

Thursday, January 27, 2022
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 27, 2022 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:
00 P.M.
Access : Public
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 Randolph Reporter and the Morris County Daily Record on November 19, 2021, by emailing them the annual resolution adopted by the Council on November 18, 2021. The annual resolution, which included this meeting date, was advertised in the Randolph Reporter, the official newspaper of the Township of Randolph and the Daily Record on November 24, 2021.

Subject : 2. Roll Call
Meeting : Jan 27, 2022 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:
00 P.M.
Access : Public
Type : Procedural

Public Content

Mayor Potter

Deputy Mayor Nisivoccia

Council Member Carey

Council Member Forstenhausler

Council Member Loveys

Council Member Tkacs

Council Member Veech

Subject : 3. Pledge of Allegiance
Meeting : Jan 27, 2022 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

B. PRESENTATION/PROCLAMATION

Subject : 1. Proclamation Honoring the Randolph Rotary Club on its 50th Anniversary
Meeting : Jan 27, 2022 - Regular Meeting
Category : B. PRESENTATION/PROCLAMATION
Access : Public
Type :

File Attachments

[Proclamation 50 year Anniversary Rotary.pdf \(69 KB\)](#)

C. OPEN TO THE PUBLIC

Subject : 1. Council is now open to the public. If you plan to address the Township Council please bear in mind that you will be asked to limit your comments to six minutes.
Meeting : Jan 27, 2022 - Regular Meeting
Category : C. OPEN TO THE PUBLIC
Access : 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 the December 9, 2021 Council Minutes and the January 6, 2022 Reorganization Meeting Minutes
Meeting : Jan 27, 2022 - Regular Meeting
Category : E. APPROVAL OF MEETING MINUTES
Access : Public
Type :

File Attachments

[Regular Council Minutes - December 9 2021 \(2\).pdf \(476 KB\)](#)

[Council Minutes - January 6 2022 - Reorganization Meeting.pdf \(596 KB\)](#)

F. COMBINED ACTION RESOLUTIONS

Subject : 1. R-29-22 Authorizing the Township Manager to Endorse the Treatment Works Approval (TWA) Application to NJDEP for the Construction of Gravity Sanitary Sewer Mains for the Gateways Project and Connecting to the Township Sanitary Sewer Collection System

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-29-22 author manager to sign TWA for Gateways.pdf \(59 KB\)](#)

[Backup R-29-22 Memo from Ferriero Re TWA for Gateways.pdf \(36 KB\)](#)

[Back up R-29-22 TWA Statement of Consent.pdf \(484 KB\)](#)

[Back up R-29-22 TWA Engineers Report.pdf \(548 KB\)](#)

[Back up R-29-22 TWA - Nader - Engineer Budgetary Estimate.pdf \(62 KB\)](#)

Subject : 2. R-30-22 Endorsing a Waiver of EPA Grant Restrictions Related to Sewer Servicing Lots with Wetlands with Respect to the Gateways Apartments Expansion Project - 44 Center Grove Road, Block 77, Lots 25, 30, and 31

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-30-22 Wetland Waiver Resolution - Amended Gateways.pdf \(62 KB\)](#)

Subject : 3. R-31-22 Authorizing the Acceptance and Execution of a Developer's Agreement with Center Grove Associates, LLC for Preliminary and Final Site Plan Approval for Block 77, Lot 25, (formerly known as Lots 25, 30, and 31) and more commonly known as 44 Center Grove Road

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-31-22 - Accept Center Grove Developer's Agreement.pdf \(118 KB\)](#)

Subject : 4. R-32-22 Release Stabilization Bond posted for the purpose of completing the driveway landscaping and grass stabilization at 34 Quaker Ave, Block 131, Lot 58 - \$2,500

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-32-22 Stabilization Bond Release - Resolution - 34 Quaker Avenue.pdf \(6 KB\)](#)

Subject : 5. R-33-22 Authorizing the Default, Rescission, and Re-Award of a portion of MCCPC Contract #23 - Police Uniforms and Equipment

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-33-22 MCCPC Contract 23 - Default Rescission Re-Award.docx.pdf \(192 KB\)](#)

[Back up R-33-22 Notification of Award.pdf \(368 KB\)](#)

Subject : 6. R-34-22 Refund partial registration for Summer Day Camp program due to registering for the wrong program to Kyra Davila - \$2,095.00

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-34-22 - Refund Day Camp Registration.pdf \(5 KB\)](#)

Subject : 7. R-35-22 Authorizing the Township Manager to Endorse the Treatment Works Approval (TWA) Application to NJDEP for the Construction of Two Pump Stations in the Township of Mine Hill Along Autumn Drive, Crimson Lane, and Harvest Lane and Connecting to the Jackson Brook Interceptor

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-35-22 author manager to sign TWA for MH Autumn Dr.pdf \(59 KB\)](#)

[Back up - R35-22 Memo from Ferriero Re TWA in Mine Hill.pdf \(66 KB\)](#)

[Back up R-35-22 TWA Mine Hill.pdf \(782 KB\)](#)

Subject : 8. R-36-22 Redeem and refund Tax Sale Certificate for Block 37, Lot 1, 363 Dover-Chester Road to Prestige Country Homes Co., Inc. - \$774.11

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-36-22 OUTSIDE LIENHOLDER Jing Yang TSC 18-03.pdf \(7 KB\)](#)

Subject : 9. R-37-22 Authorizing the cancellation of property tax refunds or delinquent amounts in the amounts of less than ten dollars

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-37-22 Cancel Small Balances 2021.pdf \(6 KB\)](#)

Subject : 10. R-38-22 Refund remaining escrow funds for Block 120, Lot 5 and 5.01 for 24 and 26 West Hanover Ave to Japar Management - \$700.00

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-38-22 Escrow Release Japar Management 1-6-22.pdf \(6 KB\)](#)

Subject : 11. R-39-22 Refund remaining escrow funds for Block 76, Lots 7 & 8 for 714 Route 10 to Dickerson Dental Group - \$501.80

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-39-22 Escrow Release Dickerson Dental Group 1-6-22.pdf \(6 KB\)](#)

Subject : 12. R-40-22 Authorizing Randolph Township's request for funding the MAC Grant being sent to the Governor's Council on Alcoholism and Drug Abuse for the Fiscal Grant Year 2023 - \$20,506.00

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-40-22 Form 1B- Municipal Resolution 2023.pdf \(228 KB\)](#)

[Back up R-40-22 - Form 1A- Strategic Plan for Funding Municipal Alliances 2023.pdf \(213 KB\)](#)

Subject : 13. R-41-22 Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A:11-12a

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-41-22 - State Contract Purch'g Blanket Auth'n.pdf \(290 KB\)](#)

Subject : 14. R-42-22 Authorizing Contracts Under the Morris County Cooperative Pricing Council (MCCPC) Pursuant to N.J.S.A. 40 A:11-11 (5)

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-42-22 - MCCPC Contract Purch'g Blanket Auth'n.pdf \(279 KB\)](#)

Subject : 15. R-43-22 Authorizing Contracts Under the Educational Services Commission of New Jersey Cooperative Pricing System (ESCNJ) Pursuant to N.J.S.A. 40A:11-11 (5)

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-43-22 - ESCNJ Contract Purch'g Blanket Auth'n.pdf \(257 KB\)](#)

Subject : 16. R-44-22 Authorizing Contracts Under the Somerset County Cooperative Pricing Council (SOCCP) Pursuant to N.J.S.A. 40A:11-11(5)

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-44-22 - SOCCP Contract Purch'g Blanket Auth'n.pdf \(243 KB\)](#)

Subject : 17. R-45-22 Authorizing Contracts Under the New Jersey Cooperative Purchasing Alliance (NJCPA) Pursuant to NJSA 40A:11-11(5)

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-45-22 - NJCPA Contract Purch'g Blanket Auth'n.pdf \(240 KB\)](#)

Subject : 18. R-46-22 Authorizing Contracts Under the Hunterdon County Educational Services Commission Cooperative Pricing System (HCESC) Pursuant to N.J.S.A. 40A:11-11(5)

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-46-22 - HCESC Contract Purch'g Blanket Auth'n.pdf \(238 KB\)](#)

Subject : 19. R-47-22 Authorizing the award of a Professional Services Agreement to Holzhauer & Holenstein for Appraisal Services for an Analysis of Special Assessment Methodology for the Shongum Lake Dredging Project for the period of January 27, 2022 through January 26, 2023 - not to exceed \$89,000

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-47-22 RFP - Appraisal Services - Special Assessment Analysis FINAL Reso ACTUAL.pdf \(62 KB\)](#)
[Back up R-47-22 RFP - Appraisal Services - Special Assessment Analysis FINAL-Q-Holzhauer.pdf \(2.677 KB\)](#)

Subject : 20. R-48-22 Authorizing the Execution of an Agreement with 587 Realty, LLC, Block 81, Lot 7, 587 Route 10 East - Alfa Bagels

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-48-22 re Alfa Bagel Agmt-Draft.pdf \(77 KB\)](#)
[Back up R-48-22 Alfa Bagel Agmt-Unsigned \(3\).pdf \(167 KB\)](#)
[Back up R-48-22 - Alfa -RT-587 Rte 10 - NJDOT Permit Approval.pdf \(1.626 KB\)](#)
[Back up R-48-22 Alfa bagel TWA Permit -21-0330 \(Randolph\).pdf \(526 KB\)](#)

Subject : 21. R-49-22 Amending and Certifying funds for the Contract for Electrical Subcode Inspection Services for the Period of January 1, 2022 through May 31, 2022

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-49-22 BP-19-Elec Subcode 03-19 Reso ACTUAL Extend 3rd Year 2nd half.pdf \(45 KB\)](#)

Subject : 22. R-50-22 Authorizing and Supporting the Application to the County of Morris for a Community Development Block Grant (CDBG) for Phase II, of The Crossings at Bennett Avenue

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-50-22 Mayor authorizing HOME Grant Application - 42 Bennett Avenue - Habitat for Humanity.pdf \(6 KB\)](#)
[Back up R-50-22 Bennett Ave. Phase 2 - 2022 Application Package.pdf \(647 KB\)](#)

Subject : 23. R-51-22 Approving the Terms and Conditions of a Memorandum of Understanding (MOU) between the Township of Randolph and Shongum Lake Property Owners' Association Regarding the Retention of an Appraiser and Authorizing the Execution of the Memorandum of Understanding

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R-51-22 Authorizing MOU - Shongum Lake.pdf \(128 KB\)](#)

[Back up R-51-22 MOU Shongum Lake Property Owners Association.pdf \(214 KB\)](#)

Subject : 24. Raffle License: On-Premise 50/50, St. Andrew's Greek Orthodox Church Community Center of Randolph, Friday, May 13, 2022 from 6:30 p.m. - 10:00 p.m.

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 25. Raffle License: Tricky Tray, St. Andrew's Greek Orthodox Church Community Center of Randolph, Friday, May 13, 2022 from 6:30 p.m. - 10:00 p.m.

Meeting : Jan 27, 2022 - Regular Meeting

Category : F. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

G. UPCOMING EVENTS

Subject : 1. Budget Meeting, Saturday, January 29, 2022, 8:30 a.m.

Meeting : Jan 27, 2022 - Regular Meeting

Category : G. UPCOMING EVENTS

Access : Public

Type :

H. ORDINANCES: INTRODUCTION

Subject : 1. Ordinance No. 01-22 Accepting a Sight Triangle Easement over a Portion of Block 16, Lot 4 on the Official Tax Map of the Township of Randolph from US Green Homes, LLC

Meeting : Jan 27, 2022 - Regular Meeting

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

File Attachments

[Ordinance No. 01-22 Accepting Sight Triangle Easement.pdf \(73 KB\)](#)

Subject : 2. Ordinance No. 02-22 An Ordinance Amending and Supplementing Section 31-75, No Parking Certain Hours, of Chapter 31, Traffic and Vehicles of the Revised Ordinances of the Township of Randolph
Meeting : Jan 27, 2022 - Regular Meeting
Category : H. ORDINANCES: INTRODUCTION
Access : Public
Type :

File Attachments

[Ordinance No. 02-22 Revised Parking Ordinance - Ironia School.pdf \(13 KB\)](#)

I. DISCUSSION ITEMS

Subject : 1. Cottage Food Law
Meeting : Jan 27, 2022 - Regular Meeting
Category : I. DISCUSSION ITEMS
Access : Public
Type :
Subject : 2. Manager's Goals for 2022
Meeting : Jan 27, 2022 - Regular Meeting
Category : I. DISCUSSION ITEMS
Access : Public
Type :

File Attachments

[Council Letter 1-2022 - 1-21-22 - Manager's 2022 Goals.pdf \(691 KB\)](#)

J. OPEN TO THE PUBLIC

Subject : 1. Council is now open to the public. If you plan to address the Township Council please bear in mind that you will be asked to limit your comments to six minutes.
Meeting : Jan 27, 2022 - Regular Meeting
Category : J. OPEN TO THE PUBLIC
Access : Public
Type : Procedural

Public Content

Please state your name and address for the record.

K. COUNCIL COMMENTS

L. EXECUTIVE SESSION

Subject : 1. Enter Executive Session
Meeting : Jan 27, 2022 - Regular Meeting
Category : L. 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. Affordable Housing Update
Meeting : Jan 27, 2022 - Regular Meeting
Category : L. EXECUTIVE SESSION
Access : Public
Type :

Subject : 3. REF Rock Stars - Community Volunteer Of The Year 2022
Meeting : Jan 27, 2022 - Regular Meeting
Category : L. EXECUTIVE SESSION
Access : Public
Type :

Executive File Attachments

[REF nomination form community 2022.pdf \(254 KB\)](#)

Subject : 4. Close Executive Session
Meeting : Jan 27, 2022 - Regular Meeting
Category : L. EXECUTIVE SESSION
Access : Public
Type : Action
Recommended Action : Motion to close Executive Session and reconvene
Public Session Action

M. ADJOURNMENT

Subject : 1. Adjourn Meeting
Meeting : Jan 27, 2022 - Regular Meeting
Category : M. ADJOURNMENT
Access : Public
Type : Action
Recommended Action : Motion to Adjourn the Meeting