

Thursday, September 18, 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.**

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|            |                                            |
|------------|--------------------------------------------|
| Subject :  | 1. Call To Order - Open Public Meeting Act |
| Meeting :  | Sep 18, 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 :  | Sep 18, 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 : Sep 18, 2025 - Regular Meeting  
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.  
Access : Public  
Type : Procedural

## **B. POLICE DEPARTMENT SWEARING IN**

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Subject : 1. Patrolman Sean Lalley, # 128  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : B. POLICE DEPARTMENT SWEARING IN  
Access : Public  
Type :

Subject : 2. Patrolman Daniel Apryasz, #129  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : B. POLICE DEPARTMENT SWEARING IN  
Access : Public  
Type :

Subject : 3. Sergeant Corey Czerniak, #088  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : B. POLICE DEPARTMENT SWEARING IN  
Access : Public  
Type :

Subject : 4. Sergeant Brian Brenckman, #089  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : B. POLICE DEPARTMENT SWEARING IN  
Access : Public  
Type :

Subject : 5. Sergeant Kyle Hefferon, #103  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : B. POLICE DEPARTMENT SWEARING IN

Access : Public  
Type :  
Subject : 6. Sergeant Ian Green, #109  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : B. POLICE DEPARTMENT SWEARING  
IN  
Access : Public  
Type :

## **C. APPOINTMENTS**

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Subject : 1. Eli Kahn: Traffic Advisory  
Committee  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : C. APPOINTMENTS  
Access : Public  
Type :

## **D. 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 : Sep 18, 2025 - Regular Meeting  
Category : D. OPEN TO THE PUBLIC  
Access : Public  
Type : Procedural

## **Public Content**

Please state your name and address for the record.

## **E. MANAGER'S REPORT**

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## **F. APPROVAL OF MEETING MINUTES**

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Subject : 1. Approval of Township Council Regular Meeting  
Minutes - August 21, 2025  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : F. APPROVAL OF MEETING MINUTES  
Access : Public

Type :

## File Attachments

[August 21, 2025 Council Meeting Minutes.pdf \(225 KB\)](#)

Subject : 2. Approval of Township Council Regular Meeting Minutes - September 4, 2025

Meeting : Sep 18, 2025 - Regular Meeting

Category : F. APPROVAL OF MEETING MINUTES

Access : Public

Type :

## File Attachments

[September 4, 2025 Council Meeting Minutes.pdf \(177 KB\)](#)

## G. COMBINED ACTION RESOLUTIONS

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Subject : 1. R 196-25 Authorizing the Discharge of a Developer's Agreement With BH Brightview Randolph, LLC

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 196-25 Backup 1 Discharge Developers Agreement Brightview Randolph \(003\).pdf \(98 KB\)](#)

[R 196-25 Discharge of Brightview Developer's Agreement.pdf \(87 KB\)](#)

Subject : 2. R 197-25 Authorizing Tax Collector to Refund Duplicate Tax Payment for Block 134, Lot 3, 156 Millbrook Avenue, Carlos Eduardo Cazares Rodriguez - \$2,183.00

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 197-25 REFUND TAX DUPLICATE PYMT BLK 53 LOT 56.01 Jacob Gemina Klein.pdf \(89 KB\)](#)

Subject : 3. R 198-25 Authorizing Refund of Water Account Overpayment to Webster and Jun Lewin, Block 56, Lot 36, 83 Ridge Road - \$1,193.07

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 198-25 Refund for Overpayment of Q3 Water Account to Webster and Lun Lewin - Block 56, Lot 36 - \\$1,193.07.pdf \(90 KB\)](#)

Subject : 4. R 199-25 Authorizing Refund of Recreation Department Program Fees to Chiara Gough - \$350.00

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 199-25 Refund for Rompers Recreation Program to Chiara Gough.pdf \(91 KB\)](#)

Subject : 5. R 200-25 Authorizing Various Road Opening Bond Release Requests

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 200-25 Refund for Release of Various Cash Road Opening Bonds.pdf \(98 KB\)](#)

Subject : 6. R 201-25 Authorizing Change Order #1 to the Award of an Agreement to Defeo Associates for Solid Waste, Dumpster, and Recycling Contracts Consultation Services

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 201-25 Resolution Authorizing Change Order #1 to the Award of an Agreement to Defeo Associates for Solid Waste, Dumpster, and Recycling Consultation Services.pdf \(63 KB\)](#)

Subject : 7. R 202-25 Authorizing Awarding a Contract for 2025 Leaf Loading, Hauling, and Proper Recycling to Nature's Choice NJ, LLC for the Not to Exceed Amount of \$200,000 for the Period of October 1, 2025 through January 31, 2026

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 202-25 Awarding a Contract for 2025 Leaf Loading, Hauling, and Proper Recycling to Nature's Choice NJ LLC.pdf \(85 KB\)](#)

[R 202-25 BACKUP - Awarding a Contract for 2025 Leaf Loading, Hauling, and Proper Recycling to Nature's Choice NJ LLC.pdf \(115 KB\)](#)

Subject : 8. R 203-25 Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 203-25 Deem Property Surplus RESO.pdf \(71 KB\)](#)

[R 203-25 Backup 1 SURPLUS PROPERTY FORM 2025 All Depts Council List.pdf \(55 KB\)](#)

Subject : 9. R 204-25 Authorizing Change Order #1 to Ben Shaffer Recreation for the Purchase and Installation of Basketball Equipment at Rosenfarb Park

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 204-25 Resolution Authorizing CO #1 Rosenfarb Basketball Equipment under 24-35.pdf \(66 KB\)](#)

[R 204-25 Backup 1.pdf \(52 KB\)](#)

Subject : 10. R 205-25 Authorizing the Award of a Professional Services Agreement to Antonelli Kantor Rivera, PC for a One-Year Term - Not to Exceed \$16,000.00

Meeting : Sep 18, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

## File Attachments

[R 205-25 PSA with Antonelli Kantor Rivera.pdf \(88 KB\)](#)

[R 205-25 BACKUP 1 PROFESSIONAL SERVICES AGREEMENT.pdf \(67 KB\)](#)

[R 205-25 Backup 2 CERTIFICATION OF AVAILABILITY OF FUNDS 9.18.25 Antonelli Kantor Rivera.pdf \(109 KB\)](#)

Subject : 11. R 206-25 Authorizing Cancellation of Capital

## Improvement Authorizations

Meeting : Sep 18, 2025 - Regular Meeting  
Category : G. COMBINED ACTION RESOLUTIONS  
Access : Public  
Type :

### File Attachments

[R 206- 25 Cancel General Improvement Authorizations 9.18.25.pdf \(90 KB\)](#)

Subject : 12. Raffle License - On-Premise 50/50, Morris County Council of Education Associations Philanthropic, The Meadow Wood, 461 Route 10, Randolph, November 21, 2025, 4:00 p.m. - 9:00 p.m.  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : G. COMBINED ACTION RESOLUTIONS  
Access : Public  
Type :

## H. ORDINANCES: SECOND READING/PUBLIC HEARING

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Subject : 1. Ordinance 18-25 - An Ordinance Amending and Supplementing Article VII, Retail Food Establishments, of Chapter 14, Businesses, and Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph Regarding Mobile Food and Prepackaged Mobile Frozen Dessert Establishments and Vendors  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : H. ORDINANCES: SECOND READING/PUBLIC HEARING  
Access : Public  
Type :

### File Attachments

[Ord. 18-25 Mobile Food Ordinance - Clean \(7-25-25\).pdf \(191 KB\)](#)

Subject : 2. Ordinance 19-25 - An Ordinance Amending and Supplementing Article II, Maintenance Code for Dwellings, of Chapter 26, Housing, of the Revised Ordinances of the Township of Randolph  
Meeting : Sep 18, 2025 - Regular Meeting  
Category : H. ORDINANCES: SECOND READING/PUBLIC HEARING  
Access : Public  
Type :

### File Attachments

[Ord. 19-25 Maintenance Code for Dwellings.pdf \(101 KB\)](#)

Subject : 3. Ordinance 20-25 - An Ordinance Amending and Supplementing Sections 15-2.2, 15-48.6.4, 15-77.2, 15-77.3, 15-79, 15-81.7, 15-81.9, 15-81 and 15-85.3 of the Land Development Ordinance of the Township of Randolph

Meeting : Sep 18, 2025 - Regular Meeting

Category : H. ORDINANCES: SECOND READING/PUBLIC HEARING

Access : Public

Type :

## File Attachments

[Ord. 20-25 Amending Land Use Ordinance.pdf \(291 KB\)](#)

[Ord. 20-25 backup 1.pdf \(192 KB\)](#)

Subject : 4. Ordinance 21-25 - An Ordinance Amending and Supplementing Section 34-34, Acts Prohibited; Generally, of Article II, Rules and Regulations, of Chapter 34, Parks and Recreation Areas, of the Revised Ordinances of the Township of Randolph to Prohibit the Operation of Motorized Vehicles on Paths and Trails in Public Parks and Recreation Areas

Meeting : Sep 18, 2025 - Regular Meeting

Category : H. ORDINANCES: SECOND READING/PUBLIC HEARING

Access : Public

Type :

## File Attachments

[Ord. 21-25 Prohibit Motorized vehicles on walking paths-trails.pdf \(102 KB\)](#)

Subject : 5. Ordinance 22-25 - An Ordinance Amending and Supplementing the Revised Ordinances of the Township of Randolph by the Addition of Chapter 51, Film Making

Meeting : Sep 18, 2025 - Regular Meeting

Category : H. ORDINANCES: SECOND READING/PUBLIC HEARING

Access : Public

Type :

## File Attachments

[Ordinance 22-25 Randolph Filming Ordinance\\_8-14-25.pdf \(181 KB\)](#)

Subject : 6. Ordinance 23-25 - An Ordinance Amending Article VIII, Massage, Bodywork and Somatic Therapy Establishments, of Chapter 24, Health and Sanitation, and Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph

Meeting : Sep 18, 2025 - Regular Meeting



Category : H. ORDINANCES: SECOND READING/PUBLIC HEARING  
Access : Public  
Type :

### File Attachments

[Ordinance 23-25 Amend Massage Ord \(rev 7-25-25\).pdf \(187 KB\)](#)

## I. ORDINANCES: INTRODUCTION

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Subject : 1. Ordinance 24-25 - An Ordinance of the Township of Randolph Appropriating \$260,000 From the General Capital Improvement Fund for Road Improvements

Meeting : Sep 18, 2025 - Regular Meeting

Category : I. ORDINANCES: INTRODUCTION

Access : Public

Type :

### File Attachments

[Ord. 24-25 Road Improvements.pdf \(133 KB\)](#)

## J. OPEN TO THE PUBLIC

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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 : Sep 18, 2025 - Regular Meeting

Category : J. OPEN TO THE PUBLIC

Access : Public

Type : Procedural

## Public Content

Please state your name and address for the record.

## K. COUNCIL COMMENTS

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## L. EXECUTIVE SESSION

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Subject : 1. Enter Executive Session

Meeting : Sep 18, 2025 - Regular Meeting

Category : L. 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: Fourth Round Affordable Housing Update

Meeting : Sep 18, 2025 - Regular Meeting

Category : L. EXECUTIVE SESSION

Access : Public

Type :

Subject : 3. Personnel

Meeting : Sep 18, 2025 - Regular Meeting

Category : L. EXECUTIVE SESSION

Access : Public

Type :

Subject : 4. Close Executive Session

Meeting : Sep 18, 2025 - Regular Meeting

Category : L. EXECUTIVE SESSION

Access : Public

Type : Action

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

## M. ADJOURNMENT

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Subject : 1. Adjourn Meeting

Meeting : Sep 18, 2025 - Regular Meeting

Category : M. ADJOURNMENT

|                      |                               |
|----------------------|-------------------------------|
| Access :             | Public                        |
| Type :               | Action                        |
| Recommended Action : | Motion to Adjourn the Meeting |