

Minutes of the March 10, 2026 Township Committee Meeting of the Township of Hillsborough, in the County of Somerset, State of New Jersey, held in the Municipal Complex at 7:30 PM on March 10, 2026.

CALL OF THE ROLL

Upon call of the roll, the following Committee members were recorded present: Mayor Catherine Payne , Deputy Mayor Shawn Lipani, Committeeman Robert Britting, Jr., Committeewoman Jill Gomez and Committeewoman Samantha Hand. Also in attendance were Township Administrator Anthony Ferrera, Township Clerk Sarah Brake and Township Attorney William Willard.

SALUTE TO THE FLAG

MAYOR STATES

Please be advised that in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, of the Public Laws of 1975, notice of this meeting was made by the posting on the bulletin board at the Hillsborough Township Municipal Complex and notifying the officially designated newspapers that this meeting would take place at the Hillsborough Township Municipal Complex at Tuesday, March 10, 2026. Executive Session, if deemed necessary, to begin at 6:30 pm.

EXECUTIVE SESSION

1. RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12 (b) (1-9), Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough in the County of Somerset, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
 - o Affordable Housing
3. The Township Committee may take official action on those items discussed in Executive Session upon completion of the Executive Session.
4. The minutes of the discussions shall be made available to the public as soon as the matters under discussion are no longer of a confidential or sensitive nature.
5. This Resolution shall take effect immediately.

Upon a motion by Committeewoman Samantha Hand, seconded by Committeewoman Jill Gomez, the aforesaid resolution was unanimously approved upon call of the role. The Township Committee went into Executive Session at 6:37 pm.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Mayor Catherine Payne, the public meeting was reopened at 7:29 pm.

APPROVAL OF MINUTES

1. JANUARY 27, 2026 REGULAR MEETING MINUTES

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the January 27, 2026 Regular Meeting Minutes were approved upon the call of the roll.

2. FEBRUARY 10, 2026 REGULAR AND EXECUTIVE MEETING MINUTES

Upon a motion by Committeewoman Samantha Hand, seconded by Deputy Mayor Shawn Lipani, the February 10, 2026 Regular and Executive Meeting Minutes were approved upon the call of the roll.

3. FEBRUARY 24, 2026 REGULAR AND EXECUTIVE MEETING MINUTES

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the February 24, 2026 Regular and Executive Meeting Minutes were approved upon the call of the roll.

REPORTS FROM COMMITTEE LIAISONS, AND RECEIPT OF REPORTS, PETITIONS OR COMMUNICATIONS

Mayor Payne stated that everyone is feeling the pain of what is happening across the world; it's about family, friends, and loved ones. The Mayor asked for a moment of silence to honor the American servicemen and women who have lost their lives, as well as those still fighting in this conflict.

Mayor Payne advised that National Employee Appreciation Day was March 6, 2026 and took a few minutes to express her gratitude to Hillsborough Township staff. The Mayor thanked the crews who ensure the roads are safe, the police who watch over the community, the staff who keep the parks beautiful, and the office teams who keep things running smoothly.

Mayor Payne relayed that March is designated as Women's History Month, a time to honor the profound contributions women have made throughout American history. Under the theme "Leading the Change: Women Shaping a Sustainable Future," women are celebrated who are driving progress in green technology, economic justice, and community resilience.

Mayor Payne announced that the repaving of Dukes Parkway West is scheduled for early spring, weather permitting.

Mayor Payne shared that the first recorded Hillsborough Township Committee meeting was held 254 years ago today on March 10th, 1772. A copy of the original minutes can be viewed on Facebook and the eNews.

PERSONNEL ITEMS/APPOINTMENTS

1. RESOLUTION AUTHORIZING THE PROMOTION OF DOMINICK MAZZAGATTI TO THE POSITION OF ASSISTANT BUILDING SUB CODE OFFICIAL TO THE BUILDING DEPARTMENT

WHEREAS, there exists a vacancy in the position of Assistant Building Subcode Official to the Building Department; and

WHEREAS, the Construction Official and the Township Administrator recommend the promotion of Dominick Mazzagatti as Assistant Building Subcode Official to the Building Department at a salary of \$89,000.00, effective January 1, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Construction Official and the Township Administrator is hereby accepted and approved.

2. RESOLUTION AUTHORIZING THE HIRING OF KAYLA FARAH TO FILL THE OPEN POSITION OF PUBLIC HEALTH NURSE IN THE HEALTH DEPARTMENT AS PART OF THE STRENGTHENING LOCAL PUBLIC HEALTH GRANT

WHEREAS, there is a need to hire a Public Health Nurse to support the Strengthening Public Health Grant requirements; and

WHEREAS, the Director of Health and Environment Services Department requests authorization to hire Kayla Farah to fill the position of Public Health Nurse, at the rate of \$75.00 per hour, not to exceed 116 hours per month through June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Director of Health and Environment Services Department is authorized to hire Kayla Farah to the position of Public Health Nurse, at the rate of \$75.00 per hour, not to exceed 116 hours per month, for the period March 11, 2026 through June 30, 2026.

3. RESOLUTION AUTHORIZING THE SALARY ADJUSTMENT FOR RICHARD GRANATIR EFFECTIVE 3/2/2026

WHEREAS, the Police Department IT Director has retired effective 3/1/2026 and there is a need for the responsibilities of this role to be assumed; and

WHEREAS, the Township Administrator recommends having Richard Granatir, current Township IT Director, lead both IT departments and receive a salary adjustment to \$140,000 annually, effective 3/2/2026, for taking on the additional responsibilities; and

WHEREAS, the Township Administrator further recommends a salary adjustment to \$53,000 annually, effective 3/2/2026, to Joseph Desmond for extending his role of Senior Systems Engineer / Administrator.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendations of the Township Administrator are hereby accepted and approved.

Mayor Payne stated: "We will hear all the comments first. After that, if any committee member would like to vote on any of the Personnel Items separately, I will give you the opportunity to do so. There is no need to take items separately for the purpose of commenting or questioning."

Committeeman Britting welcomed the employees to their new positions and thanked IT Director Granatir for doing such a great job.

Administrator Ferrera welcomed Mr. Granatir to his new position as Director and stated he has already saved much money for the town. He also congratulated Dominick Mazzagatti on his promotion and welcomed Kayla Farah as the new Public Health nurse.

Committeewoman Hand congratulated all 3 and stated Mr. Granatir does a great job. She further noted the township should evaluate every vacancy prior to posting a position to determine if the role is needed or should be combined with another role.

Mayor Payne noted that Passaic Township got hacked and held hostage on a cyber security issue. Having Mr.

Granitir keep the township safe is worth every penny he is paid.

Deputy Mayor Lipani stated this consolidation of positions has been in the works for over a year. The same thing happened in the Health Department, where positions were consolidated. The township has always looked to consolidate and become more efficient.

Maria Janucik, 720 E. Frech Ave, Manville asked what was the Police IT salary. Administrator Ferrera said it was \$144,000 and the new position in the police will be \$53,000 because Mr. Granitir will be the Director of both the Police Department and the Township IT Departments.

Administrator Ferrera further explained there were two directors previously, and now there will be one director for both areas resulting in a savings of approximately \$50,000.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, the Personnel Resolutions were unanimously approved upon the call of the roll.

CONSENT

1. RESOLUTION AUTHORIZING THE TRANSFER OF EARNED AMOUNTS FROM THE SUBDIVISION AND SITE PLAN ENGINEERING TRUST ACCOUNTS TO THE TREASURER'S ACCOUNT

WHEREAS, the Engineering Director indicates inspections and engineering work have been completed for the indicated projects and recommends funds be transferred from the Engineering Inspection Escrow Accounts to the Treasurer's Account as set forth below; and

WHEREAS, each of the project line items have been verified against the Treasurer's Office account records to ensure that sufficient funds are available for these transfers of unanticipated revenues.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the funds set forth herein be transferred from the Engineering Escrow Accounts into the Treasurer's Account.

Name	ID	Balance
Gateway929	20-286-56-1192-99	\$3,503.55
Brightspin	20-286-56-1094-99	\$608.33
Burger King	20-286-56-1259-99	\$325.10
Campusin	20-286-56-1115-99	\$358.42
Tollhamin	20-286-56-1103-99	\$1,725.56
Harvestin	20-286-56-0278-99	\$141.61
Redcom/HarvardWay	20-286-56-1261-99	\$83.91
JSMasonin	20-286-56-0307-99	\$141.61
RO 2003-05	20-286-56-0345-99	\$57.70
RO 2004-06	20-286-56-1045-99	\$57.70
RO 2006-38	20-286-56-0253-99	\$57.70
RO 2007-04	20-286-56-0246-99	\$57.70
RO 2008-10	20-286-56-0214-99	\$57.70
RO 2008-27	20-286-56-0245-99	\$57.70
RO 2008-28	20-286-56-0299-99	\$57.70
RO 2008-33	20-286-56-0304-99	\$57.70
RO 2008-37	20-286-56-0315-99	\$57.70
RO 2009-14	20-286-56-1029-99	\$57.70
RO 2010-08	20-286-56-0256-99	\$57.70
RO 2010-19	20-286-56-0436-99	\$57.70
RO 2011-09	20-286-56-0185-99	\$57.70

RO 2011-11	20-286-56-0388-99	\$57.70
RO 2011-10	20-286-56-0174-99	\$57.70
Grand Total		-\$7.753.59

2. Resolution Authorizing Submission Of Request For Proposal Response On Behalf Of The Township Of Hillsborough To The Somerset County Program Year 2026 Community Development Block Grant Program

WHEREAS, Somerset County administers annual HUD funding for the Community Development Block Grant (CDBG) for municipal and non-profit entities to advance priorities outlined in the Somerset County CDBG Consolidated Action Plan; and

WHEREAS, the Township Committee of the Township of Hillsborough desires to apply for and obtain a grant from the Somerset County Program Year 2026 Community Development Block Grant Program in the amount of \$125,000.00 for Public Facilities Improvements to the Senior Citizens Activities Room and Public Service Programming for Seniors aged 62 and up; and

WHEREAS, the Request for Proposal Response requires the Mayor of the sponsoring municipality to certify that: (1) the Governing Body of the municipality has been notified of the submission of the application for consideration by the Somerset County Community Development Committee for funding under the 2026 Community Development Block Grant Program; and (2) the application was discussed at a local public meeting held in full compliance with all State and local public notice requirements on March 10, 2026 and all public comments received are to be noted for the public record; and

WHEREAS, the Township Committee has been provided with a copy of the Somerset County Notice of Request for Proposal Program Year 2026 Community Development Block Grant Program Activities and the Township application and response thereto was discussed at a local public meeting of the Township Committee held in full compliance with all State and local public notice requirements on March 10, 2026, wherein members of the public were provided the opportunity for public comment on the matter.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that (1) representatives of the Township are authorized to submit, on behalf of the Township, an application and response to the Somerset County Request For Proposal For Program Year 2026 Community Development Block Grant Program Activities; and (2) the Mayor and representatives of the Township are authorized to execute all documents and take all actions to obtain the grant funding.

3. RESOLUTION AUTHORIZING RELEASE OF CASH ESCROW IN THE AMOUNT OF \$114.68 FOR DECK REVIEW AT 597 HILLSBOROUGH ROAD, HILLSBOROUGH, NEW JERSEY

WHEREAS, the owner of the property located at 597 Hillsborough Road, Hillsborough, New Jersey, submitted an application to the Township to construct a deck at the property; and

WHEREAS, the proposed materials to be used required review by the Township's Consulting Engineer; and

WHEREAS, the owner of the property provided the Township with a cash escrow to cover the cost of the review; and

WHEREAS, the Engineering Director indicates the review has been completed and recommends the Township Committee authorize the release of the remaining cash escrow in the amount of \$114.68 to the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Engineering Director is hereby accepted and approved.

4. Resolution Authorizing The Reimbursement Of Property Taxes For A Qualified 100% Disabled Veteran

WHEREAS, the Township Committee by Resolution adopted on September 11, 2007, and pursuant to N.J.S.A. 54:4-3.32, authorized a tax exemption from local property taxes for veterans who have suffered a 100% permanent disability resulting from wartime service in the United States military; and

WHEREAS, the Township Committee authorized the date for qualification for the property tax exemption to be the date on which the United States Veterans' Administration determined the 100% service-connected disability; and

WHEREAS, the Tax Collector has received proof of such information from the Tax Assessor for Klementowicz, N III & Beverly, Block 164, Lot 11.01, effective February 3, 2026, amount \$3,309.03.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that in recognition of the serious and debilitating nature of 100% permanent service-connected disabilities suffered by our veterans while serving in wartime and in fairness to those disabled veterans, the Chief Finance Officer is authorized, pursuant to N.J.S.A. 54:4-3.32, to reimburse the property taxes paid from 2/3/26 to 3/31/26 to the above-referenced property owner.

5. RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS

WHEREAS, the Tax Collector indicates tax overpayments have been received as indicated below and recommends that refunds be issued for such overpayments.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Tax Collector is hereby authorized to refund the amounts set forth below for tax overpayments.

Block	Lot	Qualifier	Name	Amount	Qtr	Year
11	54		Corelogic	2358.38	1	2026
26	4.01		Corelogic	2490.23	1	2026
37	8		Corelogic	2440.37	1	2026
58	72.140		Corelogic	3616.52	1	2026
59	8		Corelogic	2459.21	1	2026
67	14		Corelogic	2018.78	1	2026
142	48		Corelogic	2384.52	1	2026
147	17.02		Corelogic	2624.30	1	2026
151.16	1.03	C0704	Corelogic	2033.74	1	2026
151.20	1	C2109	Corelogic	2024.87	1	2026
152.06	44		Corelogic	2571.12	1	2026
153.05	22039		Corelogic	2087.48	1	2026
153.08	68	C0017	Corelogic	1018.81	1	2026
153.08	68	C0048	Corelogic	1280.85	1	2026
153.09	1.01	C3503	Corelogic	1854.24	1	2026

162	25		Corelogic	2348.96	1	2026
163.04	100	C2404	Corelogic	1898.56	1	2026
163.13	18	C1343	Corelogic	1924.60	1	2026
163.21	4	C4024	Corelogic	2274.17	1	2026
163.22	4	C4141	Corelogic	2326.80	1	2026
174.04	7		Corelogic	5495.13	1	2026
180.04	10		Corelogic	4940.02	1	2026
180.07	2		Corelogic	4740.03	1	2026
204.14	18		Corelogic	3903.37	1	2026
205.20	10		Corelogic	4872.43	1	2026
207	1.01	Q0035	Corelogic	79.23	1	2026
207.03	1.01		Corelogic	63.63.28	1	2026
11	21		Corelogic	3790.47	1	2026
144	15		Somerset Savings Bank	2072.52	1	2026
11	21		Unity Bank	4032.79	4	2025

6. RESOLUTION AUTHORIZING RELEASE OF DEVELOPMENT REVIEW ESCROW FOR HIGH BRANCH LAND, INC., FILE BA-13-13

WHEREAS, a development review escrow was posted by High Branch Land, Inc., for File BA-13-13; and

WHEREAS, the Township Planning Director certifies all work related to the review of the project has been completed and recommends the Township Committee authorize the release of the development review escrow in the amount of \$1,973.11 to Atlantic Realty Development Corporation and Affiliated Entities (per Schedule C), c/o Asset Management Consultants, and that the account be closed.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Township Planning Director is hereby accepted and approved.

7. RESOLUTION AUTHORIZING RELEASE OF DEVELOPMENT REVIEW ESCROW FOR 303 AMWELL ROAD, FILE 21-PB-17-MSPV

WHEREAS, a development review escrow was posted by 303 Amwell, LLC, File 21-PB-17-MSPV; and

WHEREAS, the Township Planning Director certifies the application has been withdrawn and all charges related to the review of the project have been completed and recommends the Township Committee authorize the release of the development review escrow in the amount of \$4,988.85 to Redcom Design & Construction, LLC, for 303 Amwell, LLC, and that the account be closed.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Township Planning Director is hereby accepted and approved.

8. RESOLUTION AUTHORIZING RELEASE OF DEVELOPMENT REVIEW ESCROW FOR AMWELL TERRACE, LLC, FILE 19-PB-01-MSPV

WHEREAS, a development review escrow was posted by Amwell Terrace, LLC, for File 19-PB-01-MSPV; and

WHEREAS, the Township Planning Director certifies all work related to the review of the project has been completed and recommends the Township Committee authorize the release of the development review escrow in

the amount of \$11,615.04 to Atlantic Realty Development Corporation and Affiliated Entities (per Scheduled C) c/o Asset Management Consultants, and that the account be closed.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Township Planning Director is hereby accepted and approved.

9. RESOLUTION AUTHORIZING RELEASE OF DEVELOPMENT REVIEW ESCROW FOR 1170 MILLSTONE, LLC (REDCOM), FILE 22-PB-09-MSPV

WHEREAS, a development review escrow was posted by 1170 Millstone, LLC, for file 22-PB-09-MSPV; and

WHEREAS, the Township Planning Director certifies the application has been withdrawn and all charges related to the review of the project have been completed and recommends the Township Committee authorize the release of the development review escrow in the amount of \$12,375.41 to Redcom Design & Construction, LLC, for 1170 Millstone, LLC, and that the account be closed.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Township Planning Director is hereby accepted and approved.

10. RESOLUTION AUTHORIZING RELEASE OF DEVELOPMENT REVIEW ESCROW FOR HARVESTATE GROUP, LLC (HARVESTAPL), FILE BA-23-11

WHEREAS, a development review escrow was posted by Harvestate Group, LLC (Stephen Patron) for File BA-23-11 (Original Applicant / Property Owner); and

WHEREAS, the Township Planning Director certifies all charges related to the review of the project through October 31, 2025, have been completed and recommends the Township Committee authorize the release of the original development review escrow in the amount of \$21,305.84 be released to Harvestate Group LLC and that the account be closed; and

WHEREAS, charges after October 31, 2025 are the responsibility of the new property owner covered under a separate escrow account.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Township Planning Director is hereby accepted and approved.

11. RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT TO SOLICIT BIDS FOR CUSTODIAL SERVICES AND BANKING SERVICES

WHEREAS, the Custodial Services and Banking Services contracts are scheduled to expire in calendar year 2026; and

WHEREAS, the Township's Qualified Purchasing Agent requests authorization to solicit bids for the following: (1) Custodial Services; and (2) Banking Services.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Township Qualified Purchasing Agent is hereby authorized to advertise and solicit bids for Custodial Services and Banking Services.

12. RESOLUTION AUTHORIZING THE ECONOMIC AND BUSINESS DEVELOPMENT OFFICE

TO HOST A HILLSBOROUGH BUSINESS ASSOCIATION NETWORKING EVENT AT THE LANDING ON JUNE 17, 2026

WHEREAS, the Township of Hillsborough Economic and Business Development Office (“EBDO”) seeks to host a Hillsborough Business Association networking event at The Landing, 311 Amwell Road, Hillsborough, New Jersey, on Wednesday, June 17, 2026, between the hours of 6:00 p.m. and 8:00 p.m.; and

WHEREAS, the EBDO proposes to charge a registration fee in the amount of Twenty Dollars (\$20.00) per attendee to cover the costs of the event; and

WHEREAS, all registration fees collected shall be deposited into Account No. 01-192-08-105-710 (Fees & Permits – Economic & Business Development) and shall be utilized for expenditures supporting EBDO-sponsored events and related programming.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that: (1) the Economic and Business Development Office is hereby authorized to host a Hillsborough Business Association networking event at The Landing, 311 Amwell Road, Hillsborough, New Jersey, on Wednesday, June 17, 2026, between the hours of 6:00 p.m. and 8:00 p.m.; (2) the EBDO is authorized to charge an \$20.00 registration fee per attendee to cover the costs of the event; and (3) the Township Chief Financial Officer is authorized and directed to deposit the funds received into Account No. 01-192-08-105-710 (Fees & Permits – Economic & Business Development) and is further authorized to utilize the funds so deposited for expenditures supporting EBDO sponsored events and related programming.

13. RESOLUTION COMMITTING TO ADOPTING THE IMPLEMENTING ORDINANCES AND RESOLUTIONS REGARDING THE TOWNSHIP OF HILLSBOROUGH'S AFFORDABLE HOUSING OBLIGATIONS FOR THE FOURTH (4TH) ROUND

WHEREAS, on March 20, 2024, an Amendment to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. was signed into law (“Amended FHA”); and,

WHEREAS, the Amended FHA requires that a municipality must adopt a Housing Element and Fair Share Plan (“HEFSP”) for the Fourth (4th) Round on or before June 30, 2025, and, thereafter, the municipality must file the HEFSP with the Superior Court of New Jersey and the Affordable Housing Dispute Resolution Program (“Program”) within forty-eight (48) hours of adoption or by June 30, 2025, whichever is sooner; and,

WHEREAS, the Township adopted its HEFSP and timely filed same with the Court and the Program on June 25, 2025, in accordance with the requirements of the Amended FHA; and,

WHEREAS, challenges were filed to the Township’s HEFSP by Fair Share Housing Center (“FSHC”), 00 Hamilton LLC (“Hamilton”), Adoni Property Group LLC (“Adoni”) (Adoni withdrew its objection with the Court on February 10, 2026), AvalonBay Communities Inc. (“Avalon”), Fairhaven Development LLC (“Fairhaven”), Hillsborough RB LLC (“RB”), M&M Realty Partners LLC (“M&M”), Murray Contracting and Homestead Corner LLC (“Murray”), Robertson Douglas Group Inc. (“Robertson”), Valley Industrial Partners LLC (“Valley”), West Essex Industrial Park LLC (“West Essex”), and Weston Road LLC (“Weston”); and,

WHEREAS, the disputes regarding the challenges to the Township’s HEFSP were referred to the Program for review; and,

WHEREAS, on October 21, 2025, November 24, 2025 and December 9, 2025, settlement conferences were held with the Program regarding the challenges; and,

WHEREAS, while the settlement conferences were ultimately unsuccessful at reaching a resolution as to most of the challenges, settlements were reached with challengers Robertson and Murray by including projects on their respective properties in the Township’s HEFSP; and,

WHEREAS, notwithstanding the settlements of the Robertson and Murray challenges, a session was conducted by the Program on December 22, 2025, at which session the Program Member heard oral argument from the remaining challengers concerning their objections to the Township's adopted HEFSP; and,

WHEREAS, the Program Member recommended to the Honorable William Mennen, J.S.C. ("Judge Mennen"), the Mount Laurel judge for this vicinage, a finding that the Township's proposed amended HEFSP is not presently in compliance with the FHA and the Mount Laurel doctrine. However, the Program Member found that the Township has "demonstrated [a] willingness to engage in negotiations with Fair Share and the developer/challengers and to make significant revisions to its Plan during the mediation process...". Based upon that willingness, the Program Member recommended that "immunity from exclusionary housing litigation should be extended to the Township for a few more months as the case is referred to the Mt. Laurel Judge in Somerset County for further proceedings"; and,

WHEREAS, the Program Member further recommended that the Superior Court direct and oversee continued settlement negotiations between the Township and the remaining challengers; and,

WHEREAS, the disputes regarding the remaining challenges of the Township's compliance with its affordable housing obligations for the Fourth (4th) Round remain ongoing; and,

WHEREAS, the Amended FHA requires that the ordinances and resolutions necessary for the implementation of a municipality's HEFSP must be adopted on or before March 16, 2026. See N.J.S.A. 52:27D-304.1. However, the Amended FHA further provides that "[a]s an alternative to adopting all necessary implementing ordinances and resolutions by the March 16 deadline, a municipality involved in a continuing dispute over the issuance of compliance certification may adopt a binding resolution by this date to commit to adopting the implementing ordinances and resolutions following resolution of the dispute, with necessary adjustments to reflect the resolution of the dispute". Id.; and,

WHEREAS, consistent with the above provisions of the Amended FHA, on January 27, 2026, Judge Mennen entered an Order providing that "[n]otwithstanding any remaining dispute(s) with any remaining [c]hallenger(s), the [Township] shall follow the procedure set forth in N.J.S.A. 52:27D-304.1(f)(2)(c) and (d), requiring that, on or before March 16, 2026, the [Township] shall (i) adopt and file its proposed amended HEFSP as well as the implementing ordinances and resolutions proposed within the amended HEFSP, which adoption shall be subject to change based on any forthcoming settlement if negotiations remain ongoing as of that date or, in the alternative, (ii) adopt a binding resolution by March 16, 2026 to commit to adopting the implementing ordinances and resolutions required following resolution of the dispute(s), with necessary adjustments to reflect the terms of said resolution; and,

WHEREAS, the Township is involved in a continuing attempts to resolve outstanding items in order to obtain the issuance of a compliance certification and, by way of this binding resolution, commits to adopting the implementing ordinances and resolutions following the resolution of the disputes, with necessary adjustments made to reflect the resolution of the disputes, as per His Honor's January 27, 2026 Order.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Township hereby commits to adopting the ordinances and resolutions necessary to implement the Township's HEFSP following the resolution of the disputes that are currently pending with the Court and will make the necessary adjustments to reflect the resolution of the disputes at the time that they are adopted; and,

BE IT FURTHER RESOLVED that the Township's Affordable Housing Counsel is hereby directed and authorized to file a copy of this Resolution with the Superior Court of New Jersey following its adoption; and,

BE IT FURTHER RESOLVED that the Township Clerk is further authorized to immediately post a copy of this Resolution on the Township's website.

Mayor Catherine Payne

By my signature below, I, Sarah Brake, RMC, Township Clerk for the Township of Hillsborough do hereby certify that this is a true copy of a Resolution memorializing an action of the Hillsborough Township Committee, which occurred at a meeting of the Hillsborough Township Committee held on the 10th day of March, 2026.

Sarah Brake, RMC
Township Clerk of the Township of Hillsborough

14. RESOLUTION AUTHORIZING EXECUTION OF SECOND AMENDMENT TO LAND SUBLEASE AGREEMENT AND EASEMENT AGREEMENT WITH BELLE MEAD DEPOT SOLAR, LLC

WHEREAS, by Resolution No. R-342-2023, adopted on September 26, 2023, the Township Committee authorized the execution of a Land Sublease Agreement ("Sublease") with Belle Mead Depot Solar, LLC ("Belle Mead") in order to develop, own and operate a solar energy facility ("Project") on land that is the subject of a Lease Purchase Agreement that the Township has entered into with the Somerset County Improvement Authority ("Property"); and,

WHEREAS, by Resolution No. R-224-2025, adopted on August 12, 2025, the Township Committee authorized the execution of a First Amendment to the Sublease with Belle Mead to add exhibits for a metes and bounds description further delineating the Leased Premises for the Project and other modifications to accommodate the Project; and,

WHEREAS, it is necessary to further amend the Sublease with Belle Mead to extend certain timeframes and make other modifications due to the delay in the Project associated with litigation involving the Property; and,

WHEREAS, the Township Committee desires to authorize the execution of the Second Amendment to the Sublease, a copy of which is annexed hereto.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Township Committee hereby authorizes the execution by the Mayor and Township Clerk of the Second Amendment to Sublease, a copy of which is annexed hereto.

BE IT FURTHER RESOLVED that the Mayor, Township Clerk and Counsel to the Township are hereby authorized and directed to execute any and all other documents necessary to effectuate the purposes of this Resolution.

Mayor Catherine Payne

By my signature below, I, Sarah Brake, RMC, Township Clerk for the Township of Hillsborough do hereby certify that this is a true copy of a Resolution memorializing an action of the Hillsborough Township Committee, which occurred at a meeting of the Hillsborough Township Committee held on the ____ day of _____.

Sarah Brake, RMC
Township Clerk of the Township of Hillsborough

Mayor Payne stated: "We are going to hear all the comments first. After that, if any committee member would like to take an item from the consent agenda for separate voting, I will give you the opportunity to do so. There is no need to take items separately for commenting or questioning."

Committeeman Britting asked Mayor Payne in relation to resolution # 4 to provide an explanation. Mayor Payne explained that according to state law veterans that are 100% disabled are entitled to reimbursement of their property taxes and Hillsborough has participated in this program for several years.

Committeewoman Hand stated in regards to resolution # 13 that Hillsborough's back is against the wall and the township needs to approve this to not lose its immunity.

Maria Janucik, 740 E. Frech Ave, Manville asked regarding # 5 why Core Logic has so many overpayments, # 13 regarding the affordable housing 4th round asked about Weston Road LLC's application, and # 14 why is there a second amendment requested.

Attorney Willard explained Core Logic is a third party payer and manages the escrow accounts. If there are overpayments, they must be returned. Weston Road is interested in putting in inclusionary housing if they can't get a warehouse approved.

Deputy Mayor Lipani explained that the developers want to be included in the plan to build. The Morris' aka the Glen Gery property, are looking to add more density to the property on which they have already built in round 3. Hillsborough has the most people petitioning to be included in Round 4 in the entire state.

Administrator Ferrera explained that because the solar field is taking longer to build, the payments are being extended thus necessitating an amendment.

Merly Bisberg, 24 Scarborough Road, Belle Mead asked regarding # 13 if the 3rd round was complete and asked the Township to publish the Affordable Housing reports on the Township website.

Attorney Willard stated the 3rd round is considered complete even if everything has not been built, it can be continued into the 4th round.

Judy Haas, 2 Titus Court asked regarding # 14 how long has the township been carrying the debt on this property. Deputy Mayor Lipani stated that until the land was cleared, Hillsborough had not taken possession. However, there was an agreement with the county that the debt would be on the Hillsborough township tax rolls. In 2020-2021 PSE&G killed the deal. Currently, the township leases a small portion of the property and there are some potential tenants.

Committeewoman Hand asked does the agreement in not mentioning SCIA present a problem for the town. Attorney Willard stated that this agreement was drafted by Mr. Bernstein's office; it is amending the lease agreement because the project is now coming to fruition, and it will be beneficial to the town. A debt service has been carried out for several years because of the environmental cleanup that needed to be done.

Upon a motion by Committeeman Robert Britting, seconded by Committeewoman Jill Gomez, the consent agenda was unanimously approved upon the call of the roll.

PUBLIC HEARINGS

None

INTRODUCTION OF NEW ORDINANCES

1. 2026-03 ORDINANCE AUTHORIZING SALE OF DEVELOPMENT EASEMENT TO THE STATE AGRICULTURE DEVELOPMENT COMMITTEE FOR FARMLAND PRESERVATION OF THE PROPERTY OWNED BY THE TOWNSHIP OF HILLSBOROUGH LOCATED AT HAMILTON ROAD AND AMWELL ROAD AND IDENTIFIED ON THE HILLSBOROUGH TAX MAPS AS BLOCK 198, LOT 2, BLOCK 198.01, LOT 1, BLOCK 198.02, LOT 1.01, AND BLOCK 199.02, LOT 1. FURTHER CONSIDERATION AND PUBLIC HEARING ON TUESDAY, MARCH 24, 2026.

WHEREAS, the Township of Hillsborough is the owner of the property located at Hamilton Road and Amwell Road and identified on the Tax Maps of the Township of Hillsborough, Somerset County, New Jersey, as Block 198, Lot 2 (+/- 424.275 acres), Block 198.01, Lot 1 (+/- 4.626 acres), Block 198.02, Lot 1.01 (+/- 4.581 acres) and Block 199.02, Lot 1 (+/- 6.845 acres) (Total Combined +/- 440.327 acres) ("Property"); and

WHEREAS, the Township purchased the Property on January 6, 2022 for \$14,000,000; and

WHEREAS, the Property is presently unencumbered and unrestricted; and

WHEREAS, the Township submitted an Application to the State Agriculture Development Committee ("SADC") for farmland preservation of the Property; and

WHEREAS, the SADC has offered to purchase the development rights to the Property thereby preserving the Property as farmland as set forth in the SADC Easement Acquisition Offer attached hereto as Exhibit A; and

WHEREAS, the SADC offer contains the following material monetary provisions: (1) \$27,200 per acre based on the Statewide Farmland Preservation Formula for purchase of the development easement; (2) option for an additional \$1,700.00 per acre if the Township accepts a 10% impervious coverage restriction on the acreage outside any exception areas; (3) option for an additional \$1,700 per acre if the Township accepts a residential building size limit of 2,500 square feet of heated living space; and (4) final compensation subject to results of a title report and final surveyed acreage of the easement area; and

WHEREAS, the Township Committee believes it is in the best interests of the Township and its residents to accept the SADC farmland preservation offer with both optional additional restrictions for a per acre price of \$30,600 for purchase of the development easement.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough,

County of Somerset, State of New Jersey, as follows: (1) the Township accepts the SADC farmland preservation offer for the Property with both optional additional restrictions for a per acre price of \$30,600 for purchase of the development easement; (2) the Mayor and Clerk are authorized to execute the SADC Easement Acquisition Offer; (3) the Mayor, Clerk, Township Administrator, Township Planner and Township Attorney are authorized to execute all documents and take all actions necessary for sale of the development easement to the SADC in accordance with the SADC Easement Acquisition Offer and this Ordinance; and (4) this Ordinance shall take effect upon final adoption and publication according to law.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Samantha Hand, to introduce Ordinance 2026-03. Further Consideration And Public Hearing On Tuesday, March 24, 2026, the motion was unanimously approved upon the call of the roll.

CLAIMS LIST

1. 2026-05

Mayor Payne asked to approve Claims List 2026-05.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, Claims List 2026-05, was approved upon the call of the roll.

NEW BUSINESS

None

PROCLAMATIONS / APPOINTMENTS

Before presenting the proclamations Mayor Payne made the following comments.

Mayor Payne reported that Hillsborough has been recertified as a New Jersey Film Ready Community. A "Film Ready" community is a municipality certified by state film commissions that has undergone training to streamline, promote, and accommodate on-location film and television production.

Mayor Payne informed residents that she attended the banquet for the Hillsborough Dukes Cheerleading Teams and presented proclamations to them.

1. PROCLAMATION HONORING THE LIFE AND SERVICE OF SALVATORE "SAL" RITORTO

WHEREAS, the community of Hillsborough mourns the passing of Salvatore "Sal" Ritorto on September 24, 2025, a man whose life was defined by resilience, hard work, and an unwavering commitment to serving others; and WHEREAS, born in Maropati, Italy, in 1932, Sal survived the hardships of World War II, learning early the values of generosity and kindness from his parents, who shared what little they had with those less fortunate; and WHEREAS, after beginning his tailoring apprenticeship at age 16, and later immigrating to the United States with his beloved wife and partner of 62 years, Angela, Sal became a pillar of the local business community, first at Luigi's Tailor Shop in North Plainfield, and later as the co-founder of Sal's Custom Tailors and Dry Cleaning; and WHEREAS, for over 35 years, Sal served the Hillsborough community not just as a master tailor, but as a friend and confidant, often prioritizing the urgent needs of those grieving a loved one by providing same-day service with a compassionate ear and words of encouragement; and

WHEREAS, Sal's legacy of service extended beyond his business, as he selflessly sponsored his entire family's immigration to America, and used his natural business sense to guide others in making sound decisions; and WHEREAS, Sal Ritorto was a man who "could see with his eyes and feel with his heart" when someone was in need, leaving behind a reputation for treating every customer like family.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Mayor and Hillsborough Township Committee,

recognize and honor Salvatore “Sal” Ritorto for his decades of dedicated service, his entrepreneurial spirit, and the profound kindness he extended to the residents of Hillsborough. His life stands as a testament to the impact one individual can have through simple acts of service and a heart for the community.

2. PROCLAMATION RECOGNIZING GIRL SCOUT WEEK

WHEREAS, March 12, 2026 marks the 114th anniversary of Girl Scouts of the United States of America, whose mission is to “build girls of courage, confidence, and character, who make the world a better place;” and
 WHEREAS, throughout its long and distinguished history, Girl Scouting has inspired more than 50 million girls and women to strive for the highest ideals of courage, confidence, and character; and
 WHEREAS, Girl Scouting offers girls 21st-century programming in STEM, as well as the outdoors, entrepreneurship, and more. Through scouting, girls develop invaluable life skills, and are encouraged to take the lead early and often; and
 WHEREAS, the Girl Scouts Heart of New Jersey was formed in 2008 and capably delivers the optimal Girl Scout experience to over 20,000 young women and adults in Essex, Hudson, Hunterdon, Middlesex, Somerset, Union, and Warren counties; and
 NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, do hereby applaud the commitment Girl Scouting has made to support the leadership development of America’s girls, and proudly proclaim the week of March 8-14, 2026 as Girl Scout Week.

3. PROCLAMATION RECOGNIZING RED CROSS MONTH

WHEREAS, the American Red Cross has touched many lives in Hillsborough as well as across the country and around the world; and
 WHEREAS, American Red Cross Month is a special time to recognize our everyday heroes, and thank those who contribute to the mission of the Red Cross, whether through time, money, or blood donation. We invite others to support the Red Cross in helping people in need down the street, across the country, and around the world; and
 WHEREAS, the American Red Cross provides 24-hour support to members of the military, veterans and their families, training in CPR, aquatics safety, first aid to millions, and collects about 40 percent of the nation’s blood supply supporting over 2500 hospitals and transfusion centers nationwide; and
 WHEREAS, in Hillsborough, the Red Cross works tirelessly through its employees and many volunteers to support the Township when disaster strikes, when someone needs life-saving blood, or to give comfort in the form of a helping hand.
 NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, in conjunction with the President of the United States of America, do hereby declare March as American Red Cross Month.
 BE IT FURTHER PROCLAIMED, that we, the Mayor and Hillsborough Township Committee, encourage all Americans to support this organization and its noble humanitarian mission.

After the presentation of the proclamation Committeewoman Gomez made a personal announcement that she was expecting her second child this fall and commented that women can have both a family life and a professional life.

PRESENTATIONS

PUBLIC COMMENT ON NEW BUSINESS AND MATTERS NOT ON THE AGENDA

Township Clerk Sarah Brake stated the following. The Township Committee now opens the floor for public comment. To ensure a productive and civil environment for all, please approach the microphone, state your name and address, and spell your name for the record.

The Township of Hillsborough maintains a strict standard of decorum; please ensure your remarks remain respectful and focused on township business. Each speaker is limited to a single three-minute allotment. This is a forum for public comment rather than a dialogue. Please address all remarks directly to the Mayor. We thank you in advance

for your cooperation and for treating your neighbors, Township employees and this committee with courtesy.

Merly Bisberg, 22 Scarborough Road, Belle Mead stated she believed there should be comment allowed at introduction of new ordinances.

Maria Janucik, 740 E. Frech Ave, Manville asked about reports from the Hillsborough Court to the Manville Courts and why none have been provided and who is the prosecutor for each. Ms. Janucik also wants to know why Hillsborough's salaries are higher than other towns.

Administrator Ferrera stated the court sends detailed reports to all its shared services municipalities. The same judge and prosecutor are used for all the municipalities. Hillsborough has a flat fee from each municipality and each court receives its own revenue.

Richard Zygadlo, 14 Partridge Road asked about the purchase of the Mindel property and thanked the committee for their transparency.

Mayor Payne clarified that the property was bonded and not purchased.

Committeewoman Hand suggested Mr. Zygadlo email Township Clerk Brake with questions about any introduced ordinance prior to the public hearing.

Judy Haas, 2 Titus Court stated that the township did buy the property for \$14 million and has been paying a debt service on it for 5 years and asked that the ordinance be amended to add transparency.

ADJOURNMENT

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, the meeting duly adjourned at 8:56 pm. Said motion was unanimously carried upon voice vote.

Attested:

A handwritten signature in black ink, appearing to be 'Sarah Brake', with a large loop at the end.

Sarah Brake
Township Clerk