

Thursday, February 20, 2025
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 : Feb 20, 2025 - 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 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.

Subject : 2. Roll Call
Meeting : Feb 20, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

Public Content

Mayor Hathaway

Deputy Mayor Forstenhausler

Councilwoman Carey

Councilwoman Elbaum

Councilman Nisivoccia

Councilwoman Thornton

Councilwoman Veech

Subject : 3. Pledge of Allegiance
Meeting : Feb 20, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

B. APPOINTMENTS

Subject : 1. R 62-25 Authorizing the Reappointment and Granting Tenure to Deborah A. Bonanno as Chief Financial Officer for the Township of Randolph
Meeting : Feb 20, 2025 - Regular Meeting
Category : B. APPOINTMENTS
Access : Public
Type :

File Attachments

[R 62-25 Bonanno Reappointment.pdf \(112 KB\)](#)

C. DISCUSSION

Subject : 1. Affordable Housing Agreement With Randolph Mt. Freedom, LLC
Meeting : Feb 20, 2025 - Regular Meeting
Category : C. DISCUSSION
Access : Public
Type :

File Attachments

[2-14-25 EJB Final CLEAN Rev. to KC Rev. Affordable Housing Agreement__ Randolph \(v.2 Buzak comments with DP response\) \(002\).pdf \(226 KB\)](#)

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 : Feb 20, 2025 - 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. Approval of Township Council Regular Meeting Minutes - January 16, 2025
Meeting : Feb 20, 2025 - Regular Meeting
Category : F. APPROVAL OF MEETING MINUTES
Access : Public
Type :

File Attachments

[January 16, 2025 - Township Council Meeting Minutes.pdf \(197 KB\)](#)

G. COMBINED ACTION RESOLUTIONS

Subject : 1. R 50-25 Authorizing Renewal of a Shared Services Agreement Between Randolph Township and Rockaway Borough for Animal Control Services
Meeting : Feb 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[Shared Services - Animal Control - Rockaway Borough.pdf \(57 KB\)](#)

[Backup 1 R 50-25.pdf \(52 KB\)](#)

[Backup 2 R 50-25.pdf \(314 KB\)](#)

Subject : 2. R 51-25 Authorizing Tax Collector to Refund Duplicate First Quarter 2025 Taxes for Block 53, Lot 25, 14 Toye Street to Jenna and Marlena Jordan - \$2,717.06
Meeting : Feb 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 51-25 2025 RESOLUTION REFUND TAX DUPLICATE PYMT BLK 53 LOT 25 14 Toye St Jordan Jenna Marlena.pdf \(94 KB\)](#)

Subject : 3. R 52-25 Authorizing Tax Collector to Refund Duplicate First Quarter 2025 Taxes for Block 112, Lot 64, 5 Blue Bird Court to Stuart K. and Mayra Greer - #3,502.65

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 52-25 2025 RESOLUTION REFUND TAX DUPLICATE PYMT BLK 112 LOT 64 5 BLUE BIRD CT GREER STUART K AND MAYRAoc.pdf \(95 KB\)](#)

Subject : 4. R 53-25 Authorizing Tax Collector to Refund First Quarter 2025 Property Taxes Due to 100% Exemption for Block 81.03, Lot 12, 284 Center Grove Road to Lereta, LLC - \$5,860.17

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 53-25 Refund Taxes Exempt Veteran Lereta LLC 284 Center Grove Rd Q1 2025.pdf \(88 KB\)](#)

Subject : 5. R 54-25 Authorizing Tax Collector to Refund Duplicate First Quarter 2025 Taxes for Block 72, Lot 41, 33 Jennifern Avenue to Corinne N. and Richard L. Bedell, Jr. - \$2,910.27

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 54-25 REFUND TAX DUPLICATE PYMT BLK 73 LOT 41 33 Jennifern Ave. Bedell Carrinne and Richard Jr.pdf \(93 KB\)](#)

Subject : 6. R 55-25 Authorizing Tax Collector to Refund Duplicate First Quarter 2025 Taxes for Block 51, Lot 9.03, 6 Yorkshire Drive to Mitchell Sussis - \$6,119.21

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 55-25 REFUND TAX DUPLICATE PYMT BLK 51 LOT 9.03 6 YORKSHIRE DR SUSSIS MITCHELLdoc.pdf \(94 KB\)](#)

Subject : 7. R 56-25 Authorizing Tax Collector to Redeem and Refund Tax Sale Certificate #2024-003 for Block 53, Lot 28, 161 Reservoir Road to BALA PARTNERS, LLC - \$14,930.82

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 56-25 RESOLUTION OUTSIDE LIENHOLDER TSC#2024-003 161 Reservoir Rd_.pdf \(96 KB\)](#)

Subject : 8. R 57-25 Authorizing Tax Collector to Redeem and Refund Tax Sale Certificate #2023-023 for Block 184, Lot 1.11, 111 Boulder Ridge Drive to Pro Cap 8 FBO Firsttrust Bank - \$2,145.55

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 57-25 RESOLUTION OUTSIDE LIENHOLDER TSC#2023-023 111 Boulder Ridge Dr_.pdf \(87 KB\)](#)

Subject : 9. R 58-25 Authorizing Tax Collector to Refund First Quarter 2025 Taxes in the Amount of \$1,204.88 and Cancel Balance of 2025 Preliminary Taxes in the Amount of \$1,936.40 Due to 100% Exemption Allowance for Block 93, Lot 27, 64 Old Brookside Road to Joseph J. Orlandi and Robyn M. Vuskalns

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 58-25 Resolution Remit Refund Taxes Exempt Veteran JOSEPH ORLANDI 64 OLD BROOKSIDE RD_.pdf \(89 KB\)](#)

Subject : 10. R 59-25 Authorizing Tax Collector to Refund First Quarter 2025 Taxes in the Amount of \$1,823.69 and Cancel Balance of 2025 Preliminary Taxes in the Amount of

\$2,021.82 for Block 167, Lot 2, 116 West Hanover Avenue to Daniel Carrion

Meeting : Feb 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 59-25 Resolution Remit Refund Taxes Exempt Veteran DANIEL CARRION 116 W HANOVER AVE_.pdf \(90 KB\)](#)

Subject : 11. R 60-25 Authorizing Tax Collector to Refund Duplicate First Quarter 2025 Taxes for Block 123, Lot 1, 30 Musiker Avenue to Richard M. and Suzanne M. Benn - 4,715.03

Meeting : Feb 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 60-25 REFUND TAX DUPLICATE PYMT BLK 123 LOT 1 30 Musiker Ave Richard M Suzanne M Benndoc.pdf \(95 KB\)](#)

Subject : 12. R 61-25 Authorizing Award of a Professional Services Agreement to Sarmad Planning Group, LLC for General Planning Services for the 2025 Calendar Year - Not to Exceed \$7,500.00

Meeting : Feb 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 61-25 PSA Reso - AA - ACTUAL Sarmad \(Gen'l Planning\).pdf \(90 KB\)](#)

Subject : 13. R 63-25 Authorizing Execution of the Easement Holder Section of a Property Owner Certification of Shongum Lake Property Owners' Association to the New Jersey Department of Environmental Protection

Meeting : Feb 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 63-25 Rev. CLEAN re Engineering Div. Direction Shongum Lake Resolution.pdf \(93 KB\)](#)

Subject : 14. Raffle License - Casino Night, Visions and Pathways, at The Grove at Randolph Diner, 517 Route 10, Randolph, April 12, 2025, 6:00 p.m. - 10:00 p.m.

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 15. Raffle License - On-Premise 50/50, Nourish NJ, Inc., at County College of Morris, 214 Center Grove Road, Randolph, April 27, 2025, 10:00 a.m. - 4:00 p.m.

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

Subject : 16. Raffle License - Off-Premise Merchandise Car Raffle, St. Matthew the Apostle Parish, 335 Dover Chester Road, Randolph, June 29, 2025, 11:45 a.m.

Meeting : Feb 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

H. RESOLUTION(S)

Subject : 1. R 64-25 Authorizing the Execution of an Affordable Housing Agreement With Randolph Mt. Freedom, LLC - Carried Over to February 27 Special Meeting

Meeting : Feb 20, 2025 - Regular Meeting

Category : H. RESOLUTION(S)

Access : Public

Type :

File Attachments

[R 64-25 Reso Approving AHA with Randolph Mt Freedom.pdf \(93 KB\)](#)

I. ORDINANCES: SECOND READING/PUBLIC HEARING

Subject : 1. Ordinance 01-25 - An Ordinance to Exceed Municipal Budget Appropriation Limits and to Establish a CAP Bank

Meeting : Feb 20, 2025 - Regular Meeting

Category : I. ORDINANCES: SECOND READING/PUBLIC HEARING

Access : Public

Type :

File Attachments

[Ord. 01-25 2025 CAP Ordinance.pdf \(103 KB\)](#)

J. ORDINANCES: INTRODUCTION

Subject : 1. Ordinance 02-25 Amending Subsections 15-24.F.3.D.3 and 15-24.F.3J.1.A. 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 : Feb 20, 2025 - Regular Meeting

Category : J. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ord 02-25 Amend VCR-6 Zone - Randolph Mt. Freedom \(rev 2-14-25\).pdf \(145 KB\)](#)

Subject : 2. Ordinance 03-25 Amending Article XI, Body Art Establishments, of Chapter 24, Health and Sanitation, and Appendix A, Fee Schedule, of the Revised Ordinances of the Township of Randolph

Meeting : Feb 20, 2025 - Regular Meeting

Category : J. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ord 03-25 - Amend Body Art.pdf \(137 KB\)](#)

Subject : 3. Ordinance 04-25 Amending and Supplementing Article I, in General, of Chapter 2, Administration, of the Revised Ordinances of the Township of Randolph to Establish a New Division 3 Entitled "Municipal Buildings; Restricted Areas to Safeguard Public Records Containing Confidential or Exempt Information"

Meeting : Feb 20, 2025 - Regular Meeting

Category : J. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ord 04-25 re Restricted Areas in Mun Bldgs.pdf \(110 KB\)](#)

Subject : 4. Ordinance 05-25 Amending Sections 10-1, 10-35, 10-51, 10-91, 10-321, 10-322, 10-323, 10-341 and 10-361 and Deleting Article XI, Community Services Advisory Committee, of Chapter 10, Boards, Commissions, Committees and Agencies, of the Revised Ordinances of the Township of Randolph

Meeting : Feb 20, 2025 - Regular Meeting

Category : J. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ord 05-25 revising Ch 10 on Boards and Committees.pdf \(124 KB\)](#)

K. DISCUSSION

Subject : 1. 2025 Draft Budget and Direction to Manager on Finalizing Budget

Meeting : Feb 20, 2025 - Regular Meeting

Category : K. DISCUSSION

Access : Public

Type :

L. 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 : Feb 20, 2025 - Regular Meeting

Category : L. OPEN TO THE PUBLIC

Access : Public

Type : Procedural

Public Content

Please state your name and address for the record.

M. COUNCIL COMMENTS

N. EXECUTIVE SESSION

Subject : 1. Enter Executive Session

Meeting : Feb 20, 2025 - Regular Meeting
Category : N. 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. Manager's Evaluation
Meeting : Feb 20, 2025 - Regular Meeting
Category : N. EXECUTIVE SESSION
Access : Public
Type :

Subject : 3. Close Executive Session
Meeting : Feb 20, 2025 - Regular Meeting
Category : N. EXECUTIVE SESSION
Access : Public
Type : Action

Recommended Action : Motion to close Executive Session and reconvene
Public Session Action

O. ADJOURNMENT

Subject : 1. Adjourn Meeting
Meeting : Feb 20, 2025 - Regular Meeting
Category : O. ADJOURNMENT
Access : Public
Type : Action
Recommended Action : Motion to Adjourn the Meeting