

Thursday, January 19, 2023
Regular Meeting

Randolph Municipal Building
502 Millbrook Avenue
Randolph, NJ 07869
6:00 p.m.

A. OPENING OF REGULAR MEETING 6:00 P.M.

Subject : 1. Call To Order - Open Public Meeting Act
Meeting : Jan 19, 2023 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type :

Public Content

This meeting held pursuant to the New Jersey Open Public Meeting 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 in Town Hall, it was filed with the Township Clerk, and it was provided to those or entries requesting notification. Notice was also provided to the Randolph Reporter and the Morris County Daily Record on December 15, 2022, by emailing them the annual resolution adopted by the Council on December 8, 2022. The annual resolution, which included this meeting date, was advertised in the Randolph Reporter and the Daily Record on December 22, 2022. Notice was also provided to TapInto Randolph, the official Township online digital publication, on December 21, 2022.

Subject : 2. Roll Call
Meeting : Jan 19, 2023 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

Public Content

Mayor Nisivoccia

Deputy Mayor Carey

Councilmember Elbaum

Councilmember Forstenhausler

Councilmember Hathaway

Councilmember Potter

Subject : 3. Pledge of Allegiance
Meeting : Jan 19, 2023 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

B. PRESENTATION FOR 2021-2022 FIRE CHIEF & SWEARING IN OF 2023-2024 FIRE CHIEF & DEPUTY FIRE CHIEF

Subject : 1. Presentation to 2021-2022 Fire Chief Anthony Moschella
Meeting : Jan 19, 2023 - Regular Meeting
Category : B. PRESENTATION FOR 2021-2022 FIRE CHIEF & SWEARING IN OF 2023-2024 FIRE CHIEF & DEPUTY FIRE CHIEF
Access : Public
Type :

Subject : 2. Fire Chief Michael Vanadia
Meeting : Jan 19, 2023 - Regular Meeting
Category : B. PRESENTATION FOR 2021-2022 FIRE CHIEF & SWEARING IN OF 2023-2024 FIRE CHIEF & DEPUTY FIRE CHIEF
Access : Public
Type :

Subject : 3. Deputy Fire Chief Kevin Dunn
Meeting : Jan 19, 2023 - Regular Meeting
Category : B. PRESENTATION FOR 2021-2022 FIRE CHIEF & SWEARING IN OF 2023-2024 FIRE CHIEF & DEPUTY FIRE CHIEF
Access : Public
Type :

C. APPOINTMENTS

Subject : 1. Board of Adjustment: Lou Asbaty, Michael Tatch and Gina Fiscella
Meeting : Jan 19, 2023 - Regular Meeting
Category : C. APPOINTMENTS
Access : Public

Type :

Subject : 2. Municipal Alliance Committee: Timothy Potter

Meeting : Jan 19, 2023 - Regular Meeting

Category : C. APPOINTMENTS

Access : Public

Type :

Subject : 3. Planning Board: Art Lee and Richard Bowers

Meeting : Jan 19, 2023 - 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 : Jan 19, 2023 - 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

F. APPROVAL OF MEETING MINUTES

Subject : 1. Authorizing the Approval of Regular Council Meeting Minutes for November 17, 2022, December 8, 2022, and January 5, 2023 - Reorganization Meeting

Meeting : Jan 19, 2023 - Regular Meeting

Category : F. APPROVAL OF MEETING MINUTES

Access : Public

Type :

File Attachments

[Council Minutes - November 17 2022.pdf \(174 KB\)](#)

[Council Minutes - December 8 2022.pdf \(215 KB\)](#)

[Reorg Council Minutes - January 5 2023.pdf \(226 KB\)](#)

G. COMBINED ACTION RESOLUTIONS

Subject : 1. R-27-23 Acknowledging the Redemption and Cancellation of Tax Sale Certificate #20-09 for Block 215, Lot 84.02 by Comerica BK & Trust C/O ICG, Inc. - \$2,151.76

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-27-23 Tax Redemption.pdf \(23 KB\)](#)

Subject : 2. R-28-23 Authorizing Agreement to Provide Animal Control Services to Rockaway Borough for the year 2023

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-28-23 Health Dept contract animal control w- Rockaway Boro 2023.pdf \(10 KB\)](#)

[Back up R-28-23 - Rockaway Boro Animal Control Agreement.pdf \(250 KB\)](#)

Subject : 3. R-29-23 Authorizing Agreement to Provide Public Health Services to Rockaway Borough from January 1, 2023, through December 31, 2024

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-29-23 Health Dept contract Public Health Services w- Rockaway Boro 2023.pdf \(10 KB\)](#)

[Back up R-29-23 Rockaway Boro Public Health Agreement.pdf \(364 KB\)](#)

Subject : 4. R-30-23 Authorizing the Acceptance and Execution of a Developer's Agreement with Elbaum Homes at Pleasant Ridge, Inc. for Preliminary and Final Site Plan Approval for Block 97, Lots 26, 27.01 and 27.02, More Commonly Known as 1219, 1221 and 1223 Sussex Turnpike

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-30-23 Accept Elbaum Dev. Agreement - Pleasant Ridge doc.pdf \(101 KB\)](#)
[Back up R- 30-23 ELBAUM Developers Agreement - Pleasant Ridge.pdf \(189 KB\)](#)
[Back up R-30-23 ELBAUM Developers Agreement Exhibits.pdf \(2,054 KB\)](#)

Subject : 5. R-31-23 Acknowledging the Redemption and Cancellation of Tax Sale Certificate # 2022-003 for Block 22, Lot 18, 15 Stonehill Road to Evolve Bank & Trust - \$35,681.30

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-31-23 OUTSIDE LIENHOLDER TSC#2022-003 15 STONEHILL RD_.pdf \(23 KB\)](#)

Subject : 6. R-32-23 Refund Escrow Funds for Block 86, Lot 31 - 8 Elm Place to Babula Architecture, LLC - \$632.00

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-32-23 Escrow Release Babula 12-1922.pdf \(10 KB\)](#)

Subject : 7. R-33-23 Release Road Opening Cash Bonds for work done in the Right-of-Way of Various Properties - total \$3,000.00

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-33-23 Bond Release - Various properties.pdf \(14 KB\)](#)

Subject : 8. R-34-23 Authorizing the Township to join the Morris County Adaptive Recreation Program (MCARP) to

contribute their Fair Share Assessment for one year to assist in providing recreational services for persons with disabilities - \$3,259.00

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-34-23 McArp Resolution.pdf \(10 KB\)](#)

Subject : 9. R-35-23 Acknowledging the Redemption and Cancellation of Tax Sale Certificate #2063 for Block 121, Lot 14, 58 Musiker Avenue by Sapient Providence, LLC - \$37,897.52

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-35-23 OUTSIDE LIENHOLDER TSC#2063 58 MUSIKER AVE_.pdf \(23 KB\)](#)

Subject : 10. R-36-23 Authorizing the Award of a Professional Services Agreement to Sclar & Sclar, LLC for Conflict Public Defender Services - not to exceed \$4,000

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-36-23 PSA Reso - AA - Sclar.pdf \(45 KB\)](#)

Subject : 11. R-37-23 Authorizing the Randolph Township's Qualified Purchasing Agent to Procure Goods & Services Via NJ State Approved Cooperative Contracts, Including the State of New Jersey Cooperative Purchasing Program

Meeting : Jan 19, 2023 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R-37-23 Omnibus Reso for NJ State Contract and DLGS Approved Cooperative Contracts.pdf \(89 KB\)](#)

Subject : 12. R-38-23 Authorizing Default, Rescission and Re-Award of a Portion of MCCPC Contract #9 - Crushed Stone and Sand

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-38-23 MCCPC Contract 9 - Default Rescind Re-Award.pdf \(77 KB\)](#)

[Back up R-38-23 - Notification of Award.pdf \(153 KB\)](#)

Subject : 13. R-39-23 Acknowledging the Redemption and Cancellation of Tax Sale Certificate #2022-016 for Block 119, Lot 110 to Pro Cap 8 FBO Firsttrust Bank - \$79.27

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-39-23 OUTSIDE LIENHOLDER TSC#2022-016 Woodmont Dr..pdf \(23 KB\)](#)

Subject : 14. Raffle License: On-Premise 50/50, Music Boosters Club of West Morris Mendham High School at The Meadow Wood, 461 Route 10 East, Randolph, on February 10, 2023, 6:00 p.m. 10:00 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 15. Raffle License: Off-Premise Merchandise, Gottesman RTW Academy, 146 Dover Chester Road, Randolph, NJ, March 1, 2023, 7:30 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 16. Raffle License, Off-Premise 50/50 Hebrew Congregation of Mt. Freedom, 1209 Sussex Turnpike, Mt. Freedom, NJ 07970, March 11, 2023, 9:30 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

H. UPCOMING EVENTS

Subject : 1. Volunteer Appreciation Ceremony, Community Center, 30 Calais Road, Randolph Tuesday, January 24, 2023, light dinner at 6:30 p.m. followed by ceremony at 7:00 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 2. Council Budget Session at Town Hall, 502 Millbrook Avenue, Randolph, on Saturday, January 28, 2023, at 8:30 a.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 3. Randolph Library Event: Ladies of Song, Sunday, January 29, 2023, at 2:00 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 4. Council Budget Session at Town Hall, 502 Millbrook Avenue, Randolph, on Thursday, February 2, 2023, at 5:00 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 5. Randolph's Inclusive Playground Presentation, Wednesday, February 15, 2023, via Zoom - to receive link, RSVP to randolphpeace@gmail.com

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 6. Randolph Area Chamber of Commerce Monthly

Networking Meeting; Thursday, February 16, 2023, 8:00 a.m. - 9:30 a.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 7. Morris Habitat for Humanity's 18th Annual Hearts & Hammers Gala at Meadow Wood Manor, Rte. 10, Randolph, on Saturday, February 25, 2023, from 6:00 p.m. to 10:00 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

Subject : 8. Liberty Tree Information Event, at the Community Center, 30 Calais Road, Randolph, on Tuesday, February 28, 2023, at 6:00 p.m.

Meeting : Jan 19, 2023 - Regular Meeting

Category : H. UPCOMING EVENTS

Access : Public

Type :

I. ORDINANCES: INTRODUCTION

Subject : 1. Ordinance No. 01-23 Authorizing the Acquisition of Certain Real Property Described as Block 47, Lot 35.02 on the Official Tax Map of the Township of Randolph and Commonly Known as Guerin Drive for Municipal Public Purposes, and Authorizing All Actions Necessary to Implement and Effect the Acquisition of the Property

Meeting : Jan 19, 2023 - Regular Meeting

Category : I. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ordinance No. 01-23 Ordinance Guerin Drive \(003\).pdf \(111 KB\)](#)

Subject : 2. Ordinance No. 02-23 Amending Article III, Zoning, of the Land Development Ordinance of the Township of Randolph to Establish the R-10 Multifamily Inclusionary Zone (R-10 Zone) and to Rezone Block 44, Lots 8 and 9 on the Official Tax Map of the Township of Randolph from the R-8 Zone to the R-10 Zone

Meeting : Jan 19, 2023 - Regular Meeting

Category : I. ORDINANCES: INTRODUCTION
Access : Public
Type :

File Attachments

[Ordinance 02-23 TDP Ordinance \(2\).pdf \(5,415 KB\)](#)
[Back up Ordinance 02-23 Memo from D. Carney - Planning.pdf \(126 KB\)](#)

Subject : 3. Ordinance No.03-23 Amending Section 15-34.F.3.M.1. of Section 15-24.F., VCR-6 Multifamily Inclusionary Zone (VCR-6 Zone), of Article III, Zoning, of the Land Development Ordinance of the Township of Randolph
Meeting : Jan 19, 2023 - Regular Meeting
Category : I. ORDINANCES: INTRODUCTION
Access : Public
Type :

File Attachments

[Ordinance No. 03-23 - VCR-6 Typo Ord.pdf \(79 KB\)](#)
[Back up Ordinance 03-23 Memo from D. Carney - Planning.pdf \(126 KB\)](#)

J. DISCUSSION ITEMS

Subject : 1. Discussion Regarding Approving the Terms and Conditions of a Temporary License Agreement with Verizon Wireless to Enhance Reception and Transmission
Meeting : Jan 19, 2023 - Regular Meeting
Category : J. DISCUSSION ITEMS
Access : Public
Type :

File Attachments

[R- Resolution Approving Temp License Agmt with Verizon.pdf \(71 KB\)](#)

K. 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 : Jan 19, 2023 - Regular Meeting
Category : K. OPEN TO THE PUBLIC
Access : Public

Type :

Procedural

Public Content

Please state your name and address for the record.

L. COUNCIL COMMENTS

M. EXECUTIVE SESSION

Subject : 1. Enter Executive Session
Meeting : Jan 19, 2023 - Regular Meeting
Category : M. 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: Affordable Housing
Meeting : Jan 19, 2023 - Regular Meeting
Category : M. EXECUTIVE SESSION
Access : Public
Type :

Subject : 3. Contract Negotiations: Shongum Lake Property Owners Association
Meeting : Jan 19, 2023 - Regular Meeting
Category : M. EXECUTIVE SESSION
Access : Public
Type :

Subject :	4. Personnel
Meeting :	Jan 19, 2023 - Regular Meeting
Category :	M. EXECUTIVE SESSION
Access :	Public
Type :	
Subject :	5. Personnel - Manager's Compensation
Meeting :	Jan 19, 2023 - Regular Meeting
Category :	M. EXECUTIVE SESSION
Access :	Public
Type :	
Subject :	6. Close Executive Session
Meeting :	Jan 19, 2023 - Regular Meeting
Category :	M. EXECUTIVE SESSION
Access :	Public
Type :	Action
Recommended Action :	Motion to close Executive Session and reconvene Public Session Action

N. ADJOURNMENT

Subject :	1. Adjourn Meeting
Meeting :	Jan 19, 2023 - Regular Meeting
Category :	N. ADJOURNMENT
Access :	Public
Type :	Action
Recommended Action :	Motion to Adjourn the Meeting