

Tuesday, November 4, 2025
Regular Meeting

Randolph Municipal Building
502 Millbrook Avenue
Randolph, NJ 07869
5:00 p.m.

A. OPENING OF REGULAR MEETING 5:00 P.M.

Subject : 1. Call To Order - Open Public Meeting Act
Meeting : Nov 4, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 5:
00 P.M.
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 : Nov 4, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 5:
00 P.M.
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 : Nov 4, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 5:
00 P.M.
Type : Procedural

B. PROCLAMATIONS

Subject : 1. Proclamation - Honoring William F. Prahst, 50-Year Service Anniversary
Meeting : Nov 4, 2025 - Regular Meeting
Category : B. PROCLAMATIONS
Type :

File Attachments

[Proclamation - 50th Anniversary William Prahst.pdf \(106 KB\)](#)

Subject : 2. Proclamation - National First Responders Day
Meeting : Nov 4, 2025 - Regular Meeting
Category : B. PROCLAMATIONS
Type :

File Attachments

[PROCLAMATION First Responders Day.pdf \(136 KB\)](#)

Subject : 3. Proclamation - Honoring Professor Marielaine R. Mammon
Meeting : Nov 4, 2025 - Regular Meeting
Category : B. PROCLAMATIONS
Type :

File Attachments

[Proclamation - Marielaine Mammon.pdf \(141 KB\)](#)

C. 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 : Nov 4, 2025 - Regular Meeting

Category : C. OPEN TO THE PUBLIC

Type : Procedural

Public Content

Please state your name and address for the record.

D. MANAGER'S REPORT

E. APPROVAL OF MEETING MINUTES

Subject : 1. Approval of Township Council Regular Meeting Minutes - October 9, 2025

Meeting : Nov 4, 2025 - Regular Meeting

Category : E. APPROVAL OF MEETING MINUTES

Type :

File Attachments

[October 9 2025 Regular Council Meeting Minutes.pdf \(260 KB\)](#)

F. COMBINED ACTION RESOLUTIONS

Subject : 1. R 226-25 Authorizing Tax Collector to Redeem and Refund Tax Sale Certificate #19-21 for Block 224, Lot 19, 7 Phyllis Place - \$777.21

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 226-25 OUTSIDE LIENHOLDER TSC#19-21 Alpha Tax Lien_.pdf \(87 KB\)](#)

Subject : 2. R 227-25 Authorizing Tax Collector to Redeem and Refund Tax Sale Certificate #20-10, Block 224, Lot 19, 7 Phyllis Place - \$6,890.81

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 227-25 RESOLUTION OUTSIDE LIENHOLDER TSC#20-10 Todd Jerman.pdf \(87 KB\)](#)

Subject : 3. R 228-25 Authorizing Mayor and Council to Establish a Schedule of Regular Meetings of the Mayor and Council of the Township of Randolph During the 2026 Calendar Year

Meeting : Nov 4, 2025 - Regular Meeting

Category :

F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 228-25 2026 Council Meeting Dates Final.pdf \(102 KB\)](#)

Subject : 4. R 229-25 Authorizing Tax Collector to Redeem and Refund Tax Sale Certificate #2023-024, Block 201, Lot 28.12, 35 Arnold Drive - \$139,422.55

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 229-25 RESOLUTION OUTSIDE LIENHOLDER TSC#2023-024 WSFS CF Actlien Holding Inc_.pdf \(96 KB\)](#)

Subject : 5. R 230-25 Authorizing Tax Collector to Redeem and Refund Tax Sale Certificate #2023-017, Block 120, Lot 11, 1141 Sussex Turnpike - \$9,396.56

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 230-25 RESOLUTION OUTSIDE LIENHOLDER TSC#2023-017 Bala Partners LLC_.pdf \(94 KB\)](#)

Subject : 6. R 231-25 Authorizing Treasurer to Refund Duplicate Payment for Third Quarter Water & Sewer Payment, Block 55, Lot 7.03, 48 Mac Spar Drive - \$118.06

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 231-25 2025 RESOLUTION REFUND WS DUPLICATE PYMT BLK 55 LOT 7.03 Eric Jennifer Polesuk.pdf \(88 KB\)](#)

Subject : 7. R 232-25 Authorizing Execution of a Memorandum of Understanding Between the Township of Randolph and the Morris County Affordable Housing Corporation

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 232-25 Authorizing MOU with MCAHC.pdf \(120 KB\)](#)

[R 232-25 Backup 1 MEMORANDUM OF UNDERSTANDING.pdf \(3,142 KB\)](#)

Subject : 8. R 233-25 Authorizing Awarding a Contract Through the Competitive Contracting Process for Information Technology (IT) Services for the Period of November 14, 2025 Through November 13, 2030 - Not to Exceed \$490,000

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 233-25 CCP-25-IT Services 08-25 Reso ACTUAL.pdf \(87 KB\)](#)

[R 233-25 Backup 1 IT Services 08-25 Eval Comm Final Report.pdf \(118 KB\)](#)

Subject : 9. R 234-25 Authorizing Refund of Cash Road Opening Bonds to Various Individuals

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 234-25 Bond Release Request - Resolution - Leplattenier - 30 Piersons Hill Road.pdf \(86 KB\)](#)

Subject : 10. R 235-25 Authorizing the Award of MCCPC Contract #7 (Drainage Pipe - Delivered)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 235-25 MCCPC Contract #7 - Award.pdf \(61 KB\)](#)

[R 235-25 Backup 1 7_noa_2026.pdf \(139 KB\)](#)

Subject : 11. R 236-25 Authorizing the Rejection and Award of MCCPC Contract #8 (Anti-Freeze)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 236-25 MCCPC Contract #8 - Rejection and Award.pdf \(62 KB\)](#)

[R 236-25 Backup 1 8_noa_2026.pdf \(121 KB\)](#)

Subject : 12. R 237-25 Authorizing the Rejection and Award of MCCPC Contract #9 (Crushed Stone & Sand)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 237-25 MCCPC Contract #9 - Rejection and Award.pdf \(83 KB\)](#)
[R 237-25 Backup 1 9_noa_2026.pdf \(133 KB\)](#)

Subject : 13. R 238-25 Authorizing the Rejection and Award of MCCPC Contract #14 (Catch Basins & Manhole Castings)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 238-25 MCCPC Contract #14 - Rejection and Award.pdf \(83 KB\)](#)
[R 238-25 Backup 1 14_noa_2026.pdf \(157 KB\)](#)

Subject : 14. R 239-25 Authorizing the Rejection and Award of MCCPC Contract #17 (Water Treatment Chemicals)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 239-25 Contract #17 - Rejection and Award.pdf \(67 KB\)](#)
[R 239-25 Backup 1 17_noa_2026.pdf \(147 KB\)](#)

Subject : 15. R 240-25 Authorizing the Award of MCCPC Contract #18 (Tree Removal, Trimming & Stump Grinding Services)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 240-25 MCCPC Contract #18- Award.pdf \(63 KB\)](#)
[R 240-25 Backup 1 18_noa_2026.pdf \(130 KB\)](#)

Subject : 16. R 241-25 Authorizing the Award of MCCPC Contract #19 (Concrete Blocks & Granite Curb Blocks)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 241-25 MCCPC Contract #19 - Award.pdf \(62 KB\)](#)

[R 241-25 Backup 1 19_noa_2026.pdf \(114 KB\)](#)

Subject : 17. R 242-25 Authorizing the Rejection and Award of MCCPC Contract #20-A (Sporting Goods)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 242-25 MCCPC Contract #20-A - Rejection and Award.pdf \(66 KB\)](#)

[R 242-25 Backup 1 20-A_noa_2026.pdf \(357 KB\)](#)

Subject : 18. R 243-25 Authorizing the Award of MCCPC Contract #21 (Oil & Stone Treatment)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 243-25 MCCPC Contract #21- Award.pdf \(61 KB\)](#)

[R 243-25 Backup 1 21_noa_2026.pdf \(111 KB\)](#)

Subject : 19. R 244-25 Authorizing Clarification of the Rejection of a Bid for MCCPC Contract #23 (Police Uniforms & Equipment)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 244-25 MCCPC Contract #23 - Revised Rejection.pdf \(64 KB\)](#)

Subject : 20. R 245-25 Authorizing the Award of MCCPC Contract #24 (Bagged Cement & Poured Concrete)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 245-25 MCCPC Contract #24 - Award.pdf \(62 KB\)](#)

[R 245-25 Backup 1 24_noa_2026.pdf \(149 KB\)](#)

Subject : 21. R 246-25 Authorizing the Award of MCCPC Contract #26 (Beam Guide Rail & Safety Ends - Installed)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 246-25 MCCPC Contract #26 - Award.pdf \(61 KB\)](#)
[R 246-25 Backup 1 26_noa_2026.pdf \(124 KB\)](#)

Subject : 22. R 247-25 Authorizing the Award of MCCPC Contract #27 (Traffic and Field Marking Paint)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 247-25 MCCPC Contract #27 - Award.pdf \(62 KB\)](#)
[R 247-25 Backup 1 27_noa_2026.pdf \(117 KB\)](#)

Subject : 23. R 248-25 Authorizing the Rejection and Award of MCCPC Contract #28 (Traffic Sign Materials)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 248-25 MCCPC Contract #28 - Rejection and Award.pdf \(83 KB\)](#)
[R 248-25 Backup 1 28_noa_2026.pdf \(220 KB\)](#)

Subject : 24. R 249-25 Authorizing the Rejection and Award of MCCPC Contract #33 (Clay and Infield Mix for Athletic Fields)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 249-25 MCCPC Contract #33 - Rejection and Award.pdf \(65 KB\)](#)
[R 249-25 Backup 1 33_noa_2026.pdf \(104 KB\)](#)

Subject : 25. R 250-25 Authorizing the Award of MCCPC Contract #36 (Traffic Striping on Roadways)

Meeting : Nov 4, 2025 - Regular Meeting
Category : F. COMBINED ACTION RESOLUTIONS
Type :

File Attachments

[R 250-25 MCCPC Contract #36 - Award.pdf \(61 KB\)](#)

[R 250-25 Backup 1 36_noa_2026.pdf \(116 KB\)](#)

Subject : 26. R 251-25 Authorizing the Award of MCCPC Contract #38 (Preventive Maintenance/Repair of Communications Equipment)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 251-25 MCCPC Contract #38 - Award.pdf \(63 KB\)](#)

[R 251-25 Backup 1 38_noa_2026.pdf \(126 KB\)](#)

Subject : 27. R 252-25 Authorizing the Rejection and Award of MCCPC Contract #53 (Fencing Materials & Installation)

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 252-25 MCCPC Contract #53 - Rejection and Award.pdf \(64 KB\)](#)

[R 252-25 Backup 1 53_noa_2026.pdf \(183 KB\)](#)

Subject : 28. R 253-25 Authorizing Change Order (Final Quantities Change Order) to J.A. Alexander, Inc. for Calais Road Phase 2 and South Road Improvements Project

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

File Attachments

[R 253-25 Calais Road - CO - Resolution.pdf \(111 KB\)](#)

[R 253-25 Backup 1 2025-10-30 Calais Road Memo for Change Order.pdf \(154 KB\)](#)

Subject : 29. Raffle License - Casino Night, Abhay S Mainkar Foundation, The Meadow Wood, 461 Route 10, Randolph, December 5, 2025, 6:00 p.m. - 11:00 p.m.

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

Subject : 30. Raffle License - On-Premise Merchandise, Gottesman RTW Academy, 146 Dover Chester Road, Randolph, December 16, 2025, 7:00 p.m.

Meeting : Nov 4, 2025 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Type :

G. ORDINANCES: SECOND READING/PUBLIC HEARING

Subject : 1. Ordinance 25-25 - An Ordinance Amending Article III, Zoning, of the Land Development Ordinance of the Township of Randolph to Establish the R-12 Single-Family Attached Inclusionary Zone (R-12 Zone) and to Rezone Block 44, Lot 12, on the Official Tax Map of the Township of Randolph From the OL Zone to the R-12 Zone

Meeting : Nov 4, 2025 - Regular Meeting

Category : G. ORDINANCES: SECOND READING/PUBLIC HEARING

Type :

File Attachments

[Ord. 25-25 Establishing R-12 Zone \(Toll Block 44 Lot 12\).pdf \(194 KB\)](#)
[Backup Planning Board - 25-25 and 28-25.pdf \(191 KB\)](#)

Subject : 2. Ordinance 26-25 - An Ordinance Amending Division 2, Individual Sewage Disposal Systems, of Article III, Sewers, of Chapter 50, Water and Sewers, and Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph Regarding Individual Subsurface Sewage Disposal Systems

Meeting : Nov 4, 2025 - Regular Meeting

Category : G. ORDINANCES: SECOND READING/PUBLIC HEARING

Type :

File Attachments

[Ord. 26-25 Amending Div 2 - Indiv Subsurface Sewage Disposal Systems.pdf \(143 KB\)](#)

Subject : 3. Ordinance 27-25 - An Ordinance Amending and Supplementing Section 2-321, Continuation of Police Department, of Chapter 2, Administration, of the Revised Ordinances of the Township of Randolph Regarding the Regulation of Processions and Parades

Meeting : Nov 4, 2025 - Regular Meeting

Category : G. ORDINANCES: SECOND READING/PUBLIC HEARING

Type :

File Attachments

[Ord. 27-25 - Regulation of Parades.pdf \(101 KB\)](#)

Subject : 4. Ordinance 28-25 - An Ordinance Amending Section 15-35.20 of the Land Development Ordinance of the Township of Randolph Regarding Garden Apartment Affordable Housing

Meeting : Nov 4, 2025 - Regular Meeting

Category : G. ORDINANCES: SECOND READING/PUBLIC HEARING

Type :

File Attachments

[Ord. 28-25 Amending Sec 15-35.20 of the LDO on Garden Apt Aff Housing rev.pdf \(124 KB\)](#)
[Backup Planning Board - 25-25 and 28-25.pdf \(191 KB\)](#)

H. ORDINANCES: INTRODUCTION

Subject : 1. Ordinance 29-25 - An Ordinance Amending Ordinance No. 13-25 to Provide and Determine the Range of Compensation for Specified Employees in the Township of Randolph

Meeting : Nov 4, 2025 - Regular Meeting

Category : H. ORDINANCES: INTRODUCTION

Type :

File Attachments

[Ordinance 29-25 Salary Ordinance.pdf \(126 KB\)](#)

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 : Nov 4, 2025 - Regular Meeting

Category : I. OPEN TO THE 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 : Nov 4, 2025 - Regular Meeting

Category : K. EXECUTIVE SESSION

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: Affordable Housing

Meeting : Nov 4, 2025 - Regular Meeting

Category : K. EXECUTIVE SESSION

Type :

Subject : 3. Attorney/Client Privilege: Jackson Brook Interceptor

Meeting : Nov 4, 2025 - Regular Meeting

Category : K. EXECUTIVE SESSION

Type :

Subject : 4. Close Executive Session

Meeting : Nov 4, 2025 - Regular Meeting

Category : K. EXECUTIVE SESSION

Type : Action

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

L. ADJOURNMENT

Subject : 1. Adjourn Meeting

Meeting : Nov 4, 2025 - Regular Meeting

Category : L. ADJOURNMENT

Type : Action

Recommended Action : Motion to Adjourn the Meeting