

Township of Randolph
Municipal Building
Randolph, NJ
February 27, 2025

A. OPENING OF SPECIAL MEETING

1. Opening of the Special Meeting

A special meeting of the Randolph Township Council was called to order at 5:00 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 provide to the Morris County Daily Record and the West Morris Reporter on February 21, 2025 by emailing them legal notice of the special meeting date, and was advertised in the Daily Record on February 26, 2025. Notice was also provided to TapInto Randolph, the official Township online digital publication on February 21, 2025.

2. Roll Call

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

Also Present: Township Manager Poff, Assistant Township Manager Evan Covello, and Township Attorney Edward Buzak from the Law Office of Surenian, Edwards, Buzak, & Nolan, LLC.

3. Pledge of Allegiance

Mayor Hathaway led the Pledge of Allegiance.

B. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

C. DISCUSSION

1. Affordable Housing with Randolph Mt. Freedom, LLC

Manager Poff explained that this special meeting was being held as a result of ongoing work carried over from the February 20, 2025, Council meeting. He was pleased to report that, through the exceptional work of the Township Attorney, the Consent Order had been signed by the Fair Share Housing Center with only minor modifications. He stated that it was now appropriate for the council to consider Resolution R-64-25, which would authorize the execution of an Affordable Housing Agreement with Randolph Mt. Freedom, LLC, for the construction of 25 units of affordable housing on Sussex Turnpike.

Attorney Buzak explained that the Consent Order had been modified following the previous Council meeting and that Fair Share had accepted the changes discussed during the council's last Executive Session.

Councilwoman Veech thanked Attorney Buzak for his hard work and expressed her satisfaction that the project would yield 50 affordable housing credits.

Councilwoman Carey stated that the outcome was beneficial for the township overall. The project was reduced from 75 units to 25 units, and the credit allocation had increased from 30 to 50.

D. RESOLUTION

1. R 64-25 Authorizing the Execution of an Affordable Housing Agreement with Randolph Mt. Freedom, LLC

Deputy Mayor Forstenhausler made a motion to approve R 64-25. Councilwoman Veech seconded the motion, and the following roll call vote was taken:

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

E. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

F. ADJOURNMENT

Councilwoman Carey made a motion to adjourn the meeting at 5:08 p.m. Councilwoman Thornton seconded the motion, and the following roll call vote was taken:

AYES:	Councilwoman Carey
	Councilwoman Elbaum
	Councilman Nisivoccia

February 27, 2025

Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway

NAYS:

None