

September 4, 2025

Township of Randolph
Municipal Building
Randolph, NJ
September 4, 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 Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway
ABSENT: Councilwoman Carey

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. APPOINTMENT

1. Valerie Reynaldo: Environmental & Landmark Committee

Councilman Nisivoccia made a motion to approve the appointment. Deputy Mayor Forstenhausler seconded the motion, and the following roll call vote was taken:

AYES: Councilwoman Elbaum
Councilman Nisivoccia

Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway
NAYS: None
ABSENT: Councilwoman Carey

C. OPEN TO THE PUBLIC

Susan Casarelli of 2 Morgan Court shared that Superintendent Jennifer Fano had sent an email to the school district on August 25, informing parents of completed upgrades to the school facilities. She explained that prior to the recent Board of Education meeting, she observed that the playground project mentioned in Mrs. Fano's email was still in the excavation phase, the roof was incomplete, and construction materials remained in classrooms that were not yet finished. When she raised these concerns with the Board of Education, she felt ignored. She later shared this information on Facebook. Ms. Casarelli asked the council if they were aware of any updates on these projects, noting that the funding comes from their constituents.

Mayor Hathaway informed Ms. Casarelli that before the email was sent, the township had held its quarterly liaison meeting with the Board of Education. He noted that the email provided more detailed updates than what had been shared during the meeting. He added that the township could look into more concrete updates, but at this time, there was no additional information available.

Ms. Casarelli stated that she had revisited the sites and found that building materials and fumes were still present. She acknowledged that not all council members may have received the email, especially those without children in the school district.

Manager Poff explained that the permitting process is primarily handled through the New Jersey Department of Education.

Lane Broyles of 115 Carrell Road expressed concerns about parking availability for high school juniors. She noted that Brandywine Court eventually became a no-parking street. She referred to the crosswalk from the Municipal Building to the high school and pointed out that there were additional spots at the Municipal Building, as well as a gravel parking lot nearby. She shared that the school uses a parking lottery system for seniors, but it appears that every senior ends up with a parking spot. She also mentioned a rumor that students parking in municipal lots could be ticketed or towed. She stressed that there may be situations requiring use of the municipal lots and that parents should not have to fear using facilities funded by their tax dollars. She asked whether the township could explore ways to accommodate more student parking and potentially challenge the current school parking process.

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

D. MANAGER'S REPORT

Manager Poff reported on the following items:

Health Department Plan Review Process Enhancement - Key staff from the Health Department, in collaboration with the Assistant Township Manager, Engineering, Zoning, and Construction Departments, have developed a more efficient and seamless plan review process. The main objective of this interdepartmental collaboration is to streamline communication across all

departments using a digital platform. This initiative is expected to significantly improve the overall efficiency and ease of the plan review process for both township staff and applicants.

Tax Appeal Settlement - Tax assessor Glen Sherman reports a settlement has been reached regarding HC Randolph LLC (Acme Supermarket) located at 690 Millbrook Avenue. The proposed settlement would result in a refund of \$14,522. The refund is approximately 2% of the overall taxes under appeal and is significantly less than the Plaintiff's prior settlement proposals. It also stops additional tax years from being filed in a period where the township is experiencing declining equalization ratios. The Plaintiff would also waive statutory interest. The 2026 change to the assessment would be made as a book change and would not result in a refund.

Parks & Recreation Project Advancement - Multiple recreational facility improvements are progressing: Rosenfarb Park basketball posts were successfully installed on August 8 with an on-site meeting conducted on August 15; playground installation has been delayed until October 2025 due to installer scheduling conflicts. The Freedom Park ballfield lighting project advanced with concrete bases delivered August 14 and Quality Electric positioning concrete poles on-site with drilling operations beginning this week. The Freedom Park Hardscaping project requisition was processed the week of August 25 with construction anticipated for October 2025. The Randolph Park fencing project has commenced with Fox Fencing on-site and completion expected by next week.

Advanced Police Technology Implementation (2025 Budget Key Initiative) - The Police Department successfully deployed new body-worn cameras, moving all recorded footage to a secure cloud platform. The new cameras represent significant improvements over previous models, featuring high-definition wide-angle lenses, extended battery life (up to 15 hours of continuous recording), improved mounting systems, enhanced display readability, and larger control buttons. The cloud platform provides a secure, centralized system for managing video evidence with capabilities including upload, tagging, review and secure sharing functionality, chain-of-custody tracking, access control, and automated retention policies. The cloud solution enables automatic system updates and reduces IT infrastructure needs. The final phase involves transferring data from the previous server system, currently delayed as data transitions to Microsoft's cloud platform. SafeFleet has provided a current completion estimate of mid-September 2025.

Cybersecurity Enhancement Initiative (2025 Budget Key Initiative) - The IT Department is implementing enhanced login security for Township-issued laptops, beginning rollout in late August 2025. This security enhancement requires users to verify identity using a second method (typically a phone notification or app code) when logging into township laptops. The security session duration is 12 hours, minimizing user disruption while maintaining security. Benefits include prevention of unauthorized access due to stolen equipment or compromised passwords, strengthened overall device security, compliance with industry standards, and risk reduction while maintaining user-friendliness. Staff are scheduling brief setup sessions to guide users through enabling the security system on laptops and corresponding mobile applications.

Communications Infrastructure Redundancy (2025 Budget Key Initiative) - On July 22, IT staff, partnering with Hunter Technologies and Pascack Data Services, successfully installed, configured, and tested a backup system for the township's phone infrastructure. The

implementation included a full-scale simulated failure test with monitoring to ensure proper system operation. The initiative strengthens communications infrastructure and ensures uninterrupted operations across departments. Key benefits include reduced communication downtime through automatic system activation during failures, cost efficiency through automated recovery reducing manual intervention needs, operational resilience enhancing adaptability and service continuity, and improved recovery response through real-time alerts enabling swift issue resolution. Future plans include testing the system during regular work hours to validate backup effectiveness.

Records Management and Compliance Initiative - The Township Clerk has coordinated with municipal department heads regarding the upcoming records disposition process, in partnership with the township's vendor, Foveonics. The vendor is scheduled to visit Town Hall on October 23 to collect and dispose of documents that have received state approval. Additionally, the Clerk's Office participated in the New Jersey League of Municipalities webinar, *"OPRA Update for All Municipal Officials,"* on August 27, which provided an overview of ongoing changes implemented under P.L. 2024, c.16.

Building Infrastructure Progress - The curtain wall project has reached 75% completion, with parts needed to finish the work currently on backorder. Buildings & Grounds staff are collaborating with the Animal Shelter on lighting and security enhancements to improve facility safety and operational efficiency.

Market Update - Phoenix Advisors, LLC, the township's financial advisors, provides a market update several times a year. Attached is the most recent update. Of particular note, US economic indicators showed mixed signals in August 2025. Inflation remained "sticky" as consumer prices rose 0.2% month-over-month with core inflation steady at 3.2% year-over-year, reinforcing price pressures that tempered some optimism for Federal Reserve rate cuts. Second quarter economic growth rebounded at an annualized rate of 3.3%, topping expectations after a contraction in the first quarter. The next Federal Reserve Meeting is September 17. Financial markets are broadly expecting the Federal Reserve to cut its benchmark interest rate by 25 basis points in September 2025.

Councilman Nisivoccia asked Manager Poff if he knew the current township-wide equalized value ratio. Manager Poff estimated that the ratio was somewhere around 74% to 76%. Councilman Nisivoccia noted that a revaluation was done a few years ago at 100%, he asked if it was likely that another revaluation would be forced upon the township. Manager Poff explained that the Tax Assessor had indicated that even at the current ratio, the township is still significantly above other municipalities that would otherwise be in line for revaluation.

E. COMBINED ACTION RESOLUTIONS

1. R 188-25 Authorizing Settlement of a Certain Commercial Tax Appeal, HC Randolph LLC, Block 119, Lot 105, 690 Millbrook Avenue
2. R 189-25 Authorizing Refund of Third Quarter 2025 Property Taxes Due to Veteran Exemption for Block 38, Lot 37, 6 Surrey Lane, Robert J. Domicolo & K. Sawczyn - \$2,989.59

3. R 190-25 Authorizing Award of MCCPC Contract #3B (Liquid Calcium Chloride) to Peckham Materials Corporation
4. R 191-25 Authorizing Award of MCCPC Contract #15-A (Police Pursuit Vehicles, 2026 Models) to Various Vendors
5. R 192-25 Authorizing Award of MCCPC Contract #15-C (Utility Vehicles, 2026 Models) to Various Vendors
6. R 193-25 Authorizing Rejection and Award of MCCPC Contract #15-D (Service/Truck Bodies, Most Current) to Various Vendors
7. R 194-25 Authorizing Award of MCCPC Contract #15-F (Cab/Chassis with Dump Bodies, 2026 Models) to Route 23 Automall, LLC
8. R 195-25 Authorizing Award of MCCPC Contract #31 (Calcium Chloride Bags) to Extech Operating, LLC (dba Extech Building Material)
9. Raffle License - On-Premise 50/50, Stefan Strong Foundation, Randolph Community Center, 30 Calais Road, Randolph, September 18, 2025, 5:00 p.m. - 11:00 p.m.
10. On-Premise Tricky Tray, Stefan Strong Foundation, Randolph Community Center, 30 Calais Road, Randolph, September 18, 2025, 5:00 p.m. - 11:00 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 Elbaum Councilman Nisivoccia Councilwoman Thornton Councilwoman Veech Deputy Mayor Forstenhausler Mayor Hathaway
NAYS:	None
ABSENT:	Councilwoman Carey

F. DISCUSSION ITEMS

1. New Jersey Energy Master Plan

Mayor Hathaway explained that a letter from the Jersey Strong Coastal Coalition had been shared with the council for potential endorsement. The letter was distributed to various municipalities, counties, and stakeholders regarding the New Jersey Energy Master Plan. He noted that the purpose of the discussion was to determine whether the township should endorse the letter and whether the mayor should sign it on behalf of the council. He stated that he had reviewed the letter and believed it was important for everyone to be aware of rising energy prices. He also mentioned that the current state administration is seeking to codify certain energy policies, which could lead to a reduced energy supply and increased costs. He noted that a few other municipalities in the region have already endorsed it. He added that the letter also includes solutions and recommendations related to various forms of energy.

There was a consensus among the council to endorse the letter.

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

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

G. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

H. COUNCIL COMMENTS

Councilwoman Thornton reported that she, Councilman Nisivoccia, Deputy Mayor Forstenhausler, and Mayor Hathaway attended the Miller's Hill Farm 100th Celebration. She noted that it was a great event, and that the farm has been apart of many family memories. She reported that during the Traffic Advisory Committee Meeting Officer Shoudy reported on areas of traffic complaints that the department is assessing. The Police Department met with the New Jersey Department of Transportation; the discussions included Center Grove Road, Route 10 and pedestrian signals. The committee also discussed e-bikes and safety in the township, in addition to reviewing some ordinances. She concluded her report by sharing that the Library Board of Trustees would meet the following week on September 11.

Councilwoman Elbaum had no comments for this meeting.

Councilman Nisivoccia echoed previous comments about the 100th Anniversary Miller's Hill Farm celebration. He commended John McAndrew and his family's commitment and renewed passion for farming. He reported that he attended the previous two 250th Steering Committee meetings on behalf of Councilwoman Carey. He shared that special activities were planned for 2026. The committee is reaching out to service organizations and local scouting troops for assistance. He asked Manager Poff to include the outreach measures during the next Board of Education Liaison meeting. He thanked the township for helping promote the recent community Blood Drive held at the Rescue Squad on August 14. In total the donations amounted to 71 pints of blood, an increase from the 33 pints collected last year. The organizers estimated that the donations this year would save 200 lives.

Councilwoman Veech noted that Deputy Mayor Forstenhausler completed his deliveries for the New Resident Packages. She encouraged the council to complete and note the status of their deliveries.

Deputy Mayor Forstenhausler reported that none of his committee met since the previous council meeting.

Mayor Hathaway reported that the Economic Development Committee was hard at work in preparing for the Country Fair. He noted that the 250th Steering Committee has done a tremendous job in coming up with ideas and a tactical plan. He thanked Assistant Manager Evan Covello for providing a thorough presentation to himself, Councilwoman Carey and Deputy Mayor Forstenhausler.

I. 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. Attorney/Client Privilege: State Licensed Housing, CSLRs
 - B. Attorney/Client Privilege: Fourth Round Affordable Housing Update
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 enter into Executive Session at 6:30 p.m. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

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

Councilwoman Veech made a motion to close the Executive Session and reopen the meeting at 6:55 p.m. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

September 4, 2025

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

J. ADJOURNMENT

Councilwoman Veech made a motion to adjourn the meeting at 6:55 p.m. Councilwoman Thornton seconded the motion, and the following roll call vote was taken:

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