

June 2, 2022

Township of Randolph
Municipal Building
Randolph, NJ
June 2, 2022

A. OPENING OF REGULAR MEETING

1. Call to Order

A regular meeting of the Randolph Township Council was called to order at 6:00 p.m. by Mayor Potter. 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.

2. Roll Call

PRESENT: Council Member Carey
Council Member Forstenhausler
Council Member Hathaway
Council Member Loveys
Council Member Veech
Deputy Mayor Nisivoccia – via Phone
Mayor Potter

Also present: Township Manager Steve Mountain, Township Engineer Paul Ferriero, Parks and Recreation Director Russ Newman, Planning and Zoning Administrator Darren Carney (via phone) and Township Attorney Edward J. Buzak (via phone)

3. Pledge of Allegiance

Mayor Potter led the Pledge of Allegiance.

B. OPEN TO THE PUBLIC

Seeing and hearing none, the public session was closed.

C. MANAGER'S REPORT

Resolution R-125-22 - Under the Combined Action items, this resolution urges the legislature to amend the budget cap law to allow for exemptions to the Appropriation and Levy CAP for

appropriations in the first three years after the effective date of the amendment for liability insurance, workers compensation insurance and property insurance.

The appropriations are currently in CAP and have to be absorbed within the CAP limitations. As the resolution outlines, insurance costs may potentially increase at rated higher than normal levels in the coming years due to impacts beyond the municipality and the Joint Insurance Fund's control (COVID costs, amendment to the sexual molestation statute of limitations, weather, and cyber security liability). With the legislature's support the proposed amendment would provide municipalities with the necessary CAP relief should these anticipated cost impacts occur. The Morris Joint Insurance Fund, of which Randolph is a charter member, has encouraged all of its members to adopt this resolution and distribute it to state legislative representatives. Manager Mountain recommended that the council adopt the resolution.

Update Route 10/Sussex Turnpike Drainage – After multiple attempts to get the State Department of Transportation to resolve the ongoing drainage issue at the intersection of Route 10 and Sussex Turnpike. Manager Mountain coordinated with County Engineer Chris Vitz to find a local solution. Together with Planning and Zoning Administrator Darren Carney, and Township Engineer Paul Ferriero, he met with Mr. Vitz at the site and identified the source of the problem. The issue is an over-silted drainage swale at the terminus of the drainage outfall coming from Route 10.

This outfall causes heavy rain in the pipe to back up into the roadway causing the flooding issues. The swale is on the property of the Black River Barn. Township records show no easement for the swale. After many discussions, Mr. Vitz agreed to take the issue to the Mosquito Control Commission. The thought is that since the commission has standing permits, they would be free to do the work to clear the swale of vegetative growth and soil that now clogs the path to the river. Mr. Vitz met the head of the commission the previous week; the commission is prepared to do the work conditioned on permission being granted by the Black River Barn ownership. He suggested that upon the completion of the project the mayor should send a letter of thanks to Mr. Vitz for his assistance in resolving the matter.

Township Manager Transition – Manager Mountain has met and spoken with future Township Manager Gregory Poff numerous times over the past few weeks to prepare him for his transition. Mr. Poff's first day will be Monday, June 13. Mr. Poff has been provided with a cell phone, laptop, and a township email address. Mr. Poff has also been included in all relevant correspondence since Wednesday, June 1. He explained that he has prepared an in-depth transition memorandum providing background on what he needs in support of the transition. Mr. Poff will be utilizing the overlap in his and Manager Mountain's schedules to review critical projects, meet individually with the Township Council and staff, and introduce himself to key members of the community. Mr. Poff is an experienced Manager who has made similar transitions in the past; Manager Mountain believed that the hand-over would go smoothly.

Shared Health Services Agreement – Chester Township – Chester Township has accepted a proposal from Health Officer Mark Caputo for shared health services. The services will be provided through the Roxbury Health Department under the township's Umbrella agreement with Roxbury. The agreement will replace the Mine Hill shared services agreement and the

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Chester Township Health Services agreement for the council's action at the Monday, June 23 Township Council meeting.

Arts in the Park – Manager Mountain acknowledged the efforts of the Parks, Recreation, and Community Services Department for the outstanding Arts in the Park event, which took place on Saturday, May 21. He shared that he received positive feedback on the event from council members and residents who attended. He explained that much of the feedback expressed positives about the Parks and Recreation organization and the execution of the first large-scale event in Veterans Community Park. He commended Parks and Recreation Director Rus Newman, Assistant Director Steve Eisenstein, and Event Coordinator Kristina Garlick for their work. He recognized the hard work of the Parks Staff and the many volunteers who supported the event. He stated that the event provided a blueprint for the type of events the township could now host going forward.

D. APPROVAL OF MEETING MINUTES

Council Member Forstenhausler made a motion to approve the Regular Meeting minutes for May 5, 2022 and May 19, 2022. Council Member Veech seconded the motion and the following roll call vote was taken:

AYES:	Council Member Carey
	Council Member Forstenhausler
	Council Member Hathaway – Abstained to the May 5, 2022 minutes
	Council Member Loveys
	Council Member Veech
	Deputy Mayor Nisivoccia
	Mayor Potter
NAYS:	None

E. COMBINED ACTION RESOLUTIONS

Council Member Carey read item #6, R-123-22 Celebrating Juneteenth Independence Day; June 19, 2022, into the record:

WHEREAS, June 19, 2022, is designated as Juneteenth Independence Day in recognition of June 19, 1865, the date on which news of the end of slavery reached the slaves in the Southwestern States; and

WHEREAS, Juneteenth Independence Day began as a holiday in the State of Texas and is now celebrated in 46 States and the District of Columbia as a special day of observance in recognition of the emancipation of all slaves in the United States; and

WHEREAS, Juneteenth Independence Day celebrations have been held to honor African American freedom while encouraging self-development and respect for all cultures; and

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WHEREAS, the faith and strength of character demonstrated by former slaves and the descendants of former slaves remain an example for all people of the United States, regardless of background, religion, or race; and

WHEREAS, slavery was not officially abolished until the ratification of the 13th Amendment to the Constitution of the United States in December 1865; and

WHEREAS, over the course of its history, the United States has grown into a symbol of democracy and freedom around the world; and

WHEREAS, efforts have been made at the state and federal level to recognize Juneteenth as a national holiday for more than twenty-five years; and

WHEREAS, in June 2021, the United States Congress approved a bipartisan bill to approve Juneteenth as a federal holiday, with a unanimous vote in the U.S. Senate and a nearly unanimous vote in the U.S. House of Representatives, and the bill was signed into law by President Biden on June 17, 2021.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Randolph, County of Morris, recognize that June 19, 2022, or Juneteenth Day, as a Federal Holiday. The Township of Randolph recognizes the historical significance of Juneteenth Independence Day to the United States. The Randolph Township Council supports the continued nationwide celebration of Juneteenth Independence Day to provide an opportunity for the people of the United States to learn more about the past and to better understand the experiences that have shaped the United States; and recognizes that the observance of the end of slavery is part of the history and heritage of the United States.

Mayor Potter read item #12, R-129-22 Supporting/Acknowledging June 2022 to be Pride Month, into the record:

WHEREAS, since the 1998 declaration of President William Clinton, June of each year has been set aside as Pride Month; and

WHEREAS, Gay Pride is a movement that celebrates sexual diversity and provides a way for lesbian, gay, bisexual and transgender (LGBTQ+) people to not only raise awareness about the discrimination and violence they encounter but to also promote dignity, equal rights, self-awareness, and self-affirmation of the LGBTQ+ community; and

WHEREAS, the Randolph Township Council previously adopted Resolution No. 136-21 which strongly condemns all forms of hatred, bias, racism, bigotry and discrimination, we continue to voice our support for the universal respect for all people.

NOW, THEREFORE, BE IT RESOLVED, that the Randolph Township Council, of the County of Morris, supports and acknowledges that all people deserve to live with dignity and respect, free from fear and violence, and protected against discrimination, regardless of their gender identity or sexual orientation, and hereby calls upon the community of Randolph Township to share with one another in celebrating June 2022 as Pride Month,

and recognize the contributions that members of the LGBTQ+ community, our friends, family members and neighbors, make to the fabric of Randolph Township.

Item #1, R-118-22 Liquor License Renewal for the 2021 – 2022 Season – Dabal Enterprises - \$2,500 - Mayor Potter asked Clerk Luciani to provide an overview on the liquor license status of Dabal Enterprises. Clerk Luciani explained that Dabal Enterprises represents Nicole's Ten Restaurant. They have been trying to transfer their license over the past few years, but have had difficulties due to the COVID-19 pandemic. She explained that they were unable to obtain the 2021-2022 inactive pocket license. She explained that the state informed her that they would approve the license if the township approves two separate resolutions for this year and last year. She commented that it was likely that Dabal Enterprises would be transferring their license in a few months.

1. R-118-22 Liquor License Renewal for the 2021 - 2022 Season - Dabal Enterprises - \$2,500
2. R-119-22 Authorizing the award and rejection of MCCPC Contract #42 (Landscaping Materials & Supplies) to various bidders
3. R-120-22 Authorizing the award and rejection of MCCPC Contract #10, Lumber, Insulation, Hardware, Paint, and Paint Supplies to various bidders
4. R-121-22 Authorizing the award and Rejection of MCCPC Contract #20-B - Sporting Goods to various bidders
5. R-122-22 Refund a portion of Summer Day Camp registration due to family moving out of town to Yunji Kim - \$920.00
6. R-123-22 Celebrating Juneteenth Independence Day; June 19, 2022
7. R-124-22 Authorizing Change Order #6 for a Professional Services Agreement to Harbor Consulting Inc. for Planning Services for the Affordable Housing Program (COAH) to extend the term of the contract with no increase in the award amount - not to exceed \$125,000
8. R-125-22 Urging the NJ Legislature to amend the Budget Cap Law to appropriate funds for increasing insurance costs
9. R-126-22 Refund partial registration for Summer Teen Camp due to a change in plans to Andrea Seiden - \$625.00
10. R-127-22 Refund partial Summer Day Camp and Camp Trips registration for children as summer plans have changed for the family to Amelia Munning - \$3,011.00
11. R-128-22 Liquor License Renewals for 2022-2023 Season for multiple businesses in Randolph

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12. R-129-22 Supporting/Acknowledging June 2022 to be Pride Month
13. R-130-22 Refund partial registration fee for child to attend Summer Theater Camp to Allison Manfred due to change in summer plans - \$\$575.00
14. R-131-22 Liquor License Renewal for the 2022-2023 Season - Dabal Enterprises, LLC - \$2,500.00
15. Raffle License Games of Chance: Randolph Kiwanis Club, County College of Morris, 214 Center Grove Road, Randolph, NJ 07869, June 30 – July 2, 2022; Rain Date: July 3, 2022, at 6:00 pm – 11:00 pm
16. Raffle License - Off-Premise, Greek Orthodox Church Community Center of Randolph, 1447 Sussex Turnpike, Randolph, on Sunday, September 25, 2022, at 1:00 pm

Council Member Veech made a motion to approve the Combined Action Resolutions. Council Member Forstenhausler seconded the motion, and the following roll call vote was taken:

AYES:	Council Member Carey
	Council Member Forstenhausler
	Council Member Hathaway
	Council Member Loveys
	Council Member Veech
	Deputy Mayor Nisivoccia
	Mayor Potter
NAYS:	None

F. UPCOMING EVENTS

Council Member Carey shared that the Juneteenth Celebration would be at Brundage Park on June 19. The event is sponsored by the Randolph PEACE group.

1. Council Only - Randolph EMS Rescue Squad Installation Dinner, Friday, June 3, 2022 at Vegas NJ, Sussex Tpke., Randolph, 7:00 p.m.
2. Food Truck Festival hosted by the Randolph Rescue Squad at the County College of Morris on Saturday, June 4, 2022, from 11:00 a.m. – 7:00 p.m.
3. Randolph Rocks 5K - Randolph High School, Millbrook Avenue, Saturday, June 11, 2022, at 8:45 a.m.
4. Salem Oak Tree seedling planting at the Friends Meeting House, 190 Quaker Church Rd., Randolph, on Saturday, June 11, 2022, at 3:00 p.m.
5. Randolph Chamber of Commerce Multi-Chamber Networking Event (with Roxbury and Mt. Olive Chambers) Guest Speaker: CCM President Dr. Anthony Iacono, at The Grove

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at Randolph Diner, 517 Route 10, Randolph, Wednesday, June 15, 2022, doors open at 11:30 a.m., lunch at 12:30 p.m.

6. Morris County League of Municipalities Meeting with Speaker: MC Commissioner Director - Tayfun Selen, Wednesday, June 15, 2022, at Caffè NaVona, 147 Rte. 46, Rockaway Boro, 5:15 p.m.
7. Juneteenth 2nd Annual Celebration, Brundage Park Pavilion on Carrell Road on Sunday, June 19, 2022, from 11:00 a.m. - 12:00 p.m.
8. Morris County Pride Festival at County College of Morris on Saturday, June 25, 2022, from 10:00 a.m. - 5:00 p.m. (Rain Date: Sunday, June 26th)
9. Randolph Chamber of Commerce Quarterly Evening Networking on Tuesday, June 28, 2022, from 5:30 p.m. - 7:30 p.m.
10. Freedom Festival Events: Carnival, Beer Garden, Food and Crafter Vendors Nightly at County College of Morris (CCM) from 6:00 p.m. - 11:00 p.m. on Thursday, June 30th (also Car Show), Friday, July 1st (also Total Zero Band & Vintage Baseball) and Saturday, July 2nd (Parade at 10 a.m., followed by DJ Nick & The Jerseytones at the carnival) Fireworks July 2nd at approximately 9:30 p.m.

G. ORDINANCES: SECOND READING/PUBLIC HEARING

1. Ordinance No. 16-22 Amending Appendix A, Fee Schedule, Police Section and Court Section of the Revised Ordinances of the Township of Randolph

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Appendix A, Fee Schedule, Police Section and Court Section of the Revised Ordinances of the Township of Randolph, Morris County, New Jersey, be read by title on second reading and a hearing held thereon.

Manager Mountain explained that the purpose of this ordinance is to amend the Fee Schedule in Appendix A of the Revised Ordinances of the Township of Randolph, to add the fee for media file(s) for the downloading of videos, recordings, pictures, etc. in the amount of \$25.00 when anytime the use of a compact disc is not feasible to hold the media file(s) information.

OPEN TO THE PUBLIC

Seeing and hearing none, the public portion was closed.

BE IT RESOLVED, that an Ordinance entitled, An Ordinance Amending Appendix A, Fee Schedule, Police Section and Court Section of the Revised Ordinances of the Township of Randolph, Morris County, New Jersey, 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.

Council Member Veech made a motion to adopt the ordinance. Council Member Loveys seconded the motion, and the following roll call vote was taken:

AYES:	Council Member Carey
	Council Member Forstenhausler
	Council Member Hathaway
	Council Member Loveys
	Council Member Veech
	Deputy Mayor Nisivoccia
	Mayor Potter
NAYS:	None

H. ORDINANCES: INTRODUCTION

1. Ordinance No. 17-22 Amending Article III, Zoning, of the Land Development Ordinance of the Township of Randolph, Morris County, New Jersey to establish the Village Center Residential (VCR) - 5 District

Manager Mountain explained that the purpose of this Ordinance is to amend Article III, Zoning, of the Land Development Ordinance, to establish the Village Center Residential (VCR) – 5 District. The ordinance will allow for the construction of an inclusionary development that will assist the township in satisfying a portion of its affordable housing obligation. The council has previously discussed this particular project and the necessity for it.

BE IT RESOLVED, that an Ordinance entitled, “An Ordinance Amending Article III, Zoning, of the Land Development Ordinance of the Township of Randolph, Morris County, New Jersey, to Establish the Village Center Residential (VCR) – 5 District,” be introduced, read by title by the Township Clerk and passed on first reading.

BE IT RESOLVED, that said Ordinance shall be further considered for final passage at the meeting of the Township Council of the Township of Randolph on the 23rd, of June, 2022 at 6 o’clock in the evening, prevailing time, at the Town Hall in said Township, at which time and place all persons interested shall be given an opportunity to be heard concerning said ordinance.

BE IT FURTHER RESOLVED, that the Township Clerk be authorized and directed to advertise said Ordinance in full or by summary with the notice of introduction thereof, in the official designated newspaper according to law.

Council Member Loveys asked if Exhibit A of Ordinance 17-22 captured the entirety of the Heller Property or just a portion of it. Manager Mountain explained that the exhibit captured only a portion of the property.

Council Member Loveys inquired about the surrounding parcels. Council Member Forstenhausler identified some of the property surround the area. Council Member Loveys asked if there was potential for future development on the developer’s remaining land parcels. Manager Mountain confirmed that the developer was holding onto the land for commercial development.

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Council Member Loveys asked if the units were up for sale or rent. Attorney Buzak confirmed that the units were rentals, in addition to a number being age-restricted.

Council Member Loveys inquired about Section D, item 4, Areas and Bulk Requirements. He asked Planning and Zoning Administrator Darren Carney to clarify what the internal tract boundary is. Mr. Carney explained that the internal tract boundary is the subdivision line between the tract and what the Heller Property was retaining. The tract is currently the entirety of the property. The developer will come before the Planning Board for a subdivision; the 15-foot setback will be from the boundary of what Heller is retaining and what they are developing for residential use.

Council Member Loveys referred to Section D, item 6. He recalled that in past discussions, the maximum height for the development was between three and four stories. He asked if this item related to those discussions. Mr. Carney explained that the club house building would also include affordable housing units, therefore a fourth story would be established.

Council Member Loveys asked if the age restricted affordable units above the club house did not need to be intermixed. Mr. Carney explained how the senior housing would function in the units.

Council Member Loveys referred to Section E, item 2, Development Standards. He asked for clarification on the language “the design quality of the projects approved under the established zone district shall be superior to conventional development.” Mr. Carney explained that the language is consistent with what has been used for the Mt. Freedom area. He stated that the developers would have to follow the sections outlined in the zoning code.

Council Member Veech asked about the ingress and egress to the property off of West Hanover Avenue. She inquired about what was on the right of Woodmont Drive at the rear of the property. Mr. Carney explained that the rear portion of the property had wetlands, just to the north of that portion was James Andrews Memorial County Park.

Council Member Veech asked if there was only one way in and out of the development. Mr. Carney explained that the developers are looking into establishing an emergency interchange for secondary access, but this has not been fully developed. Council Member Veech asked if the age restriction units were set at 55. Attorney Buzak confirmed.

Council Member Loveys asked if it made sense to clarify that these units are rentals since the ordinance was specific to this parcel of land. Attorney Buzak explained that the township is technically not permitted to establish the tenure of the building. Council Member Loveys asked if the rentals were indicated in the agreement. Attorney Buzak confirmed that it was.

Council Member Veech made a motion to introduce the ordinance. Council Member Carey seconded the motion, and the following roll call vote was taken:

AYES:	Council Member Carey
	Council Member Forstenhausler
	Council Member Hathaway
	Council Member Loveys

Council Member Veech
Deputy Mayor Nisivoccia
Mayor Potter
NAYS: None

I. DISCUSSION ITEMS

1. Pleasant Hill Road/Park Avenue Intersection

Manager Mountain explained that the Pleasant Hill Road and Park Avenue intersection experienced many accidents over the years. He shared that the Traffic Advisory Committee and Police Department have been revisiting the issue. The Police Department conducted a thorough review that outlined the recent history of the intersection and provided recommendations. These recommendations were provided to Township Engineer Paul Ferriero.

Mr. Ferriero stated that he examined the recommendations through the context of the Manual on Uniform Traffic Control Devices (MUTCD). He explained that the manual is a federal standard. He reviewed his recommendations for short-term and long-term solutions:

- Short Term Improvements:
 - Install “Intersection Ahead” signs on both Park Avenue approaches.
 - Install “Stop Ahead” signage on both Pleasant Hill Road approaches.
 - Trim vegetation as necessary on the westbound Pleasant Hill Road approach to improve the visibility of the existing signs.
- Intermediate Term Improvements:
 - Remove approximately 5 large trees along the frontage of 133 Park Avenue. Some of this tree removal will likely require permission from the owner.
- Long Term Improvements:
 - Install flashing red/yellow beacon at the intersection. The beacon will provide better visibility. The cost is estimated to be between \$20-30,000.

Mr. Ferriero explained why a four-way stop at the intersection could not be justified under the MUTCD or other applicable regulations. He explained that LED lights being installed on the signs could be intrusive to residents as the lights would be flashing all night into windows. He commented that the beacon would be less intrusive to nearby properties and would improve visibility.

Council Member Carey referred to Mr. Ferriero’s estimation of the long-term solution taking a year or so to enact. Manager Mountain explained that the significant cost of the beacon made it a capital improvement item. He believed that having the council's authorization to implement the short-term improvements would be beneficial. He commented that most cases of accidents at the intersection could be attributed to inattentive driving. He shared that he has been through the intersection numerous times and felt that the stop signs were visible. He agreed that something

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could be done to improve awareness, but it was not a guarantee, as the major factor for the accidents was inattentiveness. He commented that the Police Department and Traffic Advisory Committee have been working to increase awareness.

Council Member Carey asked how soon the short-term solutions could be implemented. Manager Mountain stated that it could be completed within the next couple months. Mr. Ferriero stated that it was a matter of directing the Department of Public Works to install the signs and cut back vegetation.

Council Member Loveys understood from the police report that several motorists claimed to have stopped and not seen vehicles proceeding on Park Avenue. He suggested that in addition to the examining the north side of Pleasant Hill Road along Park Road, the west side of Pleasant Hill Road's visibility be examined as well. Mr. Ferriero commented that the westbound approach on Pleasant Hill Road used to be bad; to address the issue the vegetation in the area was cut back. He explained that the area needs continued attention, but in his routine drives past the intersection he found that the west bound approach was fine.

Council Member Loveys commented that there was an issue with sun glare when going east on the road. Mr. Ferriero stated that there was not much that could be done to address sun glares. Council Member Loveys commented that the beacon made the most sense for a long-term solution.

Council Member Forstenhausler asked if the intersection ahead signs and stop signs would be reflective. Mr. Ferriero confirmed that they would be. Council Member Forstenhausler stated that he liked the idea; he suggested that the short-term improvements be implemented as soon as possible.

Council Member Veech asked if the Safe Streets state program could assist with funding. Manager Mountain explained that there is funding in Safe Streets; he was not sure if it was applicable for this type of project. He stated that he would look into it further.

Council Member Forstenhausler stated that the short-term improvements should be of relatively low cost and could be accomplished quickly.

Mayor Potter asked if there was a rental option for obtaining portable signs or lights. Mr. Ferriero explained that the area did not allow enough room to place portable signs. He stated that he would look into obtaining temporary traffic lights.

Mayor Potter inquired about the use of speed calming signs. Manager Mountain stated that the calming signs have been used at the intersection multiple times. He explained that the signs are in high-demand in the township and are frequently moved from one area to another. He informed her that the calming signs could not be rented. He stated that the use of calming signs could be maximized at the intersection, but they could not be solely committed to that area.

Council Member Carey commented that the general feeling is that these improvements should be completed as soon as possible. Mr. Ferriero stated that he would look into rental options.

1. Artworks Facility

Manager Mountain explained that the Artworks Facility has been discussing relocation. He shared that the ten-year capital improvement plan for recreation included funding for the relocation. Through the past six to twelve months internal meetings with township staff have taken place; recently the artworks facility team has been brought into the discussion.

Parks and Recreation Director Russ Newman explained that the current Artworks Studio is a three-story building that utilizes only the second floor. Over the years, the building has required minor capital improvements and ongoing repairs. The building limits capacity to a maximum of two Artworks classes at a time and has ADA issues in terms of getting to different levels. Additionally, the building location near the Police Department has resulted in parking issues due to police activity requiring officers to enter and exit the lot quickly. He reviewed the facility team and teachers' wish list items. The list included the desire for a central location, parking capacity, a space that allows for a minimum of three classes at a time, rooms between 18 -24 ft, natural light, better overhead lighting, and air-conditioning and heating. He stated that the facility team is looking for a more functional space that does not require as many repairs.

Manager Mountain explained that Mr. Ferriero has been working with an architect to examine several different options that could potentially address the spatial concerns. Mr. Ferriero explained that he reviewed three different options with the architect. The following options were reviewed with the Township Council:

1. New Facility

- Preliminary Cost Estimate: \$750-\$900K
- Potential locations:
 - 502 Millbrook
 - Brundage Park
 - Veterans Community Park
- Advantages – build to suit, “known” costs, utilities available, depending on site, existing infrastructure, park, lighting, etc.
- Disadvantages – Expense, potential permitting issues (NJDEP)

2. Renovate Current Facility

- Preliminary Cost Estimate: \$900K - \$1 million +
- Advantages – familiar location, limited potential for neighborhood objection
- Disadvantages – Expense, shooting range negatively impacts use, parking and traffic flow in current location poor, would require a complete rebuild due to condition of existing building.

3. VFW – Renovate Second Floor

- Preliminary Cost Estimate: \$475K-\$750K

- Advantages – Current space is under-utilized, renovation costs would not be prohibitive, current structure in generally good shape, funds already allocated to upgrade septic, existing parking area requires resurfacing, but physical area is sufficient to support use.
- Disadvantages –VFW leadership support the concept; however, communication and scheduling would be needed to support any overlap that may occur for the facility. The Artworks Studio would be in a new location; therefore, the township would have to mitigate any impacts on the neighborhood.

Manager Mountain explained that there is a factor of risk when working with an existing building as there is always the possibility of discovering issues. He explained that the authorization for the project would include a preliminary assessment of the building before proceeding with the design process. He echoed Mr. Ferriero's comments about the VFW leadership supporting the project and seeing its benefits. He stated that the VFW also saw the project as an opportunity to resolve minor building issues during the renovation. He shared that the VFW leadership asked that the room be designed in such a way to allow for the possibility of moving outdoor events indoors in the event of inclement weather.

He explained that no program or group consistently uses the space; therefore, the Artworks use would not be dislodging an activity that could not easily be moved.

He explained that the project would exceed the \$250,000 currently set aside in the Parks Master Plan. He shared that there is flexibility in the plan to maneuver items around to accommodate the project and stay on track with the other projects slated in the ten-year plan. He explained that if the council were to greenlight the project, the process would proceed by utilizing the available funding for the assessment of the VFW facility and the design work. He explained that the township would then go through the bidding process, finalize design plans, obtain an engineer's estimate, etc. He stated that the remaining monies could be found through the 2023 budget process.

Council Member Forstenhausler spoke with members of VFW Post #7333. He commented that they seemed to be supportive of the idea. He stated that the project would include repaving/redesigning the parking lot, in addition to addressing the septic system. He shared that Clerk Luciani has been working on addressing water leakage issues at the building. He commented that the building's usage was limited and was not maintained well. He and Manager Mountain drew comparisons to vacant houses. He commented that the township received a grant to install an exterior elevator that would make the second floor of the building accessible.

Mr. Ferriero explained that the elevator concept was being reworked to instead become an exterior ramp.

Council Member Forstenhausler shared that the Boy Scouts frequently store things on the third floor. Manager Mountain informed him that he had spoken with the Boy Scouts to assure them that they would keep their storage use in mind with the new design.

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Council Member Forstenhausler understood that the \$250,000 would be used to get the project moving. He stated that if additional funds were needed the project was not restricted to only finding monies through the recreation fund, but could also find it through next year's budget. Manager Mountain stated that the goal would be to use the recreation funds. He shared that the funds have been set aside for the VFW septic work. He recommended that the remaining funds be found through the reserve fund and that the full amount of what is needed to complete the project be established in the 2023 budget.

Council Member Forstenhausler supported the idea. He liked the idea of using an existing township building and improving and renovating the space with the money available. He was in favor of doing something prudent with one of the township's existing assets.

Council Member Carey commented that ideally it would have been nice to have established some kind of art center about 10 or 20 years ago. She thought this idea was a good solution and stated that she believed taxpayers would appreciate it. She asked if the Artworks staff was enthusiastic about the idea. Mr. Newman confirmed that they support the plan. Council Member Carey asked if the use and popularity of the space would increase with the addition of an Artworks Studio. Mr. Newman explained that the pandemic decreased class participation, but the studio participation was building up once again. He shared that most of the Artworks Studio classes are at capacity and that the VFW building would allow for future expansion of the classes.

Manager Mountain explained that the VFW lot has depth. He stated that if the demand and appetite were there, it would be possible to expand in a manner that would not overwhelm the lot. He added that this was a significant investment and if there was an increase in demand that would be something to consider years from now. Council Member Forstenhausler explained that the studio would be more centrally located in the township.

Deputy Mayor Nisivoccia asked about the initial estimate for the design plan. Manager Mountain informed him that at this point they do not have a preliminary estimate. Based on his experience with similar projects, he guessed that it would fall in the \$50,000-\$70,000 range. Deputy Mayor Nisivoccia asked what would happen to the current Artworks Studio building after the studio moves into the VFW building. Manager Mountain explained that the purpose or use of the building would have to be discussed by the council in the future. He recommended that the use of the new building not be jumped into as it will require a lot of maintenance and upkeep.

Council Member Loveys supported the utilization of an existing building. He suggested that the assessment of the VFW building should be as thorough and solid as possible to get a real idea about the scope and cost of the project. He stated that if the project estimate is calculated to be on the higher end, he would rather see a new building established for the facility. He explained that while a new building could have unforeseen expenses, it could allow for more cost control.

Mayor Potter asked about the building safety. Mr. Ferriero explained that the renovation would meet all the fire codes and access codes. He shared that there will be multiple access points to the facility.

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Mayor Potter asked if there was any consideration of having an outdoor classroom since the parking lot for the building was large. Manager Mountain shared that there was discussion about potentially reconfiguring the back corner of the parking lot to be a picnic area where outdoor classrooms can be held.

Council Member Loveys asked if lighting would need to be added to the parking lot. Mr. Ferriero confirmed that lighting would be added.

Manager Mountain explained that with the council's authorization, they would start the process off with the building assessment. Once the assessment report is completed, the report will be provided to the facility's workgroup for review. He echoed Council Member Lovey's comments concerning unforeseen project costs. He stated that the renovations will address anything that may become long-term maintenance issues.

Council Member Loveys asked if the architect firm utilized for the preliminary design could produce a cost estimation. Mr. Ferriero explained that he viewed the process as a three-phase proposal; the first phase would consist of assessing the building, the second phase would be evaluating requirements and the assessment to determine cost, and the third phase would be the design phase.

J. OPEN TO THE PUBLIC

Michael Buccelli of 143 Park Avenue expressed concerns about the intersection of Park Avenue and Pleasant Hill Road. He shared that the occurrence of speeding on Park Avenue has increased significantly and that he was hoping to see the speed limit in the area decrease. He explained how the road narrows near his home and how accidents in the area have resulted from speeding. He asked the council to consider the placement of an additional stop sign in the area. He shared that there may be a spot for a temporary traffic signal in the area. He stated that he was in favor of installing a blinking lit stop sign rather than a traffic light. He commented that the option would be less expensive, solar-powered, and more visible. He thanked the council for their time.

Timothy Flynn of 133 Park Avenue shared that he has lived on the corner of the Pleasant Hill/Park Avenue intersection for many years. He emphasized that there was a speeding problem at the intersection. He agreed that people were inattentive and commended the Police Department for their report. He drew attention to page three of the report which demonstrated that 71% of the motorists going past the barn and moving towards the intersection were going well over the speed limit. He emphasized that seven out of ten cars were going above the speed limit when approaching the intersection.

He shared that he and his wife keep first aid supplies by their front door, and have assisted injured motorists in the past. He did not doubt that a fatality would eventually occur at the intersection. He voiced his frustrations about nothing having been done since he attended a Traffic Advisory Committee meeting to share his concerns. He stated that the best thing that could be done would be to remove trees in the area to deter people from pulling out and running stop signs. He was fine with the idea of blinking red lights. He shared a recent experience of his wife witnessing a vehicle being pushed onto his property that could have resulted in injury to

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her. He restated his support for reducing the speed limit in the area. He concluded his comments by thanking the council for their time.

Abby Buccelli of 133 Park Avenue shared that she had witnessed Roxbury School buses coming up Pleasant Hill Road and failing to come to a full stop at the sign. She shared how the intersection has impacted her ability to garden on her front property for fear of being struck by a vehicle. She stated that the intersection was an issue that effected their safety and quality of life. She shared that she and her husband have lived near the intersection for over 22 years. She urged that action should be taken.

Jim McConnell of 25 Carrell Road shared that he hated Park Avenue and the associated intersection. He commented that because the visibility was not good, he tried to use the road as little as possible. He shared that he has lived in the community for over 50 years. He recalled a severe accident that occurred in the area two years ago. He suggested that when speed traps are utilized, the police typically catch township residents as the ones speeding. He agreed that speed was a factor in Park Ave and Pleasant Hill Road intersection.

Timothy Flynn suggested parking an old police vehicle on Park Avenue as a speeding deterrent. He stressed that something should be done to address the issue.

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

K. COUNCIL COMMENTS

Council Member Forstenhausler reported that he attended various township events. On Wednesday, May 25, he attended the Pinspiration business ribbon cutting ceremony. On Monday, May 30, he attended the VFW Memorial Day ceremony. He shared that he was happy to be there and that the event was well attended; he commended the veterans for doing a great job. He attended the Kahana Farm Open House event held by Moti Kahana after the VFW Memorial Day event. He was impressed with the operations of the farm.

Council Member Loveys reported that he attended various events over the last couple of weeks. He attended a Hindu Civilization Exhibition held by the Hindu Community of Morris County at the Morris County Library. He found it very educational; several non-profit speakers presented. He recognized Mayor Potter for her efforts during the VFW Memorial Day service. He commented that the Arts in the Park event was well organized.

Council Member Hathaway shared that he attended many township events. He stated that he was impressed with the scope of the Arts in the Park event. He appreciated the potential for future events at Veterans Community Park. He attended the Memorial Day event and shared that he was moved by the opportunity of being able to directly hear the sacrifices of the veterans who lived in Randolph Township. He shared that he attended the Kahana Farm Open House and commented that the promotional event was a great way to increase awareness about the farm.

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Council Member Veech attended various township events. She recognized resident Delia Cruz for her efforts in recording township events and publishing the videos on YouTube. She asked Manager Mountain about the cellular network issues that prevented her from responding to text messages. Manager Mountain explained that the network timing was driven by T-Mobile. He informed the council that T-Mobile was awarded the lease and were made aware of the issues. The cell tower owner has been working to expedite the process. He guessed that if all went well, the issue should be resolved by the end of the summer.

Council Member Veech reported that she toured Heistein Park. She noted that a few of the sheds at the park had holes or required some maintenance. Manager Mountain suggested that she inform him directly of any such issues. Council Member Veech shared that Tamarac Camp contains some buildings devoted to arts classes; she suggested that it was something to consider for the Artworks facility.

Council Member Loveys commented that some of the sheds may be program owned and may not be an issue of unkemptness. Manager Mountain stated that the issue would be addressed.

Council Member Carey commented that it was nice to see a crowd present for the VFW's Memorial Day event. She echoed comments about the Kahana Farm Open House event. She shared that the library would soon be starting a book club for adults that would consist of the community reading a chosen book between the end of June and end of August. The book chosen for this year's program is titled "The Authenticity Project." She explained that at the end of the program's period, the book author will participate in a live video conference with interested community members.

She reported that the library's Summer Concert Series would be starting at the end of June. The series will be held for eight weeks, and presented every Monday at 7:00 p.m.

Council Member Veech asked if the library ever considered hosting the concert series at Veterans Community Park. Council Member Carey stated that the idea was considered, but the library was happy with the current location's ability to move the concert inside in the event of inclement weather. She stated that it could be discussed further in the future.

Deputy Mayor Nisivoccia commended Mr. Newman and the Parks and Recreation staff members and volunteers for their work at the Arts in the Park event. He suggested that for future events of a similar scale, the township utilize volunteer identification vests and name tags to make it easier for attendees to identify people that could assist with information about the event. Manager Mountain agreed that it was a good idea; he would look into it further.

Deputy Mayor Nisivoccia reported that he attended a Municipal Alliance Committee (MAC) meeting via Zoom the previous week. He shared that MAC is sponsoring Hope and Serenity Recovery Community Center art projects at Ironia Methodist Church. During the meeting, MAC discussed a collaboration between The People's Picnic and the Morris County Chamber of Commerce Health and Wellness Committee. A picnic table will be installed at one of the township parks; once installed a public painting of the table in the color yellow will be held. The picnic table will be a visual reminder of the importance of mental health.

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Mayor Potter recommended that Council Member Hathaway replace Council Member Tkacs' positions on the Cannabis Work Group, the Finance Work Group, the Infrastructure Work Group, and the Social Services (211) Work Group. She also suggested that Council Member Hathaway be appointed as liaison to the Environmental and Landmarks Committee, Deputy Mayor Nisivoccia be appointed as liaison to the Municipal Alliance Committee, and Council Member Veech be appointed as liaison to the Planning Board. Clerk Luciani confirmed that a vote was only needed for the Planning Board appointment.

Council Member Forstenhausler made a motion to appoint Council Member Veech as Council Liaison to the Planning Board. Council Member Hathaway seconded the motion, and the following roll call vote was taken:

AYES:	Council Member Carey
	Council Member Forstenhausler
	Council Member Hathaway
	Council Member Loveys
	Council Member Veech
	Deputy Mayor Nisivoccia
	Mayor Potter
NAYS:	None

Mayor Potter stated that she would set up a meeting for the Social Services (211) Work Group as Council Member Hathaway has newly joined. She reported that from last year to date, 503 Randolph residents made call requests to NJ2-1-1. She shared that of the 503 calls, 171 calls were about housing and shelter, 71 calls were inquiries about low-cost housing, 65 calls were about rent assurance, 122 calls were about utility systems, and 71 calls were made for health care inquiries. She informed the council that between the period of August 2018-2019, only 140 call requests were made to NJ 2-1-1. She noted that from 2018 to present there was a 360% increase in the number of inquiries being made. She commented that this was hopefully attributed to the increased awareness of the program.

On Friday, May 20, she attended the Hindu Civilization Exhibition held by the Hindu Community of Morris County at the Morris County Library. On Tuesday, May 24, she attended a ribbon cutting for Pinspiration. On Wednesday, May 25, she visited the Kiwanis Club to provide an update on township projects. On Thursday, May 26, she attended the County College of Morris Advanced Manufacturing and Engineering Center (AMEC) Tour and Q&A session by U.S. Secretary of Transportation Pete Buttigieg and Congresswoman Mikie Sherrill. The session's conversation centered around workforce development, transportation, supply chain logistics, and manufacturing. She will be providing the information to the Economic Development Committee.

She attended the VFW Memorial Day event on Monday, May 30. During the event, she read the names of 16 known Randolph residents that died in service. After the event, she was informed that she may have missed a few veterans' names. She asked that if anyone had further

information to let her know. Manager Mountain suggested reaching out to the Township Historian to prepare a more detailed list for next year's event.

L. 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 State of New Jersey, as follows:

1. The public shall be excluded from the Executive portion of the meeting.
2. The general nature of the subject matter to be discussed is as follows:

a. Update – RVRSA Litigation

3. As nearly as now can 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.

Council Member Forstenhausler made a motion to move into Executive Session at 8:00 p.m. Council Member Loveys seconded the motion, and the following roll call vote was taken:

AYES:	Council Member Carey Council Member Forstenhausler Council Member Hathaway Council Member Loveys Council Member Veech Deputy Mayor Nisivoccia Mayor Potter
NAYS:	None

Council Member Forstenhausler made a motion to close Executive Session at 8:20 p.m. Council Member Veech seconded the motion and the following roll call vote was taken:

AYES:	Council Member Carey Council Member Forstenhausler Council Member Hathaway Council Member Loveys
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Council Member Veech
Deputy Mayor Nisivoccia
Mayor Potter
NAYS: None

M. ADJOURNMENT

Council Member Forstenhausler made a motion to adjourn the meeting at 8:21 p.m. Council Member Carey seconded the motion, and the following roll call vote was taken:

AYES: Council Member Carey
Council Member Forstenhausler
Council Member Hathaway
Council Member Loveys
Council Member Veech
Deputy Mayor Nisivoccia
Mayor Potter
NAYS: None