

Minutes of the March 24, 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 24, 2026.

CALL OF THE ROLL

Upon call of the roll, the following Committee members were recorded present: Mayor Catherine Payne, Deputy Mayor Shawn Lipani, Committeewoman Jill Gomez and Committeewoman Samantha Hand. Also in attendance were Township Administrator Anthony Ferrera, Township Deputy Clerk Erica Lenzo and Township Attorney William Willard. Committeeman Britting was absent at the first roll call and then joined the meeting after the Executive Session.

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 24, 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 Litigation/Attorney Client Privilege - 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 roll. The Township Committee went into Executive Session at 6:31 pm.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Mayor Catherine Payne, the public meeting was re-opened at 7:18 pm.

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

Mayor Payne wished all who celebrate Easter, Passover, and Eid al-Fitr a season filled with peace and reflection.

Mayor Payne reported that she attended a reception at Drumthwacket in honor of Women's History Month.

Mayor Payne relayed that she attended Read Across America at Sunnymead School.

Mayor Payne advised that on March 19th, she was joined by the entire committee for another successful networking event hosted by Hillsborough's Economic & Business Development office at Iron Peak, with Local Historian Greg Gillette as the guest speaker.

Mayor Payne stated Girl Scout Troop 60842 visited the Mayor's Office to learn more about their local government for their Democracy Badge.

Mayor Payne announced that on March 14th, the township held the quarterly Veterans' Information session.

Mayor Payne informed residents that she met with Kah-wai Lin and discussed his work with the Wild Camel Protection Foundation in both Mongolia and the United States, as well as the ways to raise public awareness about climate change in the community and possible contributions to the local Monarch butterfly project.

Mayor Payne announced that construction had begun on the front doors of the Municipal Building. The main entrance will be inaccessible for approximately two weeks.

Mayor Payne congratulated the Hillsborough High School Debate Club, which recently dominated the London YouthMUN 2026, earning eight individual awards and being crowned Best Small Delegation.

Mayor Payne reported that there will be a virtual E-Bike Safety Training on April 15 at 7:00 PM. This collaborative session features experts from RideWise, the Hillsborough Police and Fire Departments, and POP's Bike Shop.

Deputy Mayor Lipani relayed that he also participated in Read Across America at Auten Road and Sunnymead Elementary School.

Deputy Mayor Lipani advised that Hillsborough would turn the town red, white, and blue to celebrate America's 250th Anniversary with activities including a patriotic house-decorating contest and an initiative to paint fire hydrants red, white, and blue.

Deputy Mayor Lipani further advised that additional projects currently in development for the 250th anniversary include an initiative to plant a "Semiquincentennial Forest" of 250 trees and a series of interactive historic maps and digital markers to be placed at notable locations throughout the community.

Deputy Mayor Lipani reported that the Route 206 Pedestrian Bridge replacement project is progressing and that the fabrication process is extensive, taking up to 12 weeks to complete.

Deputy Mayor Lipani announced that Dukes Parkway West is scheduled for repaving the week of April 20, weather permitting.

Deputy Mayor Lipani informed residents that some applicants to Hillsborough's boards have recently been targeted by phishing emails requesting payment of an escrow balance to review their applications. These emails may include fraudulent invoices and instructions to wire funds. Hillsborough Township will never request that payments be made via wire transfer.

Deputy Mayor Lipani relayed that registration for Senior Curbside Pickup with the Department of Public Works is open through March 26th for residents aged 65 and older, who must choose between curbside and drop-off services.

Deputy Mayor Lipani announced that the final curb ramps and crosswalks for Beekman Lane, Auten Road, Raider Blvd., and the area in front of the Hillsborough Post Office will be installed once the new traffic signal work is completed.

Committeeman Britting stated that he met with Congressman Keane and discussed SALT tax changes, which are now 40,000, not 10,000. He recommended that all residents check with their accountants.

Committeeman Britting stated he also attended Read Across America at Sunnymead and Amsterdam Elementary schools.

Committeeman Britting reminded all businesses that their annual recycling tonnage information must be submitted to the Health Department by March 31, 2026.

Committeeman Britting advised that the Recreation Department is looking for youth groups and organizations to march in the 2026 Memorial Day Parade on Saturday, May 23rd. Patriotic floats and banners are welcome and encouraged as the town celebrates America's 250th anniversary.

Committeeman Britting stated that registration is open for summer camps.

Committeeman Britting reported that the Hillsborough Township Community Assistance Network (C.A.N.) will hold its annual Spring Holiday Food Distribution on March 30th.

Committeewoman Gomez stated she also participated in Read Across America.

Committeewoman Gomez relayed she attended Gigi's Playhouse Annual Gala on March 21st, World Down Syndrome Day.

Committeewoman Gomez advised that, in accordance with new public notice requirements, Hillsborough has transitioned away from publishing in print newspapers and now all official notices are hosted on a dedicated page on the township website.

Committeewoman Gomez informed the business community that may be experiencing challenges with hiring or finding qualified talent to reach out to the Township's Economic & Business Development Office for assistance and workforce connection resources.

Committeewoman Gomez announced that Hillsborough is hiring, with various available opportunities in the Building, Health, and Public Works Departments. There are also several internships available for the summer.

Committeewoman Gomez reported that the annual reassessment postcards showing a property's new 2026 assessed value were mailed on February 25, 2026.

Committeewoman Gomez stated that the Hillsborough Library has been reopened.

Committeewoman Hand gave a shout-out to the Hillsborough Lady Raiders flag football team for a great win.

Committeewoman Hand instructed residents to first report a prolonged power outage directly to the utility provider and to monitor the utility provider's website for status updates. If the outage continues for an extended period and

additional assistance is needed, then contact Hillsborough's Office of Emergency Management.

Committeewoman Hand announced that Officer John Johnson (A-Squad) and Officer David Chehade (B-Squad) have been named as the 2025 Top Cop Award recipients and will receive a commendation in their permanent files, a special award bar for their uniforms, and their names engraved on the commemorative plaque in the police headquarters lobby.

Committeewoman Hand encouraged residents to join Hillsborough Police officers for breakfast at Hillsborough Star Diner on April 19th at 9 am.

Committeewoman Hand relayed that Hillsborough Township will participate in the DEA's National Take Back Day on Saturday, April 25, from 10 am to 2 pm.

PROCLAMATIONS / APPOINTMENTS

PRESENTATIONS

1. REVOLUTIONARY HILLSBOROUGH MAP - PRESENTATION BY HILLSBOROUGH TOWNSHIP HISTORIAN GREGORY GILLETTE

APPROVAL OF MINUTES

1. MARCH 4, 2026 SPECIAL MEETING MINUTES

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the March 4, 2026 Special Meeting Minutes were approved upon the call of the roll. Committeewoman Hand abstained.

2. MARCH 10, 2026 REGULAR MEETING MINUTES

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

PUBLIC HEARINGS

1. 2026-02 ORDINANCE AMENDING "SALARY RANGE ORDINANCE" OF THE TOWNSHIP OF HILLSBOROUGH TO SET FORTH THE SALARY RANGES FOR THE POSITIONS SET FORTH IN SAID ORDINANCE.

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows:

Section 1. The Salary Ordinance of the Township of Hillsborough shall be amended as follows:

CLASSIFICATION	MIN	MAX	DEPT	
Committee persons	\$3,500	\$10,000	Administration	Non-Union
Township Administrator	\$95,000	\$220,000	Administration	Non-Union

Executive Assistant - Administration	\$42,000	\$68,000	Administration	Non-Union
Human Resources Director	\$75,000	\$100,000	Administration / HR	Non-Union
Human Resources Manager	\$55,000	\$85,000	Administration / HR	Non-Union
Part-Time Floater	\$17.00/Hr.	\$22.00/Hr.	Administration / HR	Part-Time
Township Clerk/PIO	\$75,000	\$140,000	Administration / Township Clerk	Non-Union
Deputy Clerk	\$55,000	\$85,000	Administration / Township Clerk	Non-Union
Deputy Clerk/Training Program Manager	\$55,000	\$80,000	Administration / Township Clerk	Non-Union
Office Assistant / Multimedia Specialist	\$40,000	\$52,000	Administration / Township Clerk	Non-Union
Deputy Public Information Officer	\$45,000	\$80,000	Administration / Township Clerk	Non-Union
Part-Time Receptionist	\$15.13/Hr.	\$22.00/Hr.	Administration / Township Clerk	Part-Time
IT Director	\$75,000	\$150,000	Administration / IT	Non-Union
IT Assistant Director	\$70,000	\$100,000	Administration / IT	Non-Union
Part-Time Technology Support	\$15.13/Hr.	\$30.00/Hr.	Administration / IT	Part-Time
Construction Official	\$75,000	\$155,000	Building	Non-Union
Building Sub Code Official / Supervisor	\$75,000	\$120,000	Building	Non-Union
Assistant Building Sub Code Official	\$75,000	\$100,000	Building	Non-Union
Part-Time Inspector	\$36.00/Hr	\$50.00/Hr	Building	Part-Time
Part-Time Technical Assistant	\$15.13/Hr.	\$30.00/Hr.	Building	Part-Time
Use of License in 2nd Discipline	\$2,500	\$5,000	Building	Stipend
Acting Construction Official	\$1,500	\$5,000	Building	Stipend
Economic and Business Development Director	\$75,000	\$100,000	Economic & Business Development	Non-Union
Part-Time Outreach Support Specialist	\$15.13/Hr.	~~\$22.00/Hr.~~ 25.00/Hr.	Economic & Business Development	Part-Time
Director of Engineering	\$75,000	\$135,000	Engineering	Non-Union
Assistant Director of Engineering	\$70,000	\$120,000	Engineering	Non-Union
Director, Health and Environment Services	\$75,000	\$128,750	Health	Non-Union

Health Officer	\$75,000	\$128,750	Health	Non-Union
Director of Environmental Programs	\$75,000	\$110,000	Health	Non-Union
Deputy Director Envir. & Public Health Programs	\$70,000	\$85,000	Health	Non-Union
Deputy Director Environmental Programs	\$70,000	\$85,000	Health	Non-Union
Registered Environmental Health Specialist	\$50,000	\$76,839	Health	Non-Union
Millstone Health Liaison	\$2,000	\$6,000	Health	Stipend
Part-Time Property Maint/Code Enforcement/Deputy Zoning Officer	\$15.13/Hr.	\$31.00/Hr.	Health / Planning & Zoning	Part-Time
Recycling Coordinator	\$2,000	\$6,000	Health	Stipend
Assistant Recycling Coordinator	\$1,000	\$5,000	Health	Stipend
Registrar	\$1,000	\$4,000	Health	Stipend
Deputy Registrar	\$1,000	\$2,000	Health	Stipend
Court Administrator	\$75,000	\$110,000	Municipal Court	Non-Union
Deputy Court Administrator	\$70,000	\$85,000	Municipal Court	Non-Union
Municipal Judge	\$15,000	\$90,000	Municipal Court	Non-Union
Part-Time Violations Technician	\$15.13/Hr.	\$30.00/Hr.	Municipal Court	Part-Time
Municipal Prosecutor	\$10,000	\$110,000	Municipal Court / Police	Non-Union
After Hours ECDR Processing	\$2,000	\$5,000	Municipal Court	Stipend
Public Defender	\$1,000	\$25,000	Municipal Court	Stipend
Shared Court Stipend	\$2,000	\$50,000	Municipal Court	Stipend
Substitute Judge Services (regular session/excluding DWIs)	\$500	\$1,000	Municipal Court	Stipend
Special Session Compensation (including DWIs) for Municipal Prosecutor	\$600	\$1,000	Municipal Court	Stipend
Special Session Compensation (including DWIs) for Municipal Judge	\$800	\$1,000	Municipal Court	Stipend
Director of Planning & Zoning	\$75,000	\$130,000	Planning & Zoning	Non-Union
Assistant Director of Planning and Zoning / Zoning Official	\$55,000	\$100,000	Planning & Zoning	Non-Union

Assistant Planner/Sustainability Program Manager	\$55,000	\$100,000	Planning & Zoning	Non-Union
Master Plan Assistant	\$15.13/Hr.	\$25.00/Hr.	Planning & Zoning	Part-Time
Police Chief	\$125,000	\$260,000	Police	Non-Union
Police Captain	\$120,000	\$225,000	Police	Non-Union
Police Lieutenant	\$115,000	\$210,000	Police	Non-Union
Police Sergeant	\$114,006	\$165,000	Police	PBA Local 205
Police Corporal	\$106,881	\$150,000	Police	PBA Local 205
Police Officer	\$46,508	\$140,000	Police	PBA Local 205
Executive Assistant — Chief of Police	\$42,000	\$68,000	Police	Non-Union
~~Office Manager – Police~~	~~\$50,000~~	~~\$70,000~~	~~Police~~	~~Non-Union~~
Police Operations Manager	\$50,000	\$70,000	Police	Non-Union
IT Director Police Dept.	\$70,000	\$150,000	Police	Non-Union
IT Manager Police Dept.	\$50,000		Police	Non-Union
Senior Systems Engineer / Administrator	\$4,000/Mo.	\$6,000/Mo.	Police	Non-Union
Special Officers	\$15.13/Hr.	\$28.00/Hr.	Police	Part-Time
Crossing Guards	\$15.13/Hr.	\$22.00/Hr.	Police	Part-Time
Part-Time Police Support Technician	\$15.13/Hr.	\$31.00/Hr.	Police	Part-Time
Police Property Manager	\$20.00/Hr.	\$28.00/Hr.	Police	Part-Time
Part-Time Technology Support	\$15.13/Hr.	\$30.00/Hr.	Police	Part-Time
Director Public Works	\$75,000	\$145,000	Public Works	Non-Union
Supervisor of Public Works	\$55,000	\$120,000	Public Works	Non-Union
Assistant Supervisor of Public Works	\$50,000	\$100,000	Public Works	Non-Union
Assistant Supervisor of Building Maintenance	\$50,000	\$105,000	Public Works	Non-Union
Office Manager - Public Works/Parks	\$50,000	\$95,000	Public Works/Parks	Non-Union
Part-Time Building Maintenance	\$15.13/Hr.	\$28.00/Hr.	Public Works	Part-Time
Arborist	\$59,012	\$78,000	Public Works	Teamsters Local 4
Sign Shop Operator	\$59,012	\$78,000	Public Works	Teamsters Local 4

Equipment Operator/Mechanic/Journeyman/Welder (I)	\$63,253	\$85,000	Public Works/Parks	Teamsters Local 4
Equipment Operator/Mechanic/Journeyman/Welder (II)	\$69,417	\$100,000	Public Works/Parks	Teamsters Local 4
Public Works Worker 1-4	\$39,119	\$90,000	Public Works/Parks	Teamsters Local 4
Director Parks, Recreation, and Social Services	\$75,000	\$145,000	Parks / Recreation / Social Services	Non-Union
Director Recreation	\$75,000	\$125,000	Recreation	Non-Union
Director Social Services	\$75,000	\$125,000	Social Services	Non-Union
Director Parks	\$75,000	\$125,000	Recreation	Non-Union
Director Social Services and OEM	\$75,000	\$135,000	Social Services / Office of Emergency Management	Non-Union
Director Parks and Recreation	\$75,000	\$135,000	Parks/Recreation	Non-Union
Assistant Director of Recreation	\$70,000	\$100,000	Recreation	Non-Union
Assistant Director of Social Services	\$70,000	\$100,000	Social Services	Non-Union
Supervisor of Parks	\$55,000	\$120,000	Parks	Non-Union
Assistant Supervisor of Parks	\$50,000	\$100,000	Parks	Non-Union
OEM Director	\$75,000	\$100,000	Office of Emergency Management	Non-Union
OEM Coordinator	\$70,000	\$90,000	Office of Emergency Management	Non-Union
Senior Dance Instructor	\$ 25.00/Hr.	\$ 35.00/Hr.	Social Services	Part-Time
Senior Wellness Instructor	\$ 25.00/Hr.	\$ 35.00/Hr.	Social Services	Part-Time
Tax Assessor	\$75,000	\$155,000	Tax Assessor	Non-Union
Deputy Assessor	\$55,000	\$100,000	Tax Assessor	Non-Union
Assistant Manager - Tax Assessor	\$50,000	\$95,000	Tax Assessor	Non-Union
Director of Finance / CFO / Treasurer	\$75,000	\$160,000	Tax Collection / Treasurer	Non-Union
Tax Collector / Payroll Manager	\$55,000	\$125,000	Tax Collection / Treasurer	Non-Union
Part-Time Assistant to Tax Collector	\$15.13/Hr.	\$22.00/Hr.	Tax Collection / Treasurer	Part-Time

Part Time Assistant to CFO	\$15.13/Hr.	\$22.00/Hr.	Tax Collection / Treasurer	Part-Time
PACO	\$1,000	\$5,000	Tax Collection / Treasurer	Stipend
QPA	\$1,000	\$5,000	Tax Collection / Treasurer	Stipend
~~Class I~~ Level 1	\$38,000	\$90,000	All Departments	AFSCME Union
~~Grade 12~~ Level 2	\$41,333	\$110,000	All Departments	AFSCME Union
~~Grade 11~~ Level 3	\$44,338	\$120,000	All Departments	AFSCME Union
~~Grade 10~~ Level 4	\$47,831	\$130,000	All Departments	AFSCME Union
Part-Time Office Assistant	\$15.13/Hr.	~~\$22.00/Hr.~~ 25.00/Hr.	All Departments	Part-Time
Shared Services	\$1,000	\$2,000	All Departments	Stipend
Translation Services	\$1,000	\$1,500	All Departments	Stipend
Special Projects	\$1,000	\$5,000	All Departments	Stipend
Director	\$75,000	\$160,000	All Departments	Non-Union
Assistant Director	\$70,000	\$130,000	All Departments	Non-Union
Supervisor	\$55,000	\$100,000	All Departments	Non-Union
Manager	\$55,000	\$100,000	All Departments	Non-Union
Assistant Supervisor	\$50,000	\$100,000	All Departments	Non-Union
Assistant Manager	\$50,000	\$100,000	All Departments	Non-Union
Office Manager	\$50,000	\$100,000	All Departments	Non-Union
Program Manager	\$38,000	\$70,000	All Departments	Non-Union

Upon a motion by Committeewoman Samantha Hand, seconded by Committeewoman Jill Gomez, to open the public hearing on Ordinance 2026-02. The motion was unanimously approved upon the call of the roll.

Mayor Payne stated this is an amendment of the salary ranges to match the union contract that was just signed.

Maria Janucik, 720 E. Frech Ave, Manville, inquired about the 2 human resource positions, clerk positions, and salary range changes.

Attorney Willard explained how the changes are listed in the ordinance.

Committeewoman Hand explained the changes in salary ranges and titles.

Judy Haas, 2 Titus Court, stated the wording of the public hearing indicates the ordinance was already passed and questioned the increase in township employees over the past five years.

Mayor Payne responded that the town has grown, resulting in more cars, traffic, DPW, and housing.

Committeewoman Hand responded that the tense might need to be changed on Engage Hillsborough to make it clearer to residents regarding upcoming public hearings.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Jill Gomez, to close the public hearing and adopt Ordinance 2026-02. The motion was approved upon the call of the roll.

2. 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.

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 open the public hearing on Ordinance 2026-03. The motion was unanimously approved upon the call of the roll.

Deputy Mayor Lipani thanked Township Planner Kois for his work with the SADC. Efforts to acquire this land began in 2023, and Deputy Mayor Lipani thanked the SADC and the state.

Committeeman Britting commented that this is the right step for Hillsborough. This is the largest land purchase in recent history that will preserve farmland and reduce the township's debt.

Judy Haas, 2 Titus Court, inquired about property maintenance costs and commented on the original purchase price and debt service.

Deputy Mayor Lipani clarified that the county was asked to purchase the property three years ago and, by its inaction, kept the Township waiting at a cost of approximately \$1.5 million. The Township ultimately went to the state and SADC and finalized a deal within one year without using open space funds.

Attorney Willard reminded Ms. Haas that the public comment is for the purpose of approving or disapproving the adoption of this ordinance.

David Brook, 7 Winding Way, stated he was glad Hillsborough convinced the state to purchase the development rights and asked how the public can be included in the use of this public space.

Attorney Willard clarified that this is preserved farmland and not open space.

David Brook asked whether trails could be developed for the public's enjoyment.

Township Planner Kois explained that the SADC would work with the county for possible inclusion in the Rails to Trails program. About 420 acres will be preserved.

Mr. Brook asked how much was taken from the open space fund to pay for debt service. Mayor Payne stated she would get the number for him.

Meryl Bisberg, 22 Scarborough Road, Belle Mead, stated that she remembered that the down payment was taken from the open space fund.

John Ciccarelli, 14 Southland Drive, confirmed that Hillsborough still owns the property for a great deal.

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, to close the public hearing and adopt Ordinance 2026-03. The motion was approved upon the call of the roll.

PERSONNEL ITEMS/APPOINTMENTS

1. RESOLUTION AUTHORIZING THE SALARY ADJUSTMENT FOR JOSEPH DESMOND 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 a salary adjustment to \$53,000 annually, effective 3/2/2026, to Joseph Desmond for extending his role of Senior Systems Engineer / Administrator to perform these responsibilities.

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.

2. RESOLUTION AUTHORIZING THE SALARY ADJUSTMENT FOR BRITTANY YACKULICH EFFECTIVE 1/1/2026

WHEREAS, the responsibilities of the Outreach Support Specialist have grown significantly since its inception in 2024; and

WHEREAS, the Township Administrator and Director of Economic and Business Development recommend adjusting Brittany Yackulich's salary to \$25.00 per hour, effective 1/1/2026, for taking on the additional responsibilities.

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 and Director of Economic and Business Development are hereby accepted and approved.

3. RESOLUTION ACCEPTING THE 2026 NJ CAREER ACCELERATOR INTERNSHIP GRANT AND AUTHORIZING THE HUMAN RESOURCES DIRECTOR TO FILL PART-TIME INTERNSHIP POSITIONS AS REQUIRED TO SUPPORT THE GRANT

WHEREAS, the Township has been awarded the 2026 New Jersey Career Accelerator Internship Grant in the amount of \$24,000.00; and

WHEREAS, there is a need to hire 6 (six) part-time interns for specific department projects as required to support the Grant requirements; and

WHEREAS, the Human Resources Director requests that the Township accept the grant and authorize the hiring of six (6) interns as part of the requirements to support the Grant.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the 2026 New Jersey Career Accelerator Internship Grant in the amount of \$24,000.00 is hereby accepted and the Human Resources Director is authorized to hire part-time interns as required to support the Grant requirements.

4. RESOLUTION APPOINTING MICHAEL FOLLI AS CHAIRPERSON OF THE ENVIRONMENTAL COMMISSION

WHEREAS, the Township needs to appoint a Chairperson for the Environmental Commission; and

WHEREAS, the Township wishes to appoint Michael Folli as Chairperson of the Environmental Commission.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Michael Folli be appointed Chairperson of the Environmental Commission.

5. RESOLUTION APPROVING THE HIRING AND REHIRING OF PART-TIME POSITIONS TO SUPPORT HILLSBOROUGH 2026 SPRING RECREATION PROGRAMS

WHEREAS, there exists a need to hire part-time staff to support the Hillsborough Township 2026 Spring Recreation programs; and

WHEREAS, the Director of Parks & Recreation and the Assistant Director of Recreation have recommended the rehiring and hiring of the following individual(s) to support the Hillsborough Township Recreation Programs:

Last Name	First Name	Position	Rate	New Hire	Rehire
Cooper	Leo	Certified Youth Soccer Official	\$24.00		YES
Cooper	Leo	Head Tots Sports Instructor	\$20.00		YES
Dabek	Brian	Certified Youth Soccer Official	\$24.00		YES
Docar	Owen	Soccer Coach	\$16.00	3/30	
Dominique	Justin	Soccer Official	\$50.00		YES
Dornbach	Jim	Soccer Official	\$50.00		YES
Gupta	Yatharth	Youth Soccer Official	\$19.00	4/11	
Hamilton	Randy	Soccer Official/Supervisor	\$52.00		YES
Hasting	Mark	Soccer Supervisor	\$20.00		YES
Henderson	Emily	Soccer Supervisor	\$16.00		YES
Henderson	Nicholas	Soccer Supervisor	\$16.00		YES
Houri	Ryan	Certified Youth Soccer Official	\$24.00	4/11	
Jedziniak	Matt	Head Skateboarding Instructor	\$50.00		YES
Joshi	Hardik	Soccer Coach	\$16.00	3/30	
Joshi	Parth	Youth Soccer Official	\$19.00	4/11	
Kafka	Timothy	Tots Sports Instructor	\$20.00		YES
Kafka	Timothy	Youth Soccer Official	\$19.00		YES
Keenan	Riley	Soccer Coach	\$16.00	3/30	
Kisiel	Alex	Youth Soccer Official	\$19.00	4/11	
Kottala	Venkat	Soccer Coach	\$16.00	3/30	
McCann	Taylor	Soccer Supervisor	\$16.00		YES
McCann	Taylor	Tots Sports Instructor	\$20.00		YES
Medawar	Abed	Soccer Official	\$50.00		YES
Mehta	Riyan Tapan	Youth Soccer Official	\$19.00		YES
Mellone	Michael	Soccer Coach	\$16.00	3/30	
Modesto	Briana	Soccer Official	\$50.00		YES

Napier	Kaitlyn	Certified Youth Soccer Official	\$24.00		YES
Neilan	Luke	Certified Youth Soccer Official	\$24.00		YES
Ramirez	David	Youth Soccer Official	\$19.00		YES
Sasso	Mass	Various Programs	\$22.00		YES
Shah	Aman	Youth Soccer Official	\$19.00	4/11	
Shende	Ojas	Soccer Coach	\$16.00	3/30	
Small	David	Soccer Coach	\$16.00	3/30	
Solt	Troy	Soccer Official	\$50.00		YES
Watson	Ryley	Tots Sports Instructor	\$20.00		YES
Wehner	Steve	Soccer Official	\$50.00		YES
Wehner	Matt	Youth Soccer Official	\$19.00		YES
Wehner	Nick	Youth Soccer Official	\$19.00		YES
Zhang	Joshua	Soccer Coach	\$16.00	3/30	

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 Director of Parks & Recreation and Assistant Director of Recreation is hereby ratified and approved.

6. RESOLUTION APPOINTING GEORGE GRABOWICH TO SEAT ALTERNATE #2 OF THE SUSTAINABLE HILLSBOROUGH STEERING COMMITTEE

WHEREAS, there currently exists a vacancy for the position of Seat Alternate #2 on the Township of Hillsborough Sustainable Hillsborough Steering Committee; and

WHEREAS, George Grabowich of the Township of Hillsborough has indicated his willingness to serve on the Sustainable Hillsborough Steering Committee.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that George Grabowich is hereby appointed to Seat Alternate #2 on the Township of Hillsborough Sustainable Hillsborough Steering Committee.

7. RESOLUTION APPOINTING RYAN BOCHINSKI TO SEAT ALTERNATE #1 OF THE SUSTAINABLE HILLSBOROUGH STEERING COMMITTEE

WHEREAS, there currently exists a vacancy for the position of Seat Alternate #1 on the Township of Hillsborough Sustainable Hillsborough Steering Committee; and

WHEREAS, Ryan Bochinski of the Township of Hillsborough has indicated his willingness to serve on the Sustainable Hillsborough Steering Committee.

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

County of Somerset, State of New Jersey, that Ryan Bochinski is hereby appointed to Seat Alternate #1 on the Township of Hillsborough Sustainable Hillsborough Steering Committee.

Mayor Payne stated, "We will hear all 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."

Committeewoman Gomez congratulated the new members of the sustainable steering committee.

Maria Janucik, 720 E. Frech Ave, Manville, inquired regarding consent 1: why they are not identified by their resolution number; consent 1 regarding the pay for Joseph Desmond; and the current pay for Brittany Yackulich. Administrator Ferrera explained the reason for the salary range amendment and then the salary increase resolution. Deputy Mayor Lipani stated that Brittany's job requires more obligations than before, so the hourly pay has increased by \$3 per hour.

Committeewoman Hand asked about Mr. Desmond's salary increase and stated that it was accurate.

Judy Haas, 2 Titus Court, asked regarding consent #5, the recreation employees' rate of pay, and stated that it appears there is no cap on hours worked.

Administrator Ferrera stated rates are generally hourly for the camps for high school and college kids. He stated that, as a former administrator, she should know that the recreation fund was short during the COVID-19 period and not afterward. Administrator Ferrera provided a clarification regarding the history of the recreation fund and the typical hourly rates for seasonal student employees.

Upon a motion by Committeeman Robert Britting, seconded by Committeewoman Jill Gomez, the personnel and appointment items were unanimously approved upon the call of the roll.

CONSENT

1. RESOLUTION AUTHORIZING THE ECONOMIC AND BUSINESS DEVELOPMENT OFFICE TO HOST A HILLSBOROUGH BUSINESS ASSOCIATION AWARDS AND NETWORKING EVENT AT ROYCE BROOK GOLF CLUB ON OCTOBER 29, 2026

WHEREAS, the Township of Hillsborough Economic and Business Development Office ("EBDO") seeks to host a Hillsborough Business Association award and networking event at Royce Brook Golf Club, 201 Hamilton Road, Hillsborough, New Jersey, on Thursday, October 29, 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 Thirty Dollars (\$30.00) 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 awards and networking event at Royce Brook Golf Club, 201 Hamilton Road, Hillsborough, New Jersey, on Thursday, October 29, 2026, between the hours of 6:00 p.m. and 8:00 p.m.; (2) the EBDO is authorized to charge a \$30.00 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.

2. RESOLUTION AUTHORIZING THE ECONOMIC AND BUSINESS DEVELOPMENT OFFICE TO HOST A HILLSBOROUGH BUSINESS ASSOCIATION NETWORKING EVENT AT FLOUNDER BREWING CO. ON MAY 11, 2026

WHEREAS, the Township of Hillsborough Economic and Business Development Office (“EBDO”) seeks to host a Hillsborough Business Association networking event at Flounder Brewing Co., 2 Clerico Lane, Hillsborough, New Jersey, on Monday, May 11, 2026, between the hours of 4:00 p.m. and 5:30 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 Flounder Brewing Co., 2 Clerico Lane, Hillsborough, New Jersey, on Monday, May 11, 2026, between the hours of 4:00 p.m. and 5:30 p.m.; (2) the EBDO is authorized to charge a \$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.

3. Resolution Ratifying And Confirming The Discontinuation Of The Shared Services Agreement With The Township Of Alexandria For The Provision Of Chief Financial Officer Services, Including Payroll, Accounts Payable, And Qualified Purchasing Agent Services

WHEREAS, the Township of Hillsborough and the Township of Alexandria entered into a Shared Services Agreement November 18, 2024, for the provision of a Chief Financial Officer, including the services of Payroll, Accounts Payable and a Qualified Purchasing Agent; and

WHEREAS, said Shared Service Agreement signed by the Mayor's of the Township of Hillsborough and the Township of Alexandria was to be for five (5) years with a stipulation that either party may terminate said Agreement at any time by providing written notice to the other party of its intention to terminate with said notice to be provided ninety (90) days prior to the date of termination; and

WHEREAS, the Township of Hillsborough Administrator advised the Township of Alexandria Administrator that said Shared Service Agreement between the two Townships would be terminated due to the workload of the Township of Alexandria being too much for the CFO and their support staff to accommodate the Shared Services Agreement any further with an effective date of termination being February 10, 2026; and

WHEREAS, the Township of Alexandria has appointed a Chief Financial Officer and support staff for the roles of Payroll and Accounts Payable, effective January 1, 2026; and

WHEREAS, the Township of Alexandria was advised that the Township of Hillsborough would support the Township during this transition period.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Mayor and Clerk are authorized to sign the Discontinuation of the Shared Services Agreement with the Township of Alexandria for Chief Financial Officer services including payroll, accounts payable and Qualified Purchasing Agent services.

4. RESOLUTION AUTHORIZING KERMESSE SPORT TO HOLD THE L'ENFER D'HUNTERDON BICYCLE RIDE IN HILLSBOROUGH ON MARCH 29, 2026

WHEREAS, Kermesse Sport has requested permission to hold the L'Enfer D'Hunterdon Bicycle Ride in Hillsborough on March 29, 2026; and

WHEREAS, the planned route, Certificate of Liability Insurance and Indemnification and Hold Harmless Agreement have been provided for this event; and

WHEREAS, the Hillsborough Police Department has reviewed the request and has expressed no objections to its approval.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Kermesse Sport is granted permission to hold the L'Enfer D'Hunterdon Bicycle Ride in Hillsborough on March 29, 2026

5. RESOLUTION AMENDING R-151-2025 TO REFLECT THE REVISED ADDRESS FOR LIQUOR LICENSE 1810-32-002-010

WHEREAS, resolution R-151-2025 was adopted on June 24, 2025 renewing Liquor License 1810-32-002-010; and

WHEREAS, resolution R-151-2025 reflects the address of the corporation for license 1810-32-002-010; and

WHEREAS, the Alcoholic Beverage Commission (ABC) has reviewed and recommended updating the resolution to reflect the physical address of the establishment for license 1810-32-002-010 from Hillsborough Group, LLC 8 Independence Way, Jersey City, NJ 07035 to Hillsborough Group, LLC 315 Route 206, Unit 12, Hillsborough, NJ 08844.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Plenary Retail Consumption License 1810-32-002-010 shall be amended to reflect the physical address of the establishment, Hillsborough Group, LLC, 315 Route 206, Unit 12, Hillsborough, NJ 08844.

License No	Establishment	Licensee
1810-32-002-010	Vineborough Lounge & Liquors	Hillsborough Group LLC 315 ROUTE 206, UNIT 12 HILLSBOROUGH, NJ 08844

6. RESOLUTION AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT WITH MURRAY CONTRACTING AND HOMESTEAD CORNER, LLC

WHEREAS, Murray Contracting and Homestead Corner, LLC (collectively "Murray") are the owners and/or contract purchasers of certain property located in the Township, commonly known as 279 Homestead Road, Hillsborough, New Jersey, proximate to the intersection of Homestead Road and NJ State Route 206, and designated as Block 200.02, a portion of Lot 12, and Lots 12.01 and 16 on the official tax maps of the Township ("Property"); and,

WHEREAS, on January 29, 2025, the Township filed a Fourth Round Declaratory Judgment Complaint captioned In the Matter of the Application of the Township of Hillsborough and bearing Docket No. SOM-L-148-25, seeking a Certification of Compliance from the Affordable Housing Dispute Resolution Program ("Program") pursuant to

the Amended Fair Housing Act (“Amended FHA”) and Administrative Directive #14-24 (“Directive #14-24”); and,

WHEREAS, on June 25, 2025, the Township filed its proposed Fourth Round Housing Element and Fair Share Plan (“HEFSP”), which was designed to help meet the fair share obligations for Round 4; and,

WHEREAS, on August 28, 2025, pursuant to the Amended FHA, Murray filed an Answer/Challenge objecting to the Township’s proposed HEFSP; and,

WHEREAS, the Program thereafter conducted multiple Settlement Conferences, as well as between the parties themselves, pursuant to the Amended FHA and Directive #14-24, with said Settlement Conferences resulting in an amicable agreement between the Township and Murray resolving the claims raised in said Answer/Challenge, which terms are reflected in the proposed Settlement Agreement, a copy of which is annexed hereto, along with Murray’s withdrawal as an objector to the Township’s HEFSP with prejudice.

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 Settlement Agreement with Murray Contracting and Homestead Corner, LLC, a copy of which is annexed hereto.

BE IT FURTHER RESOLVED that the Mayor, Township Clerk and Special 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 24th day of March.

Sarah Brake, RMC
Township Clerk of the Township of Hillsborough

7. RESOLUTION ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD AND DESIGNATING BLOCK 182, LOT 6, (SUNNYMEAD ROAD) AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT AND EXPANDING THE SUNNYMEAD LANDFILL REDEVELOPMENT AREA

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

Whereas, Sunnymead Ventures, LLC, is the owner of the property identified as Sunnymead Road, Block 182, Lot 7.02, Hillsborough, New Jersey, consisting of approximately 10.71 acres (“Property”); and

Whereas, the Property is the site of a former landfill which requires closure in accordance with applicable law; and

Whereas, on September 25, 2007, the Township Committee adopted a Resolution designating the Property as an

area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

Whereas, in September 2009, the Township publicly solicited Statements of Interest for closure of the landfill and redevelopment of the Property; and

Whereas, in response to the publicly solicited Statements of Interest, Sunnymead Ventures offered to assume responsibility for closure and monitoring of the landfill in consideration for the Township transferring title to the Property to Sunnymead Ventures and the Township adopting a mutually agreeable Redevelopment Plan for the Property; and

Whereas, since 2009, Township and Sunnymead Ventures collectively pursued with the New Jersey Department of Environmental Protection a mutually agreeable closure and monitoring plan for the Property; and

Whereas, the Township installed a passive methane mitigation system at the Property and engaged in gas monitoring; and

Whereas, Sunnymead Ventures installed complements to the passive methane mitigation system at the Property and engaged in gas monitoring; and

Whereas, on June 27, 2023, the Township and Sunnymead Ventures entered into a Redevelopment and Property Sale Agreement for the Property and title to the Property has since been transferred to Sunnymead Ventures in accordance therewith; and

Whereas, the Redevelopment and Property Sale Agreement contemplated Sunnymead Ventures acquiring adjacent property identified as Sunnymead Road, Block 182, Lot 6, Hillsborough, New Jersey, consisting of approximately 4.37 acres, to be considered for designation as an area in need of redevelopment and included in the redevelopment area; and

Whereas, on August 13, 2024, the Township Committee adopted Resolution R-255-2024 authorizing the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the property identified as Sunnymead Road, Block 182, Lot 6, consisting of approximately 4.37 acres (“Study Area”), should be designated as a non-condemnation area in need of redevelopment; and

Whereas, the Planning and Zoning Department prepared a report entitled “Amended Sunnymead Landfill Redevelopment Area Preliminary Investigation Report – Addition of Block 182, Lot 6,” analyzing the property’s existing land uses, site conditions, and planning context; and

Whereas, the Planning Board conducted a duly noticed public hearing on January 22, 2026, in accordance with N.J.S.A. 40A:12A-6 to consider the findings of the investigation report and hear testimony and public comment regarding whether the Study Area should be designated as a non-condemnation area in need of redevelopment; and

Whereas, testimony and evidence presented at the public hearing demonstrated that the property has remained vacant and underutilized for more than fifty (50) years and exhibits conditions consistent with Criterion “e” of N.J.S.A. 40A:12A-5, which applies where property exhibits a growing or total lack of proper utilization resulting in a stagnant or unproductive condition of land; and

Whereas, the Planning Board determined that inclusion of Block 182, Lot 6, within the existing Sunnymead Landfill Redevelopment Area would facilitate implementation of a comprehensive redevelopment strategy for the area; and

Whereas, the Planning Board adopted a Resolution on February 5, 2026, recommending that the Township Committee designate Block 182, Lot 6, as a non-condemnation area in need of redevelopment pursuant to N.J.S.A.

40A:12A-6; and

WHEREAS, after review of the report and recommendation of the Planning Board, the Township Committee has determined that the Study Area satisfies the statutory criteria of N.J.S.A. 40A:12A-5 and should be designated as an area in need of redevelopment.

Now, Therefore, Be It Resolved by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows: (1) the Township Committee hereby accepts the findings and recommendation of the Planning Board and designates the property identified as Sunnymead Road, Block 182, Lot 6, Hillsborough Township, New Jersey as a non-condemnation area in need of redevelopment and that said property be incorporated into and made part of the Sunnymead Landfill Redevelopment Area; (2) the boundary of the Sunnymead Landfill Redevelopment Area shall consist of Block 182, Lot 7.02, and Block 182, Lot 6, as shown in the investigation report and Planning Board Resolution; (3) the Township Clerk shall forward a copy of this Resolution to the Commissioner of the Department of Community Affairs for review pursuant to N.J.S.A. 40A:12A-6; (4) the Township Clerk shall forward a copy of this Resolution to all record property owners within the delineated redevelopment area and upon each person who may have filed a written objection thereto and stated upon written submission an address to which notice may be sent; and (5) the Township Planning Director is hereby authorized to prepare a redevelopment plan for the Redevelopment Area in accordance with N.J.S.A. 40A:12A-7 which plan shall be referred to the Planning Board for review upon introduction.

8. RESOLUTION AUTHORIZING EXECUTION OF FIRST AMENDMENT TO SETTLEMENT AGREEMENT WITH VALLEY ROAD REALTY, LLC.

WHEREAS, Valley Road Realty, LLC (“Valley”) is the owner of certain property located in the Township of Hillsborough (“Township”), County of Somerset, State of New Jersey, known and designated as Block 151.09, Lot 227 on the Official Tax Map of the Township, which is located on Valley Road, and consisting of approximately forty-four point fifty-three (44.53) acres (“Property”); and,

WHEREAS, on March 11, 2020, the Township entered into a settlement agreement (“Settlement Agreement”) with Valley in the Township’s declaratory judgment action entitled In the Matter of the Township of Hillsborough Compliance with Third Round Mount Laurel Affordable Housing Obligation, Docket No. SOM-L-900-15, to resolve the Township’s Third Round affordable housing obligations pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel); and,

WHEREAS, Valley has applied to the Township’s Planning Board to develop the Property with a multifamily inclusionary housing project pursuant to the Settlement Agreement; and,

WHEREAS, Valley and the Township now seek to revise said Settlement Agreement by reducing the number of market rate residential units downward and changing the market rate residential unit structure on the Property, while maintaining the affordable housing obligation on the Property as previously agreed upon.

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 First Amendment to the Settlement Agreement with Valley Road Realty, LLC, a copy of which is annexed hereto.

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

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 24 th day of March.

Sarah Brake, RMC
Township Clerk of the Township of Hillsborough

9. RESOLUTION RATIFYING AND CONFIRMING THE PURCHASE OF SIX (6) DELL PRO COMPUTERS AND ACCESSORIES FROM SHI INTERNATIONAL CORPORATION THROUGH THE BERGEN COUNTY CO-OP THROUGH GRANT FUNDS

WHEREAS, the Township Health Officer had determined there was a need for six (6) computer and accessories replacements for the Health Department; and

WHEREAS, the Health Department has a Sustaining Local Public Health Grant that allows for purchasing of equipment; and

WHEREAS, SHI International Corporation offered the Dell Pro 14s and accessories and was awarded a contract through the Bergen County Co-Op Contract #CK-04 Subcontract 24-38; and

WHEREAS, the Township Health Officer and Qualified Purchasing Agent recommended the six (6) Dell Pro 14s be purchased from SHI International Corporation for an amount not to exceed \$10,117.21; and

WHEREAS, the Chief Financial Officer certified there were sufficient funds in Grant Account #02-213-24-363-785-280 for the amount of \$10,117.2 (requisition #2313599)

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby ratifies and confirms the purchase of six (6) Dell Pro 14s and accessories for the Health Department from SHI International Corporation in an amount not to exceed \$10,711.21 through Bergen County Co-Op Contract #CK-04 Subcontract 24-38 is hereby authorized and approved.

10. RESOLUTION AUTHORIZING THE DIGITALIZATION OF CONSTRUCTION DEPARTMENT RECORDS BY FOVEONICS IN AN AMOUNT NOT TO EXCEED \$17,397.00

WHEREAS, the Township Construction Department has identified a need to have records digitalized; and

WHEREAS, Foveonics will provide these services through the ESCNJ Coop Contract #22/23-11 of which the Township of Hillsborough is a member, for an amount not to exceed \$17,397.00; and

WHEREAS, funding is available through the Capital account 04-215-55-250-402 and funds have been certified as such by the Chief Finance Officer (Requisition #2313535).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Foveonics is hereby authorized to provide records digitalization services for the Construction Department in an amount not to exceed \$17,397.00.

11. RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT TO SOLICIT BIDS FOR THE DEMOLITION OF THE OLD MUNICIPAL BUILDING

WHEREAS, the the former municipal building needs to be demolished; and

WHEREAS, the Township's Qualified Purchasing Agent requests authorization to solicit bids for the Demolition of the Old Municipal Building.

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 Demolition of the Old Municipal Building.

12. RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 FORD T350 MED ROOF PASSENGER WAGON RWD THROUGH STATE CONTRACT #T2006/24-FLEET-85679

WHEREAS, the Director of Social Services has requested authorization for the purchase of a 2026 FordT350 Med Roof Passenger Wagon RWD to help in the transportation of senior residents; and

WHEREAS, the 2026 Ford T350 Med Roof Passenger Wagon RWD is available for purchase from Ciocca Ford through the NJ State Contract #T2006/24-FLEET-85679 of which the Township is a member at an amount not to exceed \$55,508.50; and

WHEREAS, funds are available and have been certified as such by the Chief Finance Officer through Capital Account #04-215-55-250-700 (in an amount of \$50,000.00) and the Public Assistance Trust Account #16-295-56-345-940 (in an amount of \$5,508.50) (requisition #2313611).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby authorizes and approves the purchase of a 2026 Ford T350 Med Roof Passenger Wagon RWD from Ciocca Ford through the NJ State Contract #T2006/24-FLEET-85679 in an amount not to exceed \$55,508.50.

13. RESOLUTION AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT WITH ROBERTSON DOUGLAS GROUP, INC.

WHEREAS, Robertson Douglas Group, Inc. (“RDG”) is the contract purchaser of certain property located in the Township located along Mountainview Road and designated as Block 175, Lots 25 and 41 on the official tax maps of the Township (“Property”); and,

WHEREAS, on January 29, 2025, the Township filed a Fourth Round Declaratory Judgment Complaint captioned In the Matter of the Application of the Township of Hillsborough and bearing Docket No. SOM-L-148-25, seeking a Certification of Compliance from the Affordable Housing Dispute Resolution Program (“Program”) pursuant to the Amended Fair Housing Act (“Amended FHA”) and Administrative Directive #14-24 (“Directive #14-24”); and,

WHEREAS, on June 25, 2025, the Township filed its proposed Fourth Round Housing Element and Fair Share Plan (“HEFSP”), which was designed to meet the fair share obligations established by the aforesaid April 23, 2025 Order; and,

WHEREAS, on August 29, 2025, pursuant to the Amended FHA, RDG filed an Answer/Challenge objecting to the Township’s proposed HEFSP; and,

WHEREAS, the Program thereafter conducted Settlement Conferences, pursuant to the Amended FHA and Directive #14-24, with said Settlement Conferences resulting in an amicable agreement between the Township and RDG resolving the claims raised in said Answer/Challenge, which terms are reflected in the proposed Settlement Agreement, 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 Settlement Agreement with Robertson Douglas Group, Inc., in a form substantially as that which is annexed hereto.

BE IT FURTHER RESOLVED that the Mayor, Township Clerk and Special 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 24th day of March.

Sarah Brake, RMC
Township Clerk of the Township of Hillsborough

Mayor Payne stated, "We are going to hear all 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 the purpose of commenting or questioning."

Deputy Mayor Lipani encouraged residents to attend the business social at Flounders Brewery. He also thanked Planning Director Kojs and his team for their work on the affordable housing plans.

Committeewoman Hand stated, regarding resolution 3 to discontinue the shared services with Alexandria, that the committee should ask what has been learned from this shared service and conduct more due diligence when evaluating. Regarding resolution 7, Committeewoman Hand asked what the plan is for the property. Committeewoman Hand asked if, in relation to resolution 11, the number of OPRA requests would decrease. With regard to resolutions 6,8, and 13 referring to affordable housing settlement agreements, Committeewoman Hand asked what the track record is for the lawsuits and what the township is paying in legal fees. Committeewoman Hand stated that Hillsborough is one of the few towns that have objected to the fair share numbers and is now subject to all these settlements and is not in a favorable position.

Administrator Ferrera stated that even with the township's best efforts to obtain the information in advance, sometimes the facts are not as the town has purported, and that was the case with Alexandria. After one year, it was decided that the time spent was not worth the money received.

Township Planner Kojs stated the next step is for the Township Committee to introduce the redevelopment plan for Resolution 7.

Attorney Willard stated there was a prior redevelopment plan with the owner, and now he wants to acquire more acreage to make the solar project financially feasible.

Township Deputy Clerk Lenzo stated that the digitization will aid departments in locating records for OPRA requests, reduce storage costs, and assist with redactions.

Deputy Mayor Lipani stated that, in his view, the township maintains a positive standing regarding affordable housing and has avoided builder's remedy lawsuits.

Committeeman Britting asked Committeewoman Hand what she would have done differently regarding affordable housing and whether she would have objected to the number.

Meryl Bisberg, 22 Scarborough Road, stated that in round 3, the township was charged \$50,000 in legal fees, so it makes sense that the township could be charged much more in this round. Ms. Bisberg asked that the affordable housing accounting be posted on the website.

Administrator Ferrera stated that Mr. Kois called her right after the last meeting to discuss her affordable housing issues, and they are working to resolve the questions.

Attorney Willard stated it was an odd thing that Fair Share charged almost every township that entered into a settlement agreement a sum payable to Fair Share Housing.

Township Planner Kois stated there is a new system in the state. He is currently working with the DCA to verify the information and then share it with the public.

Maria Janucik, 720 E. Frech Ave, Manville, made inquiries regarding consents 1, 3, 6, 8, and 13, specifically asking about the accompanying documents that were not available to her.

Mayor Payne provided responses.

Attorney Willard explained the various settlement agreements and the number of affordable and Fair Share housing units.

David Brook, 7 Winding Way, stated that, with regard to consent 8, this property is directly next to the railroad tracks and across from Aero Press, which handles highly explosive gases. Aero Press is designated as a super-hazardous facility and had to do a worst-case analysis for the DEP. The result was a fireball that will reach a 1/2 mile out, which could result in all the people in the adjacent proposed affordable housing dying. Mr. Brook noted that building housing next to this is a bad idea.

Mayor Payne wholeheartedly agreed and asked Mr. Brook to speak to the state.

Meryl Bisberg, 22 Scarborough Road, stated that this development by Premier at Valley Road is from Round 3.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, the consent agenda was unanimously approved upon the call of the roll.

INTRODUCTION OF NEW ORDINANCES

1. [CLICK HERE TO VISIT ENGAGE HILLSBOROUGH TO VIEW AND COMMENT ON INTRODUCED ORDINANCES](#)

2. 2026-04 Ordinance Amending Chapter 143 "Vehicles And Traffic", Article XII "Schedules", Section 143-30 "Schedule I: No Parking" Of The Code Of The Township Of Hillsborough To Prohibit Parking Along The Northbound Side Of The Roadway (Eastern Curblin) For Dickerson Road. Further Consideration And Public Hearing On April 28, 2026.

WHEREAS, local residents contacted the Township to express concern regarding congestion and roadway safety attributable to the parking of vehicles on both sides of Dickerson Road during events at Performance Sports Center; and

WHEREAS, the Hillsborough Police Department investigated the concerns and recommends the Township Committee amend the Township Code to prohibit parking on the northbound side of Dickerson Road from the intersection of Campbell Road to the intersection of Dukes Parkway East.

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

Section 1. Chapter 143 "Vehicles And Traffic", Article XII "Schedules", Section 143-30 "Schedule I: No Parking" of the Code of the Township of Hillsborough is hereby amended to prohibit parking along the northbound side of Dickerson Road from the intersection of Campbell Road to the intersection of Dukes Parkway East as follows:

§143-30 Schedule I: No Parking

In accordance with the provisions of §143-6, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Dickerson Road	Northbound Side	From the intersection of Campbell Road to the intersection of Dukes Parkway East

Section 2. This Ordinance shall take effect upon adoption and publication according to law.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Jill Gomez, to introduce Ordinance 2026-04. Further Consideration And Public Hearing On April 28, 2026., the motion was unanimously approved upon the call of the roll.

CLAIMS LIST

1. CLAIMS LIST 26-06

Mayor Payne asked to approve Claims List 2026-06.

Upon a motion by Committeewoman Jill Gomez, seconded by Deputy Mayor Shawn Lipani, Claims List 2026-06, was approved upon the call of the roll.

NEW BUSINESS

None

PUBLIC COMMENT ON NEW BUSINESS AND MATTERS NOT ON THE AGENDA

Township Deputy Clerk Erica Lenzo 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."

Meryl Bisberg, 22 Scarborough Road, expressed concerns regarding the public's ability to comment on ordinance introductions and the accessibility of information on the website.

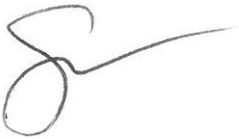
David Brook, 7 Winding Way, stated that he is representing 3 objectors to the Homestead warehouse litigation, filed a motion to intervene, and wants to know why the township has objected to their motion.

Maria Janucik, 720 E. Frech Ave, regarding Block 86, Lot 21.02, asked whether the township has sold this property yet and inquired about the dual role of the court administrator.

ADJOURNMENT

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Jill Gomez, the meeting duly adjourned at 9:47 pm. Said motion was unanimously carried upon voice vote.

Attested:

A handwritten signature in dark ink, appearing to be 'Sarah Brake', with a stylized, flowing script.

Sarah Brake
Township Clerk