

Police Department New Hires and Testing - Officer Lalley was sworn in as of May 28 and is currently in field training. He is expected to be in field training for about eleven weeks before he is released on his own. Another officer is in the final stages of his background check, with an anticipated swear-in date of June 30. A conditional offer of employment was accepted by an

applicant who is currently in the Passaic County Police Academy. The department has initiated his background process and intends to bring him on before his academy graduation, allowing him to graduate as a Randolph Township Police Officer. The written test for new hires is scheduled for July 15, and the physical test is set for August 20. Candidates who pass these two phases will advance to interview panels. The department will also continue to seek potential hiring candidates through alternate routes, with the next class in Morris County slated to begin on July 7.

Fire Prevention Inspections and Radio Coverage System - The Fire Prevention Bureau is continuing its work on multi-family dwelling inspections. It is also currently working with the Woodbrook development on a first responder radio system.

F. COMBINED ACTION RESOLUTIONS

1. R 149-25 Authorizing Performance Bond Reduction for The Oaks at Randolph
2. R 150-25 Authorizing Refund of Recreation Program Fee to Michele Dressel - \$640.00
3. R 151-25 Governing Body Certification of the Annual Audit
4. R 152-25 Authorizing an Electronic Tax Sale for All Municipal Tax Delinquencies Through December 31, 2024
5. R 153-25 Authorizing Refund of Cash Road Opening Bond for Lisa Hirschman, 61 Beech Road - \$500.00
6. R 154-25 Authorizing Award of a Contract for Electronic Municipal Tax Lien Sales, July 27, 2025 Through July 26, 2026 - Not to Exceed \$2,000.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: June 26, 2025

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:30-5.3-5.5, and any other applicable requirement, I, Deborah Bonanno, Director of Finance for the Township of Randolph, have ascertained that funds are available to award a contract in an amount not to exceed \$2,000 to Realauction.com, LLC for online tax sale services, per its proposal submitted to the Township.

Deborah Bonanno
Chief Financial Officer
Budget Accounts: 01-201-20-145-011

7. R 155-25 Authorizing Tax Collector to Refund Second Quarter 2025 Property Taxes and Cancel Balance of 2025 Property Taxes Due to Veteran Exemption for Block 223, Lot 6, 17 Bonnell Lane, Kenneth and Heather Hall - \$2,150.52
8. R 156-25 Requesting Permission for the Dedication by Rider for a Self-Insurance Program

9. R 157-25 Authorizing Award of a Contract Under the ESCNJ for Town Hall Flooring Replacement Utilizing Contract 23/24-14 Commercial Carpet & Flooring - Not to Exceed \$62,000.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: June 26, 2025

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:30-5.3-5.5, and any other applicable requirement, I, Deborah Bonanno, Director of Finance for the Township of Randolph, have ascertained that funds are available for the purchase and installation of new flooring at the Township Municipal Building from Hannon Floors in an amount not to exceed \$62,000.

Deborah Bonanno
Chief Financial Officer

Budget Accounts: 04-215-56-038-304 \$17,252.94
 04-215-56-011-328 \$17,652.52
 04-215-56-022-321 \$27,094.54

10. R 158-25 Authorizing Liquor License Renewals for the 2025 - 2026 Season
11. R 159-25 Authorizing Approval of the Submission of a Grant Application and Execute a Grant Contract With the NJ DOT for the Center Grove Road Improvement Project 2026
12. Raffle License - On-Premise Tricky Tray, Friends of Randolph Football, at Shongum Lake Clubhouse, 95 Shongum Road, Randolph, September 6, 2025, 7:00 p.m. - 10:00 p.m.
13. Raffle License - On-Premise 50/50, Friends of Randolph Football, at Randolph High School, 511 Millbrook Avenue, Randolph, September 26, 2025, 7:00 p.m. - 9:00 p.m.
14. Raffle License - On-Premise 50/50, Randolph High School Band Parents Association, at Randolph High School, 511 Millbrook Avenue, Randolph, September 27, 2025, 4:00 p.m. - 10:00 p.m.

Councilwoman Veech made a motion to approve the combined action agenda. Councilwoman Thornton seconded the motion, and the following roll call vote was taken:

AYES: Councilwoman Carey
 Councilwoman Elbaum
 Councilman Nisivoccia – (Abstained to Item #3, R 151-25)
 Councilwoman Thornton
 Councilwoman Veech
 Deputy Mayor Forstenhausler
 Mayor Hathaway

NAYS: None

G. RESOLUTION

1. R 148-25, Endorsing the 2025 Housing Element and Fair Share Plan

Manager Poff provided an overview of the township's fourth round affordable housing obligations. The Planning Board adopted the 2025 Housing Element and Fair Share Plan on June 16, and the resolution before the Council would endorse this plan to meet the June 30 deadline for filing with Superior Court.

Through a settlement with Fair Share Housing Center, Randolph Township's affordable housing obligation was established as a present need of 84 existing homes, adjusted to 17 renter-occupied units, and a prospective need of 300 new affordable housing units over 10 years, which was modified to 30 units. The Department of Community Affairs had initially calculated a prospective need of 355 new units, but the township's analysis resulted in the modified figure of 30 units.

The council thanked Planning Consultant Katherine Sarmad, Township Attorney Buzak, and the township's professionals for their efforts. Mayor Hathaway referred to communication about the plan, and past communications about affordable housing updates published by the township.

Deputy Mayor Forstenhausler made a motion to approve the resolution. Councilwoman Carey seconded the motion, and the following roll call vote was taken:

AYES:	Councilwoman Carey
	Councilwoman Elbaum
	Councilman Nisivoccia
	Councilwoman Thornton
	Councilwoman Veech
	Deputy Mayor Forstenhausler
	Mayor Hathaway
NAYS:	None

H. ORDINANCES: SECOND READING/PUBLIC HEARING

1. Ordinance 15-25 – An Ordinance of the Township of Randolph Appropriating \$14,000 from the General Capital Improvement Fund for the Purchase of Rescue Squad Equipment – Suction Devices

BE IT RESOLVED, that an Ordinance entitled, An Ordinance of the Township of Randolph Appropriating \$14,000 from the General Capital Improvement Fund for the Purchase of Rescue Squad Equipment – Suction Devices, be read by title on second reading and a hearing held thereon.

Manager Poff explained that the purpose of this ordinance is to appropriate \$14,000.00 from the general Capital Improvement Fund for the purchase of suction devices for the Randolph Township Rescue Squad.

OPEN TO THE PUBLIC

Seeing and hearing none, the public hearing was closed.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance of the Township of Randolph Appropriating \$14,000 from the General Capital Improvement Fund for the Purchase of Rescue

Squad Equipment – Suction Devices, be passed on final reading and that a Notice of Final Passage of said Ordinance be published in the official designated newspaper according to law.

Councilman Nisivoccia made a motion to adopt the ordinance. Councilwoman Thornton seconded the motion, and the following roll call vote was taken:

AYES:	Councilwoman Carey
	Councilwoman Elbaum
	Councilman Nisivoccia
	Councilwoman Thornton
	Councilwoman Veech
	Deputy Mayor Forstenhausler
	Mayor Hathaway
NAYS:	None

I. ORDINANCE: INTRODUCTION

1. Ordinance 16-25 – An Ordinance Authorizing the Acceptance of Certain Sanitary Sewer Facilities Constructed by or on Behalf of BH Brightview Randolph, LLC and Authorizing the Acceptance of the Bill of Sale

Manager Poff explained that the purpose of this ordinance is to accept certain sanitary sewer facilities constructed by or on behalf of BH Brightview Randolph, LLC and to accept the Bill of Sale submitted by BH Brightview Randolph, LLC to convey same.

BE IT RESOLVED, that an Ordinance entitled, “An Ordinance Authorizing the Acceptance of Certain Sanitary Sewer Facilities Constructed by or on Behalf of BH Brightview Randolph, LLC and Authorizing the Acceptance of the Bill of Sale” be introduced, read by title by the Township Clerk and passed on first reading.

BE IT RESOLVED, that said Ordinance shall be further considered for final passage at the meeting of the Township Council of the Township of Randolph on the 24th, of July, 2025 at 6 o’clock in the evening, prevailing time, at the Town Hall in said Township, at which time and place all persons interested shall be given an opportunity to be heard concerning said ordinance.

BE IT FURTHER RESOLVED, that the Township Clerk be authorized and directed to advertise said Ordinance in full or by summary with the notice of introduction thereof, in the official designated newspaper according to law.

Deputy Mayor Forstenhausler made a motion to introduce the ordinance. Councilwoman Veech seconded the motion, and the following roll call vote was taken:

AYES:	Councilwoman Carey
	Councilwoman Elbaum
	Councilman Nisivoccia
	Councilwoman Thornton
	Councilwoman Veech
	Deputy Mayor Forstenhausler

Mayor Hathaway
NAYS: None

J. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

K. COUNCIL COMMENTS

Councilwoman Thornton reported attending the Morris County League of Municipalities meeting and the 28th Annual Morris County Lifetime Achievement Awards sponsored by the Scouting America Patriots Path Council on June 18. She attended the Juneteenth Celebration held at the Community Center on June 19.

She provided updates from the Library Board of Trustees meeting on June 12, noting overwhelmingly positive social media comments praising the library. The library's no-fines policy was mentioned as beneficial for maintaining good patron relationships. The Teen Advisory Board presented two programs in May focusing on Nintendo DS and financial literacy through Monopoly. The Morristown Daughters of American Revolution created a flag display for Flag Day. The library's first summer concert, initially planned for Veterans Park, was moved to the community center due to heat, drawing 89 attendees. She also noted that summer hours have begun, with Saturdays from 9-12, and the library is closed on Sundays. Additionally, the library plans to be open on Labor Day Saturday from 9-12 as a trial, considering schools begin before Labor Day.

Councilwoman Elbaum stated that none of her committees or boards had met since the last council meeting.

Councilman Nisivoccia reported that the Trails Advisory Committee discussed an alternate location for the proposed Shunpike Trail to bypass wetlands restrictions. The committee is also planning to share their Country Fair booth with the Environmental and Landmark Advisory Committee. He shared that the Environmental and Landmark Advisory Committee discussed non-invasive, drought-tolerant plants and reviewed a location for a new Bee City sign, suggesting it be placed near the pollinator garden at Veterans Park. They continued to explore community composting options and reviewed the status of new welcome signs.

Councilwoman Carey reported that the Parks and Recreation Committee met on June 12. The committee discussed maintenance projects, fall registrations, and upcoming events. The RevolutionNJ 250th Committee met on June 23; the committee is working on finalizing a logo and vision statement, and developing a calendar of events for 2026. The discussion included a summer picnic featuring an ice cream social. She clarified that the celebration honors 250 years of American history, not just the eight years of the Revolutionary War.

Councilwoman Veech reported that Community Garden members would be assisting with the creation of a cottage garden outside of the Randolph Museum. She shared that the Planning Board approved resolutions for a minor subdivision and lot line adjustment, in addition to approving the resolution for Randolph Mt. Freedom's site approval. A public hearing was held, and they unanimously approved the Housing Element of the Master Plan.

She participated in the Morris County League of Municipalities meeting, during which a commercial realtor spoke about adapting office buildings for affordable housing; she noted that the township lacks such properties for conversion. She continued to report that the New Resident Program's range for data will change from being pulled twice year to three times a year. Additionally, she shared that during a high-density housing Zoom call with Jersey First, she learned that 29 towns in a federal lawsuit were granted timeline extensions. She concluded her report by sharing that the Parks Advisory Committee was actively seeking sophomore or junior student members.

Deputy Mayor Forstenhausler reported that he attended a Safety Committee meeting on June 12. He noted that the township achieved a perfect score of 0 days on the lost time accident frequency, and placed in the top 10 for 2023-2025. He participated in a walk with Mount Freedom Jewish Center on Father's Day supporting the hostages. He concluded his report by sharing that he attended a Facilities Work Group meeting on June 17.

Mayor Hathaway reported that he discussed the flag retirement ceremony with VFW Post Commander Soto; they also discussed sharing communications with residents on proper flag disposal. He shared that the Economic Development Committee (EDC) reported that 21 businesses have been nominated for Business of the Year awards, with 6 in the rising star category and 13 in the legacy category. The EDC is planning to share information about their database for local businesses during the Country Fair. The Randolph Lake Summer Kickoff has been rescheduled to July 5 due to rain. He concluded his comments by sharing that he met with Megan Hunscher from Morris County Chamber to discuss ways in which the county can support Randolph businesses and the potential America 250 farm-to-table event.

L. EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 (N.J.S.A. 10:4-12) permits the exclusion of the public from a meeting under certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Randolph, in the County of Morris, and in the State of New Jersey as follows:

1. The public shall be excluded from the remaining portion of this meeting.
2. The general nature of the subject matter to be discussed is as follows:
 - A. Litigation: Randolph Town Center Associates/Carl Weber Green
3. As nearly as can now be ascertained, the matter or matters to be discussed at this time will be disclosed to the public at such time and under such circumstances as are prescribed by law.

4. At the conclusion of the Executive Session, the Council may or may not reconvene in public session for the purpose of taking formal action on matters discussed in closed session or on any matter as permitted by law.

Councilwoman Veech made a motion to move into Executive Session at 7:10 p.m. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

AYES: Councilwoman Carey
Councilwoman Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway
NAYS: None

Councilwoman Veech made a motion to close the Executive Session and reopen the meeting at 7:51 p.m. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

AYES: Councilwoman Carey
Councilwoman Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway
NAYS: None

K. ADJOURNMENT

Councilwoman Veech made a motion to adjourn the meeting at 7:52 p.m. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

AYES: Councilwoman Carey
Councilwoman Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway
NAYS: None