

Thursday, March 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 : Mar 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 : Mar 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 : Mar 20, 2025 - Regular Meeting
Category : A. OPENING OF REGULAR MEETING 6:00 P.M.
Access : Public
Type : Procedural

B. APPOINTMENT

Subject : 1. Recreation Committee: Ethan Pasia
Meeting : Mar 20, 2025 - Regular Meeting
Category : B. APPOINTMENT
Access : Public
Type :

C. 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 : Mar 20, 2025 - 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 Township Council Budget Meeting Minutes - February 1, 2025
Meeting : Mar 20, 2025 - Regular Meeting
Category : E. APPROVAL OF MEETING MINUTES
Access : Public

Type :

File Attachments

[February 1, 2025 - Township Council Meeting Minutes.pdf \(175 KB\)](#)

F. PUBLIC HEARING - SOIL MOVEMENT HEARING - FULLERTON LANDSCAPE, LLC

Subject : 1. Public Hearing - Fullerton Landscape, LLC

Meeting : Mar 20, 2025 - Regular Meeting

Category : F. PUBLIC HEARING - SOIL MOVEMENT HEARING - FULLERTON LANDSCAPE, LLC

Access : Public

Type :

Subject : 2. R 71-25 Approving Soil Movement Permit, Fullerton Landscape, LLC, Block 215, Lots 69, 70, 71 and 73, 38 Ash Lane

Meeting : Mar 20, 2025 - Regular Meeting

Category : F. PUBLIC HEARING - SOIL MOVEMENT HEARING - FULLERTON LANDSCAPE, LLC

Access : Public

Type :

File Attachments

[Backup 1 - Fullerton Soil Movement 23-11 GradePlan.pdf \(368 KB\)](#)

[Backup 2 - Fullerton Soil Movement - 2025-02-06 - RT-38 Ash Ln - Memo-Lot Grading-Soil Movemt.pdf \(96 KB\)](#)

[Backup 3 - Fullerton Soil Movement 2024-12-06 __ 38 Ash Ln - Lot Grading - Soil Movemt Permit Applic. pdf \(6.060 KB\)](#)

[Backup 4 - Fullerton Soil Movement.pdf \(336 KB\)](#)

[Backup 5 - Fullerton Soil Movement Permit Application - Fullerton Landscapes LLC - Block 215 Lots 69.70.71.73.pdf \(207 KB\)](#)

[R 71-25 Fullerton Soil Movement Permit Resolution - MU.pdf \(85 KB\)](#)

G. COMBINED ACTION RESOLUTIONS

Subject : 1. R 72-25 Authorizing Government Body Certification of Compliance With the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"

Meeting : Mar 20, 2025 - Regular Meeting

Category : G. COMBINED ACTION RESOLUTIONS

Access : Public

Type :

File Attachments

[R 72-25 EEOC Resolution 2025.pdf \(147 KB\)](#)

Subject :	2. R 73-25 Authorizing Cancellation of Capital Improvement Authorizations
Meeting :	Mar 20, 2025 - Regular Meeting
Category :	G. COMBINED ACTION RESOLUTIONS
Access :	Public
Type :	

File Attachments

[R 73-25 Cancel General Improvement Authorizations 3.20.25.pdf \(91 KB\)](#)

Subject :	3. R 74-25 Honoring Women's History Month - March 2025
Meeting :	Mar 20, 2025 - Regular Meeting
Category :	G. COMBINED ACTION RESOLUTIONS
Access :	Public
Type :	

File Attachments

[R 74-25 Women's History Month.pdf \(60 KB\)](#)

Subject :	4. R 75-25 Authorizing Award of a Professional Services Agreement to Boswell for Engineering Services Related to the NJDEP 2022 Stormwater Grant for the Period March 20, 2025 Through March 19, 2026 - Not to Exceed \$45,000.00
Meeting :	Mar 20, 2025 - Regular Meeting
Category :	G. COMBINED ACTION RESOLUTIONS
Access :	Public
Type :	

File Attachments

[R 75-25 PSA Reso - Boswell - 2022 NJDEP Stormwater Grant.pdf \(91 KB\)](#)

[R 75-25 Backup 1.pdf \(121 KB\)](#)

Subject :	5. R 76-25 Endorsing an Application for a Treatment Works Approval Extension for Ten East Realty, LLC, c/o Performance Ford Lincoln
Meeting :	Mar 20, 2025 - Regular Meeting
Category :	G. COMBINED ACTION RESOLUTIONS
Access :	Public
Type :	

File Attachments

[R 76-25 Performance Ford Lincoln - TWA Extension Endorsement - Resolution.pdf \(111 KB\)](#)
[R 76-25 Backup 1 Performance Ford -RT - NJDEP TWA Extension - 23-0033 - 2025-03-11.pdf \(321 KB\)](#)
[R 76-25 Backup 2 Performance Ford -RT - NJDEP TWA Extension WQM-003 - 2025-03-11.pdf \(327 KB\)](#)
[R 76-25 Backup 3 Perf Ford Canfield - NJDEP TWA 23-0033 \(offsite\) Approval.pdf \(189 KB\)](#)

Subject : 6. R 77-25 Authorizing Appropriation Reserve Transfers Per N.J.S.A. 40A:4-59
Meeting : Mar 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 77-25 Appropriation Reserve Transfers-2025.pdf \(116 KB\)](#)

Subject : 7. R 78-25 Authorizing Award of MCCPC Contract #6 (Road Resurfacing - Rebid District 2, Category C Only)
Meeting : Mar 20, 2025 - Regular Meeting
Category : G. COMBINED ACTION RESOLUTIONS
Access : Public
Type :

File Attachments

[R 78-25 Contract #6 - Rebid - Award.pdf \(63 KB\)](#)
[R 78-25 Backup 1 6_rebid_noa_2025.pdf \(151 KB\)](#)

H. RESOLUTIONS

Subject : 1. R 79-25 Designating the Township of Randolph as a Bee City USA Affiliate
Meeting : Mar 20, 2025 - Regular Meeting
Category : H. RESOLUTIONS
Access : Public
Type :

File Attachments

[R 79-25 Bee City Resolution.pdf \(69 KB\)](#)

Subject : 2. R 80-25 - A Resolution of the Township of Randolph Supporting RevolutionNJ
Meeting : Mar 20, 2025 - Regular Meeting
Category : H. RESOLUTIONS
Access : Public
Type :

File Attachments

[R 80-25 Revolution 250 committee outline and resolution.pdf \(163 KB\)](#)

[R 80-25 Backup 1 - Outline for Steering Committee.pdf \(139 KB\)](#)

I. ORDINANCES: SECOND READING/PUBLIC HEARING

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 : Mar 20, 2025 - Regular Meeting

Category : I. ORDINANCES: SECOND READING/PUBLIC HEARING

Access : Public

Type :

File Attachments

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

[backup 02-25.pdf \(191 KB\)](#)

J. ORDINANCES: INTRODUCTION

Subject : 1. Ordinance 10-25 - A Capital Ordinance of the Township of Randolph Appropriating \$23,287 From the Capital Improvement Fund for the Rosenfarb-Guerin Trail Design

Meeting : Mar 20, 2025 - Regular Meeting

Category : J. ORDINANCES: INTRODUCTION

Access : Public

Type :

File Attachments

[Ordinance 2025 Rosenfarb-Guerin Trail.pdf \(111 KB\)](#)

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.

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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 : Mar 20, 2025 - 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. Litigation: Kazanchy v. Randolph
Meeting : Mar 20, 2025 - Regular Meeting
Category : M. EXECUTIVE SESSION
Access : Public
Type :

Subject : 3. Attorney Client Privilege: Affordable Housing Update
Meeting : Mar 20, 2025 - Regular Meeting
Category : M. EXECUTIVE SESSION
Access : Public

Type :
Subject : 4. Contract Negotiations: Municipal Court Services

Meeting : Mar 20, 2025 - Regular Meeting
Category : M. EXECUTIVE SESSION
Access : Public
Type :
Subject : 5. Close Executive Session
Meeting : Mar 20, 2025 - Regular Meeting
Category : M. EXECUTIVE SESSION
Access : Public
Type : Action
Recommended Action : Motion to close Executive Session and reconvene
Public Session Action

N. RESOLUTION

Subject : 1. R 81-25 Authorizing the Execution of Mediation Agreement With Fair Share Housing Center Regarding Fourth Round Present and Prospective Need Affordable Housing Obligations
Meeting : Mar 20, 2025 - Regular Meeting
Category : N. RESOLUTION
Access : Public
Type :

File Attachments

[R 81-25 Reso Authorizing Execution of Mediation Agmt.pdf \(152 KB\)](#)
[R 81-25 Backup 1 Fair Share Agreement.pdf \(163 KB\)](#)

Subject : 2. R 82-25 Adopting An Amended Affordable Housing Trust Fund Spending Plan
Meeting : Mar 20, 2025 - Regular Meeting
Category : N. RESOLUTION
Access : Public
Type :

File Attachments

[R 82-25 Amended Affordable Housing Trust Fund Spending Plan.pdf \(96 KB\)](#)

O. ADJOURNMENT

Subject : 1. Adjourn Meeting
Meeting : Mar 20, 2025 - Regular Meeting
Category : O. ADJOURNMENT
Access : Public
Type : Action

Recommended Action :

Motion to Adjourn the Meeting