

December 18, 2025

Township of Randolph
Municipal Building
Randolph, NJ
December 18, 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 Carey
Councilwoman Elbaum
Councilman Nisivoccia
Councilwoman Thornton
Councilwoman Veech
Deputy Mayor Forstenhausler
Mayor Hathaway

Also Present: Township Manager Poff, Assistant Township Manager Evan Covello, and 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. PRESENTATION

1. Randolph VFW Memorial Post 7333 – Presentation of Awards

Mayor Hathaway introduced VFW Post #7333 Commander Angel Soto. Commander Soto explained that every year the VFW recognized outstanding individuals who have dedicated themselves to serving our

community. Township Maintenance Employee Artie Zepp and Parks and Recreation Director Russ Newman were presented with the Outstanding Public Servant Awards for their continued commitment and service to Randolph. The VFW also honored retired Randolph Police Sergeant Eddie Mygas, recognizing his 42 years of service to the community and his longstanding friendship and support of the VFW.

2. Phil Sheehy Update on RVRSA

Phil Sheehy, the township's appointed Rockaway Valley Regional Sewer Authority representative, provided an overview of the Rockaway Valley Regional Sewer Authority (RVRSA). He discussed RVRSA history, operations, EPA regulations, and the ongoing litigation with Jersey City.

C. OPEN TO THE PUBLIC

Ben McHugh of 100 Center Grove Road referred to the new Tesla leadership, noting that at the previous council meeting, Mayor Hathaway made comments about the brand being synonymous with innovation. Mr. McHugh noted that the brand was also synonymous with its CEO, Elon Musk. He suggested that the council should be careful about celebrating or promoting Tesla. He clarified that he felt the company had the right to do business in the town, and that he understood that the town generally seeks to promote economic development, tax revenue, and jobs. He asked if the township had to go out of its way to welcome this specific company. He referred to occurrences relating to Elon Musk in the recent past and noted that the figure was antisemitic. He asked how the council could celebrate the new Tesla dealership and separate that from the controversial CEO and spokesperson of the company.

Rich Mariano of 9 Shaker Mill Road referred to an occurrence from October 29, 2012, Super Storm Sandy on Aldebaran Drive and Dover Chester Road near the Free Methodist Church. He explained that shingles from the church had blown out in the area and around June, he introduced himself to the Church's Pastor stating he could fix the roof for no fee. He described the process for matching the roof shingles and cleaning the roof gutter when needed. He stated that the Pastor asked him to remove the satellite dish on the roof; and after doing so he had left his ladder there. The Pastor informed Mr. Mariano that his son hurt himself on the ladder; and requested the ladder to be moved or he would call the police.

He asked the council to view the information he passed out for distribution, noting that it related to an incident from 2019. He referred to a picture and a paragraph describing that he contacted the Police Chief and the DPW; he clarified that what he had said was that nobody removed the piece of wood, not the DPW or the Police Chief. He stated that he was informed that the area was a county road. He noted that couple days later a sweeper came by, meaning that no one cleaned the streets for a few months.

He referred to a letter that was sent to Wayne Corsey, noting that he had to make a k-turn on Pleasant Hill Road and there were no signs advising that men were working. When he was close to the work site, there were no barricades; he also noted that there was a man looking at his phone as he was coming down the road; he asked why the man was not paying attention.

Clerk Luciani informed Mr. Mariano that he had one minute remaining. Mr. Mariano requested additional time. Mayor Hathaway informed Mr. Mariano that comments for the Public Session were limited to six minutes and suggested that he summarize his remaining comments. Mr. Mariano stated that he would come back and continue at the next meeting.

Mr. Mariano continued to state that he mailed Mr. Corsey a letter, and that his phone call to DPW Director Tom Sweeney was not returned. He thought it was the road crew, he didn't know it was the sewer crew. He stated that he was a taxpayer, and he should have been called back. He wanted talk about the road crew, but never got a call back from Director Sweeney. Mr. Mariano referred to Mr. Corsey; reading aloud, 'please bring your work order to the council meeting in December to discuss your inability to block off both roads for traffic work.'

Clerk Luciani informed Mr. Mariano that his allotted time was complete. Mr. Mariano asked that the incident he referred to be justified, noting that there was a piece of wood that no one bothered to pick up. Mayor Hathaway informed Mr. Mariano that his time limit had been reached. Mr. Mariano stated that he did not receive a response to his letter, nor did he receive a response from Director Sweeney. He stated that he would stick around after the meeting for a response.

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

D. MANAGER'S REPORT

Manager Poff reported on the following items:

Film Ready Community Certification - The township was certified as a Film Ready Community by the New Jersey Motion Picture and Television Commission (NJMPTVC) on December 9, joining select municipalities meeting rigorous standards to support film and television production. The certification provides streamlined permitting processes and establishes Randolph as an attractive location for filmmakers. Assistant Township Manager Evan Covello was appointed as Film Ready Liaison to coordinate productions and municipal departments.

NJDOT Route 10 Safety Improvements - On December 10, township officials met with NJDOT Commissioner Francis O'Connor to advance critical roadway and pedestrian safety improvements along the Route 10 corridor. Priority locations include:

- Dover Chester Road & Route 10: traffic flow enhancements, restriping, and crosswalk connectivity
- Center Grove Road Corridor: split-phase signal upgrades, ADA-compliant crossings, and monitoring technology
- Sussex Turnpike Underpass: automated water-level warning system to address flooding concerns

Animal Shelter - The Animal Shelter placed nine dogs in permanent homes over a two-week period. Notably, Clifford was adopted after nearly two years of living at the shelter.

Police Department Recruitment - All five recruit candidates successfully passed background checks and completed uniform fittings. The swearing-in ceremony is scheduled for January 2, 2026.

Parks Master Plan and Athletics - The Parks Master Plan advanced from Phase I (Evaluation and Engagement) into Phase II (Envisioning the Future). Additionally, five Randolph athletes competed in the USATF Junior Olympic National Championships: Mark Porcelli, Ryan Passarotti, Zoe Manesis, Luke Porcelli, and Liam Domicolo.

Dogwood Pump Station - The Dogwood Pump Station design and consulting contract is scheduled for Council consideration on January 6 or January 22 to maintain the Spring 2026 construction timeline.

Roc Etam Pump Station - Emergency pump replacement and new controls were completed on December 15 at a cost of \$80,209. The generator replacement cost exceeds the original budget, requiring an additional \$45,000 allocation in the 2026 budget.

Bee City USA Certification - Randolph was officially certified as a Bee City USA affiliate on December 5, following efforts led by the Environmental and Landmarks Committee. The designation supports pollinator conservation through native plantings, reduced pesticide use, and public education initiatives.

Councilman Nisivoccia asked if \$45K for the generator was a routine expense. Manager Poff explained that given the size and the electrical demands of the pump station it was needed. Councilman Nisivoccia asked if it was a routine replacement or if it was a catastrophic occurrence; Manager Poff explained that it was putting in place a generator that was previously not there.

Councilwoman Thornton expressed that she was very happy to hear the news of Clifford's adoption.

E. APPROVAL OF MEETING MINUTES

1. Approval of Township Council Regular Meeting Minutes – November 4, 2025

Councilwoman Elbaum made a motion to approve the regular council meeting minutes of November 4, 2025. Councilman Nisivoccia 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

F. COMBINED ACTION RESOLUTIONS

Item#1, R 268-25 Authorizing Execution of Settlement Agreement Regarding Litigation Captioned Challenger Fence, Inc. vs. Township of Randolph, as Lead Agency for Morris County Cooperative Pricing Council, and Bergen Fence, LLC and Item #2, R 286-25 Authorizing the Rescission of Award of MCCPC Contract #53 (Fencing Materials and Installation) to Bergen Fence, LLC and Awarding MCCPC Contract #53 to Challenger Fence, Inc. – Manager Poff explained that these two resolutions resolve litigation the township currently has with a vendor for an MCCPC contract for fencing. The resolutions have been reviewed by the Township Attorney and is recommended for favorable consideration.

1. R 268-25 Authorizing Execution of Settlement Agreement Regarding Litigation Captioned Challenger Fence, Inc. vs. Township of Randolph, as Lead Agency for Morris County Cooperative Pricing Council, and Bergen Fence, LLC
2. R 269-25 Authorizing Tax Collector to Refund Fourth Quarter 2025 Property Tax Due to Veteran Exemption for Block 35, Lot 27, 15 Linda Terrace, David Roman and Danielle Wylie - \$1,580.18
3. R 270-25 Authorizing the Cancellation of Grant Funds
4. R 271-25 Authorizing the Rejection and Award of MCCPC Contract #1 Motor Gasoline Rebid Category A Only
5. R 272-25 Authorizing the Award of MCCPC Contract #2 (#2 Fuel Oil for Heating - Rebid)
6. R 273-25 Authorizing the Rejection and the Award of MCCPC Contract #11 (Motor Oils & Miscellaneous Lubricants - Rebid All Categories Except L)
7. R 274-25 Authorizing the Rejection and the Award of MCCPC Contract #12 (Ultra Low Sulfur Diesel Fuel - Dyed - Rebid Category A Only)
8. R 275-25 Authorizing the Rejection and the Award of MCCPC Contract #22 (DPW Uniforms/Work Shoes/Boots - Rebid All Categories Except B)
9. R 276-25 Authorizing the Rejection of a Bid for MCCPC Contract #23 (Police Uniforms & Equipment - Rebid)
10. R 277-25 Authorizing the Award of MCCPC Contract #41 (Purchase of Communications Equipment - Rebid All Items Except Category A Item #6 and #8)
11. R 278-25 Authorizing the Award of Contract #49 (Disposal/Recycling of Municipal Road Wastes - Rebid Category B and C Only)
12. R 279-25 Authorizing the Cancellation of Unexpended Appropriations
13. R 280-25 Authorizing the Release of Performance Bond and Acceptance of the Maintenance Bond for 42 Lawrence Road Retaining Wall Replacement Project to Bob Viersma & Sons, Inc.
14. R 281-25 Authorize Budget Transfers Between Appropriation Accounts

15. R 282-25 Authorizing Release of Police Detail Escrow to Top Line Construction Corp. - \$1,170.80
16. R 286-25 Authorizing the Rescission of Award of MCCPC Contract #53 (Fencing Materials and Installation) to Bergen Fence, LLC and Awarding MCCPC Contract #53 to Challenger Fence, Inc.
17. Raffle License - On-Premise 50/50, Ironia Elementary School PTO, 303 Dover Chester Road, Randolph, March 7, 2026 (Snow Date: March 8, 2026), 10:00 a.m. - 3:00 p.m.
18. Raffle License - On-Premise Tricky Tray, Ironia Elementary School PTO, 303 Dover Chester Road, Randolph, March 7, 2026 (Snow Date: March 8, 2026), 10:00 a.m. - 3:00 p.m.
19. Raffle License - Off-Premise 50/50, Hebrew Congregation of Mt. Freedom, NJ, 1209 Sussex Turnpike, Randolph, NJ, March 7, 2026, 9:00 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 Carey
	Councilwoman Elbaum
	Councilman Nisivoccia
	Councilwoman Thornton
	Councilwoman Veech
	Deputy Mayor Forstenhausler
	Mayor Hathaway
NAYS:	None

G. RESOLUTIONS

- 1. R 283-25 Authorizing the Township of Randolph to Serve as Fiscal Agent for a New Jersey Highlands Council Grant Application for the Morris County Alliance – Tourism Bureau Agricultural Promotion Program – Farm-to-Table Dinner Event**

Manager Poff explained that this resolution is unique, in that the township was approached by the Morris County Tourism Bureau and Frank Pinto's Consulting Group. This resolution would authorize the township to serve as the fiscal agent for a Morris County Alliance Tourism Bureau Grant to the New Jersey Highlands Council. He noted that the grant was for an agriculture promotion program featuring a Farm-to-Table event at the County College of Morris' new culinary center in the fall of 2026. He explained that the township has zero financial liability for the project, and would simply serve as the conduit for the grant since the Morris County Tourism Bureau is not eligible to apply directly for the funds. He explained that the project would support the township's regional agricultural promotion and aligns with the Highland Council's priorities while creating no financial obligation for the township. He noted that similar items like this initiative were contemplated in the township's environmental guidebook.

Councilwoman Carey made a motion to approve the resolution. Councilman Nisivoccia 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

2. R 284-25 Approving the Terms and Condition of a Certain Agreement Entitled “2026 Agreement for the Use of the Jackson Brook Interceptor” by and between the Township of Randolph and the Township of Mine Hill and Authorizing its Execution”

Manager Poff explained that this resolution asks the council to approve the 2026 agreement for the use of the Jackson Brook Interceptor with Mine Hill Township. He noted that this agreement replaces and modernizes the township’s existing sewer transmission agreements dating back to 1988. The key provisions of this amendment include Mine Hill’s allocation remaining at 250,000 gallons per day (annual average) and the base transmission fee at \$223.23 per edu as defined in the agreement itself, which is then subsequently adjusted by the CPI annually. Mine Hill covers all connection fees and maintains responsibility for their system. The township agrees to conduct video inspections every five years, starting in 2030 with costs to be split 50/50 to identify any unauthorized connections. The 20-year agreement with automatic renewals, clarifies the roles, protects Randolph’s interests, ensures proper cost recovery and resolves regulatory compliance issues that have evolved since the previous agreements. Manager Poff concluded his explanation by recognizing Attorney Buzak for his efforts in preparing the agreement.

Councilman Nisivoccia made a motion to approve the resolution. 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

3. R-285-25 Authorizing Execution of Mediation Agreement with Fair Share Housing Center Regarding Fourth Round Housing Element and Fair Share Plan

Manager Poff explained that this resolution authorizes the execution of the township’s mediation agreement with the Fair Share Housing Center regarding the township’s fourth round housing

element and Fair Share Plan following the courts May 2025 order establishing the township's obligation at 84 present-need units and 320 prospective need units. The township filed its housing element in June; which Fair Share Housing filed a challenge against in August. Through good faith negotiations, a tentative agreement has been reached with Fair Share Housing Center that resolves the challenge. Upon program approval, the agreement will result in the issuance of the township's Compliance Certification which provides important protections from builder's remedy lawsuits and ensures that Randolph maintains local control over how the township satisfies its constitutional affordable housing obligations. He explained that once this action is complete, it would represent a significant milestone in the township's fourth round compliance efforts. He was advised by Township Attorney Buzak that the matter is still open and would require discussion in closed session. He asked that the matter be held and based on the advice of counsel, be considered after coming out of closed session.

This resolution was tabled for discussion/consideration after the Executive Session.

H. ORDINANCES: SECOND READING/PUBLIC HEARING

1. Ordinance 30-25 - An Ordinance Authorizing the Vacation and release of the Utility Easement Located on Lots 29, 30 and 39, Block 120, within the Township of Randolph

Manager Poff explained that the purpose of this ordinance is to vacate and release the Township of Randolph's interest in the Utility Easement located upon Lots 29, 30 and 39, Block 120, as same is described on the Grant of Easement between Mabel A. McDermott and the Randolph Township Utilities Authority (predecessor in interest to the Township of Randolph) dated August 9, 1993 and recorded in the Office of the Morris County Clerk on August 26, 1993 at Book 3828, Page 178, which is not needed or required for public purposes.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Authorizing the Vacation and Release of the Utility Easement Located on Lots 29, 30 and 39, Block 120 Within the Township of Randolph, be read by title on second reading and a hearing held thereon.

OPEN TO THE PUBLIC

Seeing and hearing none, the public hearing was closed.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Authorizing the Vacation and Release of the Utility Easement Located on Lots 29, 30 and 39, Block 120 Within 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.

Councilman Nisivoccia made a motion to introduce the ordinance. Councilwoman Thornton 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

2. Ordinance 31-25 – An Ordinance Amending Chapter 46, Taxicabs, and Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph

Manager Poff explained that the purpose of this ordinance is to amend Chapter 46, Taxicabs, of the Revised Ordinances of the Township of Randolph to be consistent with current statutory provisions governing taxicabs. In addition, the purpose of the above Ordinance is to amend Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph, to update the fees for Taxi/Autocab Owner's Licenses and Taxi/Autocab Driver's Licenses.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Chapter 46, Taxicabs, and Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph, be read by title on second reading and a hearing held thereon.

OPEN TO THE PUBLIC

Seeing and hearing none, the public hearing was closed.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Chapter 46, Taxicabs, and Appendix A, Fee Schedule, 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.

Deputy Mayor Forstenhausler made a motion to introduce the ordinance. Councilwoman Thornton 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

I. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

J. COUNCIL COMMENTS

Councilwoman Carey provided an update on the Revolution NJ 250th Committee, reporting that the group has a full calendar of events planned for the coming year. She stated that the celebrations will kick off on January 6 with a proclamation at the reorganization meeting. She added that the list of events is still being finalized and that school-planned events are being

integrated with the schedule. She shared that HSOR volunteer Chitra Bhat will lead the social media efforts, working with Communications Director Rob Rios and Assistant Township Manager Evan Covello. Councilwoman Carey also reported attending the Economic Development Committee Awards Ceremony, where Pediatric Dental Associates of Randolph and the Randolph Athletic Club were recognized. She noted that many council members attended a Randolph Area Chamber of Commerce event featuring Governor-Elect Mikie Sherrill. She further reported attending the Meet Santa event, the Miracle on 34th Street production, the Tesla ribbon cutting, and a Recreation Advisory Committee meeting, which lacked a quorum. She reported that participation in the Boys High School Recreation Basketball program declined significantly this year, leading to the program's cancellation, and that Assistant Parks and Recreation Director Steve Eisenstein would seek feedback regarding the lack of interest.

She concluded by thanking Mayor Hathaway for his service as mayor and commending him for his commitment to the township during a year in which he also welcomed a new addition to his family.

Councilwoman Elbaum reported attending the one-year anniversary ribbon cutting for Cream and Sugar, noting that reaching the one-year mark is a significant milestone for a new business. She reported that the Board of Health met and received updates on several grants awarded to the Health Department, noting that approximately \$200,000 in grant funds remains available. The board also discussed health clinics, observing that many participants are from neighboring communities. She stated that the Health Officer will be working on the 2026 clinic schedule. She concluded by thanking Mayor Hathaway for his service, commending his tenacity and his efforts related to communication and social media.

Councilwoman Veech reported that the Planning Board met on December 1 and heard the first portion of the McDonald's application on Route 10, with the hearing scheduled to continue on January 26. She reported attending the County College of Morris Holiday Tea Party, the Randolph Museum Holiday Party, and a ribbon cutting ceremony for Lash Studio. She stated that the Facilities Workgroup met on December 8 and toured the East Brunswick Art Center. She attended the Economic Development Committee Business Achievement Awards Ceremony.

She continued to report that the Parks Advisory Committee received a regular maintenance and SeeClickFix update from Parks and Recreation Director Russ Newman. She noted that the parks master plan survey received over 2,000 responses, with 95% of Randolph residents reporting park usage compared to a 76% national average. She summarized additional findings, noting that park conditions were rated as excellent or good and that residents expressed a desire for restroom improvements, drinking stations, lighting, benches, and shade. She reported that the Performing Arts Center Workgroup met with the project architect and township staff to review the vision, goals, site location, scope of work, and project schedule, and that the township would begin communicating with residents to gather input. She shared that she received positive feedback from a resident on the recreation programs when she was at the Project Healthy Bones event. She concluded her comments by commending Mayor Hathaway for his dedication during his term as mayor, noting that serving in that role requires a great deal of time, patience, and commitment.

Councilman Nisivoccia reported that the Advisory Environmental and Landmarks Committee confirmed that the 2026 Randolph Historical Bus Tours are scheduled to be held on March 28 and October 17. He shared that the committee is preparing a yearly social media schedule and that student members provided a presentation to the committee on the impacts of automobile idling; the students plan to present the presentation to the Board of Education. He noted that the committee is developing a compost questionnaire to gauge community interest; the committee also reviewed the tree ordinance.

He reported attending several township and community events, including the Turkey Trot, CCM Holiday Tea Party, the NJDOT meeting, the Randolph Chamber of Commerce luncheon, the Meet Santa event, the Army/Navy game watch party, a Seton Hall student project review, and the Tesla grand opening. He echoed comments commending Mayor Hathaway for his term as mayor.

There was a brief discussion regarding the progress of the Randolph Welcome Signs.

Councilwoman Thornton extended her thanks to the Department of Public Works for their response to the snowstorm this past weekend. She stated that she knew the hours were very long, as crews worked overnight, and noted that the roads were cleared well. She commented that the storm response placed a great deal on the employees and their families and thanked them again for their efforts.

She reported that the Traffic Advisory Committee met on December 2 and discussed the December 10 meeting with the Department of Transportation Commissioner. She reported that the Library Board of Trustees met on December 11 and that one of the librarians will be taking classes to become a qualified purchasing agent. She stated that the library's new phone system was installed and that multiple panic buttons were added as a safety measure. She noted that over 400 patrons wrote messages on the library's gratitude tree, sharing that they were most thankful for the library, its staff, books, pizza delivery, unicorns, and dragons. She concluded her comments by thanking Mayor Hathaway for his leadership and dedication to the township throughout the year, commending him for his commitment to serving and guiding the township through challenges as well as embracing positive moments.

Deputy Mayor Forstenhausler reported that he attended the Wildlife Management Advisory Committee meeting on December 3. He shared that the Parks and Recreation Director planned to ask the Communications Director to create a website post with the dates of the upcoming hunt and information regarding the signage to be posted along trails, noting that there are five to six trailheads. He reported that it was discovered that Garden State Canine was training on open land near Tamarack Camp and that the organization was contacted and informed that training there was limited to Tuesdays and Sundays through March. He stated that residents with deer-related concerns should contact the Recreation Department or the Wildlife Management Advisory Committee.

He continued by reporting that the fourth-quarter Safety Committee meeting was held on December 11 and that the township successfully met all 2025 safety and program goals, achieving 100% completion of required facility hazard inspections, jobsite observations, and

staff training across all departments. He noted that Randolph's lost time frequency for 2025 was 1.13, compared to an average of 0.94, and that the township's three-year average lost time rate from 2023 through 2025 was 0.77, compared to a Morris County JIF average of 1.39. He stated that these results reflect the township's continued commitment to employee and resident safety. He concluded his comments by commending Mayor Hathaway for doing a great job this past year and noted that the "Minute with the Mayor" initiative was innovative.

Mayor Hathaway reported that there has been significant discussion regarding the Economic Development Committee's role in America 250th programming. He noted that the EDC is moving forward with restaurant engagement and has formed a subcommittee specifically to conduct outreach to local restaurants, adding that the initiative will likely kick off sometime in April. He expressed that he has enjoyed the opportunity to serve as mayor in 2025 and attributed many of the township's accomplishments to the council's teamwork and ability to work together to move things forward. He thanked the council, the township manager, and township staff for their partnership. He echoed Councilwoman Thornton's comments regarding the Department of Public Works' efforts during the recent storm and commended the crews for doing a great job. He concluded his comments by stating that he appreciated the opportunity to serve, thanked everyone for placing their faith in him, and said that he looks forward to 2026.

K. 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
 - B. Attorney/Client Privilege: State Licensed Housing
 - C. Personnel: Township Manager's Performance Review
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.

Councilman Nisivoccia made a motion to enter into Executive Session at 7:25 p.m. Deputy Mayor Forstenhausler 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

Deputy Mayor Forstenhausler made a motion to close the Executive Session and reopen the meeting at 8:45 p.m. Councilman Nisivoccia 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

RESOLUTION

R 285-25 Authorizing Execution of Mediation Agreement with Fair Share Housing Center Regarding Fourth Round Housing Element and Fair Share Plan

Mayor Hathaway noted that the council would now consider the approval of Resolution 285-25; he asked Attorney Buzak to provide a brief overview. Attorney Buzak explained that the township elected to participate in the Affordable Housing Dispute Resolution Program for Round Four of its Affordable Housing Obligation, which began in January 2025. The end of that program is now approaching, bringing the process to the point of establishing how the township will satisfy its affordable housing obligation for the next 10-year period through 2035. He noted that there were several settlement conferences with the assigned program judge. At the township's most recent hearing, the Randolph Mountain Partnership objection was dismissed, leaving only the objection from the Fair Share Housing Center.

The township, through its affordable housing team and with council approval, negotiated a settlement with the Fair Share Housing Center that establishes a realistic development potential obligation for Round Four of 28 units. This obligation will be largely satisfied by the Toll Brothers project on Route 10 and two additional gateway apartment developments that were recently approved or are pending approval. He noted that there is a second component known as unmet need. He explained that this component is satisfied through overlay zoning, whereby the underlying zoning remains in place and property owners may continue to use their properties in the same manner as before.

The settlement was placed on the record with Judge Hansberry last week, and the judge requested that a mediation agreement be signed by the parties by the end of this week. Attorney Buzak stated that the township has been negotiating the mediation agreement with Fair Share Housing up until just before this meeting began and partially during the meeting. He explained that there was one remaining point of dispute and that he provided his recommendations to the council during Executive Session. He stated that the council discussed the issue and reached a consensus to approve the agreement and resolve the matter in a manner proposed by the township and beneficial to the township.

Attorney Buzak asked the council to consider adopting a resolution approving the terms and conditions as described, with the disputed section to be worded in accordance with the council's direction. He noted that if the resolution passes, he would request that the agreement be signed this evening so it can be delivered to the judge by tomorrow to meet the deadline.

Councilman Nisivoccia thanked Attorney Buzak for his advocacy and counsel and commended the township professionals who assisted in accomplishing this within the required timeline.

Deputy Mayor Forstenhausler thanked Attorney Buzak, Attorney Gallo, and Township Planner Katherine Sarmad for their hard work. He remarked that no thanks were extended to Fair Share Housing, as they made it difficult to reach an agreement. He expressed satisfaction that the township was able to reduce the obligation to 28 units from where it initially began, noting that it was an excellent result stemming from the team's efforts. He extended his thanks to township professionals, particularly Manager Poff and Planning and Zoning Administrator Darren Carney, who also did an excellent job working closely with Attorney Buzak.

Councilwoman Carey commended the township's professionals for their efforts. She noted that the obligation was reduced from 320 units to 28 units, compared to 643 units in the previous round. She stated that she did not agree with all of the language in the agreement and therefore would not be able to support it, but emphasized that this did not diminish the tremendous effort and work completed by all involved.

Mayor Hathaway stated that over the past year, under a new law adopted by the Legislature, the township has worked to develop its next housing plan and reach an agreement with the State and the Fair Share Housing Center. Over the past 12 months, the township made it a priority to keep residents informed of updates and next steps through social media and during public council meetings. He stated that the township worked diligently to ensure the new housing plan preserves the character of the community, protects the environment, and minimizes impacts on roads, first responders, and the school system.

He expressed his pleasure that Randolph is poised to approve an agreement with the State of New Jersey and the Fair Share Housing Center that establishes the township's Round Four affordable housing prospective need at 28 units over the next 10 years, compared to the township's Round Three obligation of 643 units. He stated that the more than 95% reduction in obligation is a testament to the tireless efforts of the township's planners, attorneys, staff, and Council. He noted that new housing units in Randolph will be built along Route 10, avoiding

existing residential neighborhoods, and that the Round Four settlement sets realistic development expectations while keeping local leaders in control of planning.

Mayor Hathaway thanked Manager Poff, Attorney Buzak, Planning Administrator Darren Carney, Township Planner Katherine Sarmad, and the township administration for their diligence and commitment. He also thanked the Township Council members for their leadership, transparency, and vision in keeping Randolph first throughout the process. He concluded by thanking Randolph residents, business owners, and community members for their attention and engagement on this issue over the past year.

Councilwoman Veech made a motion to approve R 285-25. Councilwoman Thornton seconded the motion, and the following roll call vote was taken:

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

L. ADJOURNMENT

Deputy Mayor Forstenhausler made a motion to adjourn the meeting at 8:55 p.m. Councilman Nisivoccia 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