

Thursday, July 24, 2025
Regular Meeting

Randolph Municipal Building
502 Millbrook Avenue
Randolph, NJ 07869
6:00 p.m.

A. OPENING OF REGULAR MEETING 6:00 P.M.

Subject :	1. Call To Order - Open Public Meeting Act
Meeting :	Jul 24, 2025 - Regular Meeting
Category :	A. OPENING OF REGULAR MEETING 6:00 P.M.
Access :	Public
Type :	

Public Content

This 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.

Subject :	2. Roll Call
Meeting :	Jul 24, 2025 - Regular Meeting
Category :	A. OPENING OF REGULAR MEETING 6:00 P.M.
Access :	Public
Type :	Procedural

Public Content

Mayor Hathaway

Deputy Mayor Forstenhausler

Councilwoman Carey

Councilwoman Elbaum

Councilman Nisivoccia

Councilwoman Thornton

Councilwoman Veech

Subject : 3. Pledge of Allegiance
Meeting : Jul 24, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

B. OPEN TO THE PUBLIC

Subject : 1. The Township is now open to the public for any general public comments. The Township Council welcomes any comments, suggestions, and questions during the public comment period. However, the purpose of this is to allow public comment, not to engage in a dialogue. If you have a specific question, please feel free to pose it and then follow-up with staff via telephone or email. Comments are limited to 6 minutes.

Meeting : Jul 24, 2025 - Regular Meeting
Category : B. OPEN TO THE PUBLIC
Access : Public
Type : Procedural

Public Content

Please state your name and address for the record.

C. MANAGER'S REPORT

D. APPROVAL OF MEETING MINUTES

Subject : 1. Approval of Township Council Regular Meeting Minutes - April 15, 2025

Meeting : Jul 24, 2025 - Regular Meeting
Category : D. APPROVAL OF MEETING MINUTES
Access : Public
Type :

File Attachments

[April 15 2025 - Township Council Meeting Minutes.pdf \(284 KB\)](#)

Subject : 2. Approval of Township Council Regular Meeting Minutes - May 1, 2025

Meeting : Jul 24, 2025 - Regular Meeting

Category : D. APPROVAL OF MEETING MINUTES
Access : Public
Type :

File Attachments

[May 1 2025 - Township Council Meeting Minutes.pdf \(219 KB\)](#)

Subject : 3. Approval of Township Council Regular Meeting Minutes - May 15, 2025
Meeting : Jul 24, 2025 - Regular Meeting
Category : D. APPROVAL OF MEETING MINUTES
Access : Public
Type :

File Attachments

[May 15 2025 - Township Council Meeting Minutes.pdf \(261 KB\)](#)

E. PUBLIC HEARING - SOIL MOVEMENT HEARING - RANDOLPH MT. FREEDOM, LLC

Subject : 1. Public Hearing - Randolph Mt. Freedom, LLC
Meeting : Jul 24, 2025 - Regular Meeting
Category : E. PUBLIC HEARING - SOIL MOVEMENT HEARING - RANDOLPH MT. FREEDOM, LLC
Access : Public
Type :
Subject : 2. R 175-25 Approving Soil Movement Permit, Randolph Mt. Freedom, LLC, Block 224, Lot 5, 1162 Sussex Turnpike
Meeting : Jul 24, 2025 - Regular Meeting
Category : E. PUBLIC HEARING - SOIL MOVEMENT HEARING - RANDOLPH MT. FREEDOM, LLC
Access : Public
Type :

File Attachments

[R 175-25 Soil Movement Permit.pdf \(89 KB\)](#)
[Backup 1 - Soil Movement Permit Application - Randolph Mt. Freedom LLC - Block 224 Lot 4.pdf \(225 KB\)](#)
[Backup 2 - Survey - Randolph Mt. Freedom LLC - Block 224 Lot 5.pdf \(1.105 KB\)](#)
[Backup 3 - Site Plans - Randolph Mt. Freedom LLC - Block 224 Lot 5.pdf \(20.587 KB\)](#)
[Backup 4 - Planning Board Resolution - Randolph Mt. Freedom LLC - Block 224 Lot 5.pdf \(707 KB\)](#)
[Backup 5 - Notice of Public Hearing.pdf \(63 KB\)](#)
[Backup 6 - Affidavit of Publication.pdf \(90 KB\)](#)
[Backup 7 - Affidavit of Mailing.pdf \(75 KB\)](#)

F. COMBINED ACTION RESOLUTIONS

Subject : 1. R 160-25 Authorizing Refund of Remaining Escrow Funds to Radoslaw Sawicki, 225 Dover Chester Road - \$667.00

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 160-25 Escrow Release Sawicki 6-30-25.pdf \(57 KB\)](#)

Subject : 2. R 161-25 Approving and Authorizing the Terms and Conditions of a Memorandum of Agreement Dated March 14, 2025

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 161-25 Approving MOA 7-18-25.pdf \(102 KB\)](#)

Subject : 3. R 162-25 Authorizing Change Order #2 for a Professional Services Agreement to Chiesa Shahinian & Giantomasi, PC for Bankruptcy Counsel Services

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 162-25 CSG Law Change Order #2.pdf \(78 KB\)](#)

[R 162-25 Backup 1 CERTIFICATION OF AVAILABILITY OF FUNDS CSG Law 7.24.25.pdf \(116 KB\)](#)

Subject : 4. R 163-25 Authorizing Increasing the Bid Threshold From \$44,000.00 to \$53,000.00 Effective July 1, 2025

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 163-25 Increase Bid Threshold.pdf \(103 KB\)](#)

Subject : 5. R 164-25 Requesting Approval of Items of Revenue and Appropriations Per NJSA 40A:4-87 - NJACCHO Sustaining Local Public Health Infrastructure Grant - \$24,951.00

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 164-25 Chapter 159 Resolution -2024-2026 NJACCHO Sustaining LPH Infrastructure 2026 amend.pdf \(88 KB\)](#)

Subject : 6. R 165-25 Authorizing Extension of Grace Period for Third Quarter 2025 Tax Payments

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 165-25 2025 Extend Grace 3rd Qtr.pdf \(86 KB\)](#)

Subject : 7. R 166-25 Authorizing Release of Cash Road Opening Bonds to Various Individuals

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 166-25 Bond Release Request - Resolution - 113 Mountainside Drive.pdf \(86 KB\)](#)

Subject : 8. R 167-25 Authorizing Cancellation of Capital Improvement Authorization Balances

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 167-25 Cancel General Improvement Authorizations 7.24.25.pdf \(86 KB\)](#)

Subject : 9. R 168-25 Authorizing the Use of Gov Deals Under the Passaic County Cooperative Pricing System for Online Auction Services

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 168-25 Awarding Online Auction Services.pdf \(82 KB\)](#)

Subject : 10. R 169-25 Authorizing Change Order #1 to a Contract Awarded Under the ESCNJ for Roof Replacement Utilizing Contract 23/24-28 Job Order Contracting General Repair and Maintenance

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 169-25 Authorizing CO #1 Roof Install under 23-24-28.pdf \(83 KB\)](#)

[R 169-25 Backup 1.pdf \(159 KB\)](#)

[R 169-25 Backup 2 Awarding CO #1 Roof Installation under 23-24-28 Quote.pdf \(83 KB\)](#)

Subject : 11. R 170-25 Authorizing the Township of Randolph to Implement Competitive Contracting for the Procurement of a Concession for the Welcome Sign Sponsorship Program

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 170-25 Randolph Signage Program_Draft Resolution-7-22-25.pdf \(114 KB\)](#)

[R 170-25 Backup 1 Randolph Welcome Sign Sponsorship Program_7-22-25.pdf \(109 KB\)](#)

[R 170-25 Backup 2 Randolph Welcome Sign Sponsor Form_7-22-25.pdf \(112 KB\)](#)

Subject : 12. R 171-25 Authorizing the Acceptance and Execution of a Developer's Agreement with 1 West Hanover MF, LLC for Preliminary and Final Site Plan and Minor Subdivision Approval for Block 119, Lot 130.01, and More Commonly Known as Liberty Village in the Township of Randolph

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Administrative File Attachments

[R 171-25 - Developer's Agrmt - Liberty Village - Accept 1 WEST HANOVER MF LLC.pdf \(90 KB\)](#)

[R 171-25 Backup 1 Randolph_DevelopersAgreement_1 West Hanover MF.pdf \(203 KB\)](#)

Subject : 13. R 172-25 Requesting the Approval of Items of Revenue and Appropriation Per NJSA 40A:4-87 State of New Jersey Strengthening Local Public Health Capacity Grant - \$64,788.00

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 172-25 Chapter 159 Resolution -St of NJ DOH Strengthening Capactiy 25-26.pdf \(88 KB\)](#)

Subject : 14. R 173-25 Accepting and Approving the Revised Military Leave Policy in the Employee Handbook

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 173-25 Military Leave Resolution.pdf \(104 KB\)](#)

[R 173-25 Backup 1 Military Leave Policy 071625.pdf \(119 KB\)](#)

Subject : 15. R 174-25 Authorizing Refund of Recreation Program Fee to Layne Broyles, 115 Carrell Road - \$545.00

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 174-25 Recreation Fee Refund.pdf \(89 KB\)](#)

Subject : 16. Raffle License - Off-Premise Merchandise, Gottesman RTW Academy, 146 Dover Chester Road, Randolph, August 17, 2025, 3:00 p.m.

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 17. Raffle License - On-Premise 50/50, RHS Cheerleading Booster Club, Inc. at Randolph High School, 511 Millbrook Avenue, September 12, 2025, September 26, 2025, October 17, 2025 and October 24, 2025, 7:00 p.m. - 8:30 p.m.

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 18. Raffle License - Off Premise 50/50, St. Matthew the Apostle Parish, 335 Dover Chester Road, December 6, 2025 at 5:45 p.m.

Meeting : Jul 24, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

G. ORDINANCES: SECOND READING/PUBLIC HEARING

Subject : 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

Meeting : Jul 24, 2025 - Regular Meeting

Category : G. ORDINANCES: SECOND READING/PUBLIC HEARING

Access : Public

Type :

File Attachments

[Ord. 16-25 Accept Brightview Bill of Sale - Sewer Facilities.pdf \(98 KB\)](#)

H. ORDINANCES: INTRODUCTION

Subject : 1. Ordinance 17-25 - An Ordinance of the Township of Randolph Appropriating \$55,000 From the Open Space Capital Improvement Fund for Fencing at Randolph Lake Park

Meeting : Jul 24, 2025 - Regular Meeting

Category : H. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ordinance 17-25 - Randolph Lake Park Fencing.pdf \(110 KB\)](#)

I. OPEN TO THE PUBLIC

Subject : 1. The Township is now open to the public for any general public comments. The Township Council welcomes any comments, suggestions, and questions during the public comment period. However, the purpose of this is to allow public comment, not to engage in a dialogue. If you have a specific question, please feel free to pose it and then follow-up with staff via telephone or email. Comments are limited to 6 minutes.

Meeting : Jul 24, 2025 - Regular Meeting

Category : I. OPEN TO THE PUBLIC

Access : Public

Type : Procedural

Public Content

Please state your name and address for the record.

J. COUNCIL COMMENTS

K. EXECUTIVE SESSION

Subject : 1. Enter Executive Session

Meeting : Jul 24, 2025 - Regular Meeting

Category : K. EXECUTIVE SESSION

Access : Public

Type :

Public Content

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 (NJSA 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:
3. As nearly as can now be ascertained, the matter or matters to be discussed at this times 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, Council may reconvene in public session for the purpose of taking formal action.

Subject : 2. Attorney/Client Privilege - Covenant and Restrictions

Meeting : Jul 24, 2025 - Regular Meeting
Category : K. EXECUTIVE SESSION
Access : Public
Type :

Executive File Attachments

[Guerin Dr question.pdf \(104 KB\)](#)
[95A Calais Road Zoning Inquiry.pdf \(41 KB\)](#)
[95A Calais Road Owner Letter.pdf \(941 KB\)](#)
[95A Calais Road Proposed Zoning Change.pdf \(218 KB\)](#)
[Calais Road Farms Covenant and restriction.pdf \(573 KB\)](#)

Subject : 3. Litigation: Jersey City/JCMUA vs. RVRSA

Meeting : Jul 24, 2025 - Regular Meeting
Category : K. EXECUTIVE SESSION
Access : Public
Type :

Executive File Attachments

[Jersey City-JCMUA vs. RVRSA.pdf \(711 KB\)](#)

Subject : 4. Close Executive Session

Meeting : Jul 24, 2025 - Regular Meeting
Category : K. EXECUTIVE SESSION
Access : Public
Type : Action

Recommended Action : Motion to close Executive Session and reconvene Public Session Action

L. ADJOURNMENT

Subject : 1. Adjourn Meeting
Meeting : Jul 24, 2025 - Regular Meeting
Category : L. ADJOURNMENT
Access : Public
Type : Action
Recommended Action : Motion to Adjourn the Meeting