

November 26, 2024

Township of Randolph
Municipal Building
Randolph, NJ
November 26, 2024

A. OPENING OF REGULAR MEETING

1. Opening of the Regular Meeting

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 Randolph Reporter and the Morris County Daily Record on November 30, 2023, by emailing them the annual resolution adopted by the Council on November 28, 2023. The annual resolution, which included this meeting date, was advertised in the West Morris Reporter, previously known as the Randolph Reporter, the official newspaper of the Township of Randolph, on December 7, 2023, and the Daily Record on December 4, 2023.

2. Roll Call

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

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

3. Pledge of Allegiance

Mayor Carey led the Pledge of Allegiance.

B. APPOINTMENTS

1. Board of Health: Joy Trief

Councilwoman Elbaum made a motion to appoint Joy Trief as a Student Member to the Board of Health. Councilwoman Veech seconded the motion and the following roll call vote was taken:

AYES: Councilwoman Elbaum
Councilman Forstenhausler
Councilman Nisivoccia

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

C. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

D. MANAGER'S REPORT

Manager Poff reported on the following items:

Assistant Township Manager – The new Assistant Township Manager, Evan Covello, was introduced to the Township Council. Mr. Covello has a Master of Public Policy from the Sanford School of Public Policy at Duke University. He has six years of government grant writing experience, most recently helping to administer a federal cybersecurity grant program specifically for state, local, and territorial governments.

State Tax Court Appeals – Tax Assessor Glen Sherman reports that several state tax court appeals have been resolved. In summary, the Ten East (Block 44, Lots 1 & 56, Route 10 and Canfield Avenue) and VHS (Block 93, Lot 9 and Block 101, Lot 3.01, Heritage Centre and Heritage Plaza South) appeals totaled \$26,418,400 in assessed value with \$689,898 in taxes and resulted in zero tax loss to the township. Mr. Sherman and the firm of Fred Semrau have worked hard to obtain an excellent outcome for the township.

Highway Traffic Safety Drive Sober or Get Pulled Over 2024 Grant – The township was awarded \$7,000 for drunk driving enforcement. A rise in drunk-driving deaths is typically seen during the Christmas and New Year holiday periods. Recent data demonstrates that December drunk-driving deaths are the highest in almost 15 years nationwide. As a result, the National Highway Traffic Safety Administration provides funding for the Drive Sober or Get Pulled Over Grant. The campaign, which runs from December 13 to January 1, aims to educate people about the dangers and consequences of drunk driving.

Governor Signs Bill Making Outdoor Dining Permanent – Just as the COVID-19 outdoor dining permissions were to expire, Governor Murphy signed into law S-3608/A-4866 making those permissions permanent and P.L. 2024, c. 95 took effect November 25. The municipal zoning officer must issue an approval to the applicant within 15 business days of the application being submitted and deemed complete, provided that the applicant meets and abides by all qualifications and requirements of the new law. The municipal zoning officer may deny an application based on current violations of any other health, safety, fire, permitted use, or zoning regulation or upon any applicable law permitting the denial of a zoning permit.

ARRIVE Together Program – As previously reported, the Randolph Police Department, in collaboration with the Mental Health Association of Essex and Morris Counties, is participating

in the ARRIVE Together Program (Alternative Responses to Reduce Instances of Violence & Escalation). This statewide initiative, established by the New Jersey Office of the Attorney General, is designed to provide compassionate support for individuals experiencing mental or behavioral crises.

E. APPROVAL OF MEETING MINUTES

1. Approval of Township Council Regular Meeting Minutes – October 17, 2024

Councilman Nisivoccia made a motion to approve the Regular Council Meeting Minutes from October 17, 2024. Councilman Forstenhausler seconded the motion and the following roll call vote was taken:

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

F. COMBINED ACTION RESOLUTIONS

Item #15, R 271-24, Establishing a Schedule of Regular Meetings of the Mayor and Council of the Township of Randolph During the 2025 Calendar Year – Councilwoman Veech asked why five of the scheduled meeting dates fell on Tuesday. Clerk Luciani explained that there are three elections next year, different holidays falling on Thursdays, and a date in July that was determined due to schedule conflicts.

1. R 257-24 Authorizing Cancellation of Grant Receivable Balances Totaling \$446,523.03 and Reserve Balances Totaling \$481,315.97
2. R 258-24 Authorizing the Settlement of Certain Commercial Tax Appeal for Block 111, Lot 24, 430 Route 10, Santander Bank
3. R 259-24 Authorizing Refund of Overpayment of Taxes for Tax Years 2021 to 2024 Due to Reduction in Assessed Valuation for Block 5, Lot 1, 1594 Route 10 - \$37,496.46
4. R 260-24 Authorizing Award of Contract for the Purchase of a New Police Department Fleet Vehicle Under State of New Jersey Contract #T2776 23-FLEET-34933 Using ARPA Funds - Not to Exceed \$42,000.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: November 26, 2024

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 of a new pursuit vehicle for the police department from Nielsen of Morristown as specified by the purchasing contract using LFRF funds.

Deborah Bonanno

Chief Financial Officer

Budget Account: 02-213-41-794-400 (not to exceed \$42,000)

5. R 261-24 Authorizing Award of Contract for the Purchase of Equipment for a New Police Department Fleet Vehicle Under State of New Jersey Contract #T0106 17-FLEET-00739 Using ARPA Funds - Not to Exceed \$9,300.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: November 26, 2024

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 equipment for a new pursuit vehicle for the police department from Island Tech Services using LFRF funds.

Deborah Bonanno

Chief Financial Officer

Trust Account: 02-213-41-794-400 (not to exceed \$9,600)

6. R 262-24 Authorizing Award of Contract for the Purchase of Non-Contract Equipment for a New Police Department Fleet Vehicle Using ARPA Funds - Not to Exceed \$300.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: November 26, 2024

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 equipment for a new pursuit vehicle for the police department from Island Tech Services using LFRF funds.

Deborah Bonanno

Chief Financial Officer

Trust Account: 02-213-41-794-400 (not to exceed \$9,600)

7. R 263-24 Authorizing Refund of Duplicate Payment for Fourth Quarter 2024 Taxes for Block 78, Lot 10, 24 Valley View Avenue - \$1,743.37

8. R 264-24 Authorizing Release of Cash Road Opening Bond for Block 139, Lot 10, 2 Lilac Place, to Robert Gorman, Jr. - \$500.00
9. R 265-24 Authorizing Award of Contract for Purchase and Installation of Wiring Under NJCPA Contract #BC-BID-24-38 Using ARPA Funds - Not to Exceed \$17,000.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: November 26, 2024

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 network wiring/installation at the Community Center and DPW by SHI International as specified by the proposal(s) to the Township using LFRF funds.

Deborah Bonanno

Chief Financial Officer

Budget Account: 02-213-41-794-400 (not to exceed \$1,700)

10. R 266-24 Authorizing Award of a Professional Services Agreement to Sarmad Planning Group, LLC for Conflict Planner Services for the Remainder of the 2024 Calendar Year - Not to Exceed \$5,000.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: November 26, 2024

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 approve a contract with Sarmad Planning Group for Conflict Planning Services for an amount not to exceed \$5,000 applicable to the contract term from November 26, 2024 to December 31, 2024 as detailed in the professional's proposal provided to the Township.

Deborah Bonanno

Chief Financial Officer

Trust Account: 01-201-21-180-303 \$5,000

11. R 267-24 Authorizing Award of Contract or the Purchase and Installation of Access Control Systems Under HCESC Contract #218 Using ARPA Funds - Not to Exceed \$43,000.00

CERTIFICATION OF AVAILABILITY OF FUNDS

Dated: November 26, 2024

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 access control systems by Hogan Security Group, LLC at the Community Center and Animal Shelter as specified by the proposal(s) to the Township using LFRF funds.

Deborah Bonanno
Chief Financial Officer

Trust Account: 02-213-41-794-400 (not to exceed \$43,000)

12. R 268-24 Authorizing Rejection and Award of MCCPC Contract #17 (Water Treatment Chemicals) to Various Vendors

13. R 269-24 Authorizing Award of MCCPC Contract #22 (DPW Uniforms/Work Shoes/Boots) to Various Vendors

14. R 270-24 Authorizing Approval of Items of Revenue and Appropriation Per N.J.S.A. 40A:4-87 - Year End Holiday Crackdown Drive Sober or Get Pulled Over Grant - \$7,000.00

15. R 271-24 Establishing a Schedule of Regular Meetings of the Mayor and Council of the Township of Randolph During the 2025 Calendar Year

Councilwoman Veech made a motion to approve the Combined Action Items. Councilwoman Thornton seconded the motion, and the following roll call vote was taken:

AYES: Councilwoman Elbaum – Abstained to Item #2, R 258-24
Councilman Forstenhausler
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Hathaway
Mayor Carey

NAYS: None

G. ORDINANCES: SECOND READING/PUBLIC HEARING

1. Ordinance 18-24 Amending Chapter 18, Finance and Taxation, of the Revised Ordinances of the Township of Randolph by the Addition of Article VI, Property Tax Exemption for 100 Percent Disabled Veterans

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Chapter 18, Finance and Taxation, of the Revised Ordinances of the Township of Randolph by the Addition of Article VI, Property Tax Exemption for 100 Percent Disabled Veterans, be read by title on second reading and a hearing held thereon.

Manager Poff explained that the purpose of this ordinance is to amend and supplement Chapter 18, Finance and Taxation, of the Revised Ordinances of the Township of Randolph, by the addition of Article VI, Property Tax Exemption for 100 Percent Disabled Veterans, to establish a formal policy regarding property taxation exemptions for veterans who have been declared to be

100 percent disabled. Tax Assessor Glen Sherman supports the introduction of the ordinance to have a formal policy on the disabled veteran refunds.

OPEN TO THE PUBLIC

Seeing and hearing none, the public hearing was closed.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Chapter 18, Finance and Taxation, of the Revised Ordinances of the Township of Randolph by the Addition of Article VI, Property Tax Exemption for 100 Percent Disabled Veterans, 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 Forstenhausler made a motion to adopt the ordinance. Councilman Nisivoccia seconded the motion, and the following roll call vote was taken:

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

2. Ordinance 19-24 Amending Article III, Snow and Ice, and Article X, Maintenance and Repair of Sidewalks, of Chapter 44, Streets and Sidewalks, of the Revised Ordinances of the Township of Randolph

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Article III, Snow and Ice, and Article X, Maintenance and Repair of Sidewalks, of Chapter 44, Streets and Sidewalks, of the Revised Ordinances of the Township of Randolph, be read by title on second reading and a hearing held thereon.

Manager Poff explained that the purpose of this ordinance is to amend Article III, Snow and Ice, and Article X, Maintenance and Repair of Sidewalks, of Chapter 44, Streets and Sidewalks, of the Revised Ordinances of the Township of Randolph to clarify the responsibilities of property owners with regard to the removal of snow, ice and other obstructions from, and the proper maintenance and repair of, sidewalks within the Township. The ordinance came out of a request from the Joint Insurance Fund to ensure that municipal ordinances are up to date in regards to maintenance of sidewalks. This ordinance takes into account the most current protections that are afforded municipalities under state statute.

OPEN TO THE PUBLIC

Seeing and hearing none, the public hearing was closed.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Article III, Snow and Ice, and Article X, Maintenance and Repair of Sidewalks, of Chapter 44, Streets and Sidewalks, of the Revised Ordinances of the Township of Randolph, 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.

Mayor Carey asked if residents understood their responsibilities with regard to sidewalk maintenance. She asked if education about the responsibilities could be shared via the township's communication channels. Manager Poff stated that they could work on developing communications. He added that this ordinance would streamline already existing ordinances to allow all sidewalks to be treated uniformly. He stated that they could come up with a facts sheet for distribution via the website and social media channels.

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

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

3. Ordinance 20-24 Amending Section 3 of Ordinance No. 50-00 Entitled “An Ordinance of the Township of Randolph Entitled “LOSAP Referendum Question to Provide for the Placement of a Public Question at the Next General Election on November 7, 2000” to Revise the Criteria to Participate in and Receive Annual Contributions From the Length of Service Award Program

BE IT RESOLVED, that an Ordinance entitled, An Ordinance to Amend Section 3 of Ordinance No. 50-00 Entitled “An Ordinance of the Township of Randolph Entitled “LOSAP Referendum Question” to Provide for the Placement of a Public Question at the Next General Election on November 7, 2000” to Revise the Criteria to Participate in and Receive Annual Contributions from the Length of Service Award Program, be read by title on second reading and a hearing held thereon.

Manager Poff explained that the purpose of this ordinance is to amend Section 3 of Ordinance No. 50-00 to revise the criteria for volunteer members of the Rescue Squad and Fire Department to participate in and receive annual contributions from the LOSAP. The Rescue Squad informed the township of the evolving work of the squad and they desire to allow more of its members to qualify for the program. He noted that the Fire Department had gone through a process some time ago to revise its bylaws to expand and update the criteria for the program. This ordinance codifies and makes the criteria for eligibility current.

OPEN TO THE PUBLIC

Adam Glauberg of the Rescue Squad thanked the council for their support and consideration of this ordinance which updates the criteria for eligibility of the volunteers.

Chris Zelley of the Rescue Squad thanked the council. He hoped the ordinance would allow more volunteer members to qualify for the program.

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

BE IT RESOLVED, that an Ordinance entitled, An Ordinance to Amend Section 3 of Ordinance No. 50-00 Entitled "An Ordinance of the Township of Randolph Entitled "LOSAP Referendum Question" to Provide for the Placement of a Public Question at the Next General Election on November 7, 2000" to Revise the Criteria to Participate in and Receive Annual Contributions from the Length of Service Award Program, 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 Veech seconded the motion, and the following roll call vote was taken:

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

H. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

I. COUNCIL COMMENTS

Councilman Forstenhausler reported attending the New Jersey League of Municipalities (NJLM) Conference last week. He participated in sessions on affordable housing, where he learned that municipalities are not obligated to build 80% market-value homes and can focus exclusively on the 20% designated as affordable housing. The sessions also highlighted the availability of funding from the state's Affordable Housing Trust Fund to support 100% affordable housing projects. Councilwoman Veech and Mayor Carey clarified that the appropriate terminology for this approach is "Life-Cycle Housing." Councilman Forstenhausler concluded his remarks by wishing everyone a happy and healthy Thanksgiving.

Councilwoman Elbaum reported that the Recreation Advisory Committee discussed the progress of monitors attending coaching events to ensure compliance with ID policies. While coaches are wearing IDs as required, the committee is requesting additional funding through the Recreation Department to hire more monitors. The monitors are tasked with verifying that coaches are properly identified and ensuring that only authorized individuals are present on the fields.

She noted that the Fairy Trail season is coming to an end and that the "Meet Santa" event would be taking place on December 13 at the Community Center. Enrollment for the Arts in the Park program, scheduled for May 2025, is now open, and vendor applications for the Country Fair will be available soon. Additionally, she shared that a Career Summer Staff Fair for recreation programs would be held on January 11.

She stated that the Recreation Committee suggested that AED device locations be considered during the development of the Master Plan. The Board of Health recommended posting additional signage at every game or event to indicate the location of these devices clearly. She stated that the Diversity Subcommittee met a few weeks ago and is working on implementing the township recommendations. The subcommittee plans to provide a progress update in the coming weeks. She concluded her report by sharing insights from the NJLM Conference, during which she attended several economic development sessions. She learned about opportunities for small businesses and the state resources available to support them.

Councilwoman Thornton reported that she attended the VFW Veterans Day ceremony. She and Deputy Mayor Hathaway attended the sold-out comedy fundraiser benefiting the animal shelter. She commended the shelter volunteers for their excellent fundraising efforts. She also attended the art and literature festival at the County College of Morris and the NJLM Conference, where she participated in workshops, met with vendors, networked, and shared best practices. She reported that the Parks Advisory Committee heard a project proposal from Boy Scout Troop #53 for installing bat houses in Freedom and Brundage Parks. The troop referred to the Environmental Guidebook. She shared that downed trees have been removed from Heistein Trail and that all park fields were extensively utilized during the fall sports season.

She reported that the MAIN Library Alliance 2025 annual membership fee is \$47,012.54. The membership offers patrons access to over 3 million items. This service is in addition to the library's new Hoopla streaming service, which allows access to movies, TV shows, eBooks, and audiobooks. Feedback on Hoopla, Kanopy, and Libby has been positive. She concluded her report by sharing that the library will be closed the Friday after Thanksgiving.

Councilman Nisivoccia reported that the Municipal Alliance Committee met and reviewed the Police Department's participation in the ARRIVE program. The committee discussed hosting a Wellness Walk with the Mayor in the spring and suggested scheduling the walks every quarter. The committee also discussed support for other initiatives, such as senior citizen programs, suicide prevention, and alcohol abuse awareness.

He shared that the police department gave a presentation to the schools on the dangers of playful teasing crossing into bullying, harassment, or bias crimes. The department is also organizing a volleyball match with high school students on December 19. He concluded his report by sharing that he attended the VFW Veterans Day ceremony, Shongum School's Veterans Day event, and a ribbon-cutting ceremony for a new Pilates studio in the township.

Councilwoman Veech reported that the Ordinance Workgroup met on November 13 to discuss vaping and hemp-related products. She asked Senator Bucco to draft a bill related to flavored vapes. The senator's office requested that the township draft a letter of support for the bill. She

met with Township Health Officer Courtney Sartain and other municipal staff to formulate a position paper to strengthen enforcement against flavored vaping products. She is also reaching out to other municipalities to collaborate on this initiative.

Councilman Nisivoccia clarified that flavored vapes are already illegal in New Jersey. An ordinance is being developed to help with enforcement because the state has not provided guidance. Councilman Forstenhausler compared it to the state's cannabis license guidance. Councilwoman Veech continued her report by sharing that she attended a Planning Board meeting on November 18. During the meeting, the board discussed priorities of the circulation plan, such as a Route 10 traffic study, midblock crossings, sidewalk connections to the library and parks, and potential bike lanes. She concluded her report by commending Attorney Buzak for his presentation on affordable housing at the NJLM Conference.

Deputy Mayor Hathaway reported attending a NJLM Conference session on New Jersey's semi-quintecennial anniversary of 2026. He noted that RevolutionNJ was leading the planning efforts and that local organizations would likely be involved. During the conference, he also attended an affordable housing session, where he appreciated the DCA Commissioner's emphasis on understanding community needs.

He stated that it was a pleasure to join everyone at the Veterans Day Ceremony. He was proud to address the attendees on behalf of the council. He noted the importance of highlighting the role of veterans in the community and especially the role of VFW Post #7733. He commended the post for establishing the Hometown Heroes and Moving Wall programs. He emphasized the community's commitment to honoring veterans and referred to the township receiving the "We Value Our Veterans" award.

Mayor Carey reported that she and Councilman Forstenhausler attended the Randolph Indian Association's Diwali event. During the Economic Development Committee meeting, committee members discussed refining the annual business achievement award criteria and updating its goals and missions. She noted that over 40 businesses participated in the Veteran Discount Program and shared the council's efforts to showcase local businesses through photos and videos. On November 19, she attended a ribbon-cutting ceremony for a new business in town.

She attended the Shongum School Veterans Day program, several NJLM Conference lifecycle classes (including ethics, the Mayor's wellness campaign, and complete streets), the Randolph Area Chamber of Commerce's end-of-year tax planning luncheon, and the Table of Hope event at County College of Morris, where 500 families were served.

She concluded her report by sharing updates from the Mondays with the Mayor program. She noted that Councilwoman Veech joined her for a few sessions. Residents have spoken to her about various topics, some of which included leaf pickup, cannabis licensing, traffic lights, and the Cultural Arts Center.

J. 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: Affordable Housing Update
 - B. Personnel: Manager Performance Appraisal Process
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 will 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.

Councilman Forstenhausler made a motion to enter into Executive Session at 6:45 p.m. Councilman Nisivoccia seconded the motion and the following roll call vote was taken:

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

Councilman Forstenhausler made a motion to close the Executive Session and reopen the meeting at 7:45 p.m. Councilman Nisivoccia seconded the motion and the following roll call vote was taken:

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

NAYS: None

L. DISCUSSION

1. Resolution 272-24 Supporting Amendment of the Fair Housing Act (FHA) as Proposed by the New Jersey Institute of Local Government Attorneys (NJILGA)

Manager Poff shared that the Township Council received a briefing from Attorney Ed Buzak regarding an affordable housing update during the Executive Session. He stated that a resolution was prepared by the New Jersey Institute of Local Government Attorneys (NJILGA) seeking support for a legislative change to the Fair Housing Act.

Attorney Buzak explained that after the Fair Housing Act was amended in March 2024, the NJILGA formed a committee to explore further amendments aimed at defining affordable housing obligations for the 2025–2035 period. Between March and September 2024, the committee convened several times to examine the statewide obligations set by the current legislation, which requires the creation of 84,698 affordable housing units.

The committee analyzed the basis for municipal housing obligations, which stems from the constitutional authority to zone; granted to the legislature and delegated to municipalities. This zoning authority governs the creation of housing units, distinct from the formation of low- and moderate-income households, which is influenced by external factors municipal government does not intrude upon. To align obligations with municipal zoning authority, the committee proposed an alternative calculation method. Instead of basing obligations on projected household creation, they suggested using the number of housing units constructed within the 10-year period. Applying the 20% set-aside for affordable housing, the required units would decrease significantly from 84,698 to 18,700, reducing the obligation by 80%. He noted that this amendment retains the allocation factors already established under the current Fair Housing Act amendment while reducing municipal burdens across the state.

The NJILGA drafted a resolution endorsing the proposed change and is distributing it to municipalities for consideration. If adopted, the resolution will be forwarded to the NJILGA to track support for the amendment and advocate with legislators. Attorney Buzak emphasized that while the amendment was a small textual change, it represented a major change in how obligations are determined, grounding them in housing units municipalities control through zoning.

Councilman Forstenhausler made a motion to approve R-272-24. Councilwoman Veech seconded the motion and the following roll call vote was taken:

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

NAYS: Mayor Carey
None

M. ADJOURNMENT

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

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