

Minutes of the September 22, 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 September 22, 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., and Committeewoman Jill Gomez. 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, September 22, 2026. Executive Session, if deemed necessary, to begin at 6:30 pm.

EXECUTIVE SESSION

1. RESOLUTION AUTHORIZING EXECUTIVE SESSION

- **WAREHOUSE ORDINANCE LITIGATION**
- **AFFORDABLE HOUSING**

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:
 - Warehouse Ordinance Litigation
 - Affordable Housing Litigation
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 Committeeman Robert Britting, seconded by Committeewoman Jill Gomez, Resolution Authorizing Executive Session

the aforesaid resolution was unanimously approved upon call of the roll. The Township Committee went into Executive Session at 6:35 pm.

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the public meeting was re-opened at 7:22 pm.

APPROVAL OF MINUTES

1. AMENDED JUNE 9, 2026 REGULAR MEETING MINUTES

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the Amended June 9, 2026 Regular Meeting Minutes were approved upon the call of the roll.

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

Mayor Payne

Mayor Payne wished all who observe Yom Kippur an easy, meaningful fast, and a happy, healthy new year.

Mayor Payne stated that from September 15th through October 15th, Hillsborough Township proudly joins the nation in observing National Hispanic Heritage Month and honors the rich histories, vibrant cultures, and countless contributions of Hispanic and Latino Americans whose achievements strengthen the community and enrich the nation every day.

Mayor Payne relayed that September is National Suicide Prevention Month, an important time for Hillsborough Township to raise awareness, reduce stigma, and support mental health in the community. BoroSafe is sharing helpful resources all month long.

Mayor Payne invited residents to take part in the Blood Drive hosted by NY Blood Center on Tuesday, September 29th, from 12:30 p.m. to 6:30 p.m.

Mayor Payne advised that on September 11th, she had the honor of speaking at two events to commemorate the 25th anniversary of the tragic events of September 11, 2001. The first event was held in the Garden of Honor, where Deputy Mayor Lipani and Committeewoman Hand also attended. The second event was held at the Woods Road Firehouse, where she was also joined by Deputy Mayor Lipani and Committeewoman Hand.

Mayor Payne, reported that Committeewoman Gomez joined her in the Garden of Honor as they remembered those who are Missing in Action or Prisoners of War on National POW/MIA Recognition Day.

Mayor Payne stated she was honored to be invited to march in the John Basilone Parade.

Mayor Payne informed residents that the Fishing Dock and Pond at Ann Van Middlesworth Park was packed with over 100 young anglers hoping to reel in the big catch at Hillsborough Township's Annual Fishing Derby.

Mayor Payne advised that she attended the Bike Rodeo hosted by the Hillsborough Police, Ridewise, The Brain Injury Alliance of New Jersey, and The Greater Mercer TMA on September 12th and the Neshanic Garden Club's flower show.

Mayor Payne relayed that she was invited to the Hunts Point community to do a live "Ask the Mayor" session.

Mayor Payne announced that she, along with Committeewoman Gomez and members of the Hillsborough Police Department bagged groceries for a cause at Shoprite.

Mayor Payne reminded residents that it is illegal to steal political signs. Signs posted on private property may only be removed by the property owner, and signs posted on public property may only be removed by state or local personnel who maintain that property. Anyone caught stealing political signs can be charged as a disorderly person, fined up to \$1,000, and sentenced to up to six months in jail. Mayor Payne also advised that signs of a certain size are not allowed and traveling signs require a permit.

Mayor Payne informed residents that the Rotary Club of Hillsborough has funded a new Augmentative and Alternative Communication (AAC) board at the Ann Van Middlesworth (AVM) Park special needs playground. A communication board is a form of AAC that uses words, pictures, and symbols to support communication. By pointing to symbols on the board, individuals can express needs, make choices, share ideas, and interact with others.

Mayor Payne advised that the Annual Scarecrow Festival will be open for viewing and online voting throughout October at the Hillsborough Municipal Complex. Festivities conclude on Monday, October 26, from 4:30 p.m. to 6:00 p.m. with a free Family Fun Awards Ceremony featuring face painting, balloon animals, seasonal refreshments, and giveaways—plus a DJ and photo booth sponsored by Brightspeed.

Deputy Mayor Lipani

Deputy Mayor Lipani advised that the grounds of the Vanderveer Harris House would be open to the public for an educational event on Saturday, October 10th from 10 am to 5 pm and Sunday, October 11th from 12 pm to 4 pm.

Deputy Mayor Lipani thanked the Rotary Club of Hillsborough for another generous donation resulting in a descriptive trail marker on the Washington Rochambeau Historic Trail.

Deputy Mayor Lipani reported that Hillsborough has partnered with First Energy and Girl Scout Service Unit 72 to plant a Semi-quincentennial Forest of 250 trees on Friday, November 6th. Residents and local organizations are invited to volunteer to help plant the historic forest.

Deputy Mayor Lipani reminded residents that the Building Department offers electrical inspections every Saturday, will continue to mail letters to residents with instructions on how to close out open permits, accepts online permit applications for certain types of work, and offers online payment options.

Deputy Mayor Lipani stated that the 2026 Road Repaving Program began the week of September 7th. Topline Construction will be completing the milling and repaving for the following roads: Strawberry Lane, Chamberlain Drive, Van Fleet Court, Harman Court, and Herder Drive.

Deputy Mayor Lipani announced that leaf collection will begin the first week of November.

Deputy Mayor Lipani advised residents there are limited spots available for the Drop-Off program at the Auten Road site in September and October.

Committeewoman Gomez

Committeewoman Gomez advised residents that the General Election would take place on Tuesday, November 3rd. Mail-in ballots were sent on September 15th, and the drop box at the Municipal Building opened at that time and will remain open until the closing of Election Day. The voter registration deadline is October 13th. Sample ballots will be mailed on October 21st. In-person early voting at the Municipal Building begins October 24th and ends November 1st. There is no voting on November 2nd.

Committeewoman Gomez reported that the State of New Jersey requires a raffle license for any organization wishing to host a raffle or bingo event. This includes 50/50 raffles at sporting events. Everyone wishing to host such an event is encouraged to download and print the application packet from the Hillsborough Township website.

Committeewoman Gomez announced that Hillsborough's annual Restaurant Week officially returns on Thursday, September 24th, running through Sunday, October 4th.

Committeewoman Gomez reminded residents that the township does not accept wire transfer payments. Do not fall for any emails asking for payments via wire transfer.

Committeewoman Gomez informed residents that the library is currently hiring two part-time library technicians for the Circulation Department.

The Library is in immediate need of seed donations for its seed library, as well as personal hygiene product donations for the care pantry in its teen space. Lastly, the library plans to expand its local history/puzzle area with new lounge seating and add additional seating to its quiet study area, funded by the Friends of the Hillsborough Library.

Committeewoman Gomez asked residents to join the Hillsborough/Millstone Municipal Alliance in partnership with NJ Clean Communities for Adopt-A-Highway Day on Sunday 10/25/2026 in Hillsborough, N.J.

Committeewoman Gomez stated that Hillsborough is proud to celebrate Red Ribbon Week from October 26th through October 30th, the nation's largest campaign dedicated to raising awareness for a healthy, drug-free lifestyle.

Committeewoman Gomez explained that Save a Life Day is a national day of action equipping the public to recognize and reverse an overdose. Members of the Municipal Alliance will have a table set up at ShopRite to distribute Narcan kits and information.

Committeewoman Gomez announced the arrival of her son, Marcello.

Committeeman Britting

Committeeman Britting congratulated Committeewoman Gomez.

Committeeman Britting stated the Department of Health and Environmental Services is hosting a series of free flu and COVID vaccination clinics.

Committeeman Britting reported that Hillsborough Recreation's fall programs are officially open for registration, offering activities for all ages.

Committeeman Britting relayed that the eNews and the Recreation Department webpage contain information on these Halloween events: Go Green for Halloween, Halloween Party at Norz, Howl-O-Ween, and Trunk or Treat.

Committeeman Britting advised that the Social Services Department continues its focus on the Senior Active Living Initiative, affectionately referred to as "SALI." Some upcoming programs include: Older Adult Resource Fair, Empowered Caregiver Series, Building Foundations of Caregiving, and a Medicare presentation.

Committeeman Britting congratulated the Hillsborough Municipal Court for its part in Somerset County Municipal Courts earning 1st Place in the Glenn A. Grant Challenge Cup Backlog Reduction Competition.

Committeeman Britting reminded residents that September is National Preparedness Month and encouraged residents to take small steps now which can make a significant difference when an emergency occurs.

Committeeman Britting advised residents that the Hillsborough Police would be hosting their Coffee With a Cop event at Starbucks on October 26th from 4 to 6 pm.

Committeeman Britting reported that the Police Department will be hosting another Takeback Day on October 26th.

Committeeman Britting, on behalf of the police department, reminded residents that drivers must be aware of crosswalks and stop for pedestrians who are within a marked crosswalk. Failure to yield to pedestrians can result in the issuing of a summons by the police, which carries a \$200 fine, 2 on your license, and possible community service.

PRESENTATIONS

1. GIRL SCOUT TROOP 60561 PRESENTS INCLUSIVENESS TRAINING FOR RESTAURANTS

PERSONNEL ITEMS

1. RESOLUTION TO RATIFY AND CONFIRM A SALARY ADJUSTMENT FOR IRA GREENBERG, PART-TIME CROSSING GUARD IN THE POLICE DEPARTMENT

WHEREAS, Ira Greenberg has satisfied the conditions of his position as a Part-Time Crossing Guard in the Police Department; and

WHEREAS, the Chief of Police and HR Director are recommending a fifty-cent (.50 ¢) per hour salary adjustment, making his salary \$19.50 per hour, effective 7/7/2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Ira Greenberg's per-hour salary be adjusted to \$19.50 per hour, effective 7/7/2026.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Jill Gomez, the personnel resolution was unanimously approved upon the call of the roll.

CONSENT

1. RESOLUTION AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF THE FY2027 LEGISLATIVE GRANT FUNDS FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Township of Hillsborough desires to apply for and obtain grant funding from the New Jersey Department of Community Affairs, Division of Local Government Services, under the FY2027 Legislative Grant Program, Operating Aid 2027 RFP; and

WHEREAS, the Township has been notified of a grant award in the amount of approximately \$252,000 for the project identified as "Capital Equipment 2027: Fire Department Supplies"; and

WHEREAS, the township desires to utilize the grant funds for eligible costs associated with the Hillsborough Fire District's capital and supplies needs, in accordance with the terms and conditions established by the New Jersey Department of Community Affairs.

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

1. Hillsborough Township hereby authorizes the submission of an application to the New Jersey Department of Community Affairs for FY2027 Legislative Grant funding in the approximate amount of \$252,000 for Capital Equipment 2027: Fire Department Supplies.
2. The Township recognizes and accepts that the New Jersey Department of Community Affairs may offer a lesser

or greater amount than the amount identified above and, upon receipt of the grant agreement from the Department, hereby authorizes the execution of any such grant agreement.

3. Upon receipt of a fully executed grant agreement from the New Jersey Department of Community Affairs, the Township further authorizes the expenditure of grant funds in accordance with the terms and conditions of the agreement between Hillsborough Township and the New Jersey Department of Community Affairs.

4. The Mayor and Chief Financial Officer, or their respective successors in office, are hereby authorized to sign the grant application, grant agreement, and any other documents necessary in connection with the grant.

5. The Township Clerk is hereby authorized and directed to provide a certified copy of this Resolution for submission to the New Jersey Department of Community Affairs as required.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

2. RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND AND CASH ESCROW AND ACCEPTANCE OF MAINTENANCE BOND FROM CAPELA CONSTRUCTION FOR PEDESTRIAN BRIDGE REPLACEMENT

WHEREAS, the Township awarded a contract to Capela Construction for the pedestrian Bridge Replacement at Hillsborough Point; and

WHEREAS, a Performance Bond and cash escrow was provided in connection with the project; and

WHEREAS, the Engineering Director indicates all work has been satisfactorily completed and recommends: (1) release of the Performance Bond; (2) release of the cash retainage in the amount of \$5,460; and (3) acceptance of Maintenance Bond, No. B-1346794, in the amount of \$273,000.

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 Engineering Director are hereby accepted and approved.

3. RESOLUTION AUTHORIZING THE TOWNSHIP QUALIFIED PURCHASING AGENT TO SOLICIT REQUESTS FOR PROPOSALS THROUGH THE FAIR AND OPEN SELECTION PROCESS FOR PROFESSIONAL SERVICES FOR 2027

WHEREAS, the Hillsborough Township Committee has chosen the Fair and Open process for the selection of professionals which requires the public solicitation on the Township's website of a request for proposals from any interested party for the various professional services and the Township Committee intends to use the process again in 2027; and

WHEREAS, the Township Committee will seek proposals for the following positions:

Township Attorney
 Labor Attorney
 Planning Board Attorney
 Board of Adjustment Attorney
 Board of Health Attorney
 Bond Counsel
 Municipal Auditor
 Consulting Township Engineer and Planning Consulting Services
 Planning Board Engineer
 Planning Board Alternate Engineer
 Board of Adjustment Engineer
 Board of Adjustment Alternate Engineer
 Township Architect
 Financial Advisor

Affordable Housing Planning Consultant
 Special Counsel for Affordable Housing Matters
 Engineering Inspection Services
 Risk Management Consultant – JIF and Employee Benefits Management
 Employee Assistance Program
 Affordable Housing Administrative Agent
 Affordable Housing Administrative Agent for Rehabilitation Program
 Municipal Prosecutor
 Alternate Township Attorney

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 solicit Requests for Proposals through the Fair and Open Selection Process for the above listed positions for 2027.

4. RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT TO SOLICIT BIDS FOR THE SENIOR EXERCISE PROGRAM

WHEREAS, the contract for the Senior Exercise Program will expire at the end of calendar year 2026; and

WHEREAS, the Township's Qualified Purchasing Agent requests authorization to solicit bids for the Senior Exercise Program.

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 the Senior Exercise Program.

5. RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT TO SOLICIT BIDS FOR 2027 VIDEO SERVICES

WHEREAS, the contract for Video Services will expire at the end of calendar year 2026; and

WHEREAS, the Township's Qualified Purchasing Agent requests authorization to solicit bids for Video 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 Video Services.

6. RESOLUTION AUTHORIZING THE REFUND OF RECREATION PROGRAM FEES

WHEREAS, there are refunds due from Recreation program fees; and

WHEREAS, the Chief Financial Officer has received proof of such refunds being due and payable.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Chief Financial Officer is hereby authorized to refund said amounts as detailed below.

Prabhjot Kaur	\$100.00
Dinesh Patel	\$100.00
Tina Park	\$160.00
Yanqing Tang	\$160.00
Hiroco Lemessa	\$160.00

7. RESOLUTION URGING THE NEW JERSEY LEGISLATURE TO REFORM SCHOOL FUNDING AND MUNICIPAL AID, FUND STATE MANDATES, AND AUTHORIZE DEVELOPMENT IMPACT FEES TO PROTECT HILLSBOROUGH TAXPAYERS

WHEREAS, for more than a decade, Hillsborough Township property taxpayers have been asked to shoulder an increasingly unfair share of the cost of public schools, municipal services, and local infrastructure, while the State of New Jersey has not provided adequate school funding and municipal aid to the Township; and

WHEREAS, the New Jersey Legislature controls the State's school funding formulas and distributes billions of dollars in State aid each year, yet Hillsborough families continue to be asked to pay more from their own pockets to fund basic local needs; and

WHEREAS, the Legislature has adopted housing and land-use mandates that drive additional development, without providing communities like Hillsborough the financial tools needed to address the consequences of that development; and

WHEREAS, new development places additional demands on schools, roads, police, fire, emergency medical services, stormwater systems, and other public infrastructure, yet State law limits the ability of municipalities to require that development pay its proportionate share of many of these costs, shifting the burden onto existing residents; and

WHEREAS, in the course of its review of the 2027 municipal budget, the Township has identified State-imposed mandates for which the State provides no dedicated funding, including but not limited to court-required public defender services, watershed and stormwater compliance requirements, police operational and equipment requirements, public works environmental and stormwater compliance obligations, and affordable housing administration and compliance obligations; and

WHEREAS, the Township's preliminary review has quantified more than \$465,100 in such unfunded State mandate costs for 2027, with additional costs, including certain public works and affordable housing administration costs, still being determined; and

WHEREAS, these unfunded mandates, combined with inadequate State aid, are driving property tax increases that many Hillsborough homeowners, including seniors, young families, and residents on fixed incomes, can no longer afford; and

WHEREAS, State aid should be distributed fairly, transparently, and according to the legitimate needs of each community, and not according to the political affiliation of a municipality or its elected officials; and

WHEREAS, the Township Committee believes it is the duty of the Township to advocate on behalf of its residents and taxpayers for reforms that will protect the affordability of living in Hillsborough;

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 of the Township of Hillsborough hereby calls upon the Governor and the New Jersey Legislature to reform the State's school funding and municipal aid policies so that Hillsborough taxpayers receive a fair and adequate level of State support, and are no longer required to make up for State funding shortfalls through local property taxes.
2. The Township Committee hereby urges the Legislature to enact legislation giving municipalities the authority to require reasonable development impact fees to fund schools and other infrastructure and services directly necessitated by new growth, so that development pays its proportionate share of the costs it creates.

3. The Township Committee hereby urges the Governor and the Legislature to stop enacting mandates, whether in housing, land use, environmental compliance, public safety, the courts, or any other area, without providing the funding necessary to carry them out, and to fully fund any existing mandates imposed upon municipalities.
4. The Township Committee hereby urges the Governor and the Legislature to distribute State aid fairly, transparently, and based on the demonstrated needs of each community, without regard to the political affiliation of any municipality or its elected officials.
5. The Township Committee hereby affirms that Hillsborough taxpayers should not be asked to bear the financial consequences of State-mandated growth and State-imposed obligations that the State has not funded.
6. The Township Clerk is hereby directed to forward a certified copy of this Resolution to the Governor of the State of New Jersey; the President of the Senate and the Speaker of the General Assembly; the State Senator and Assembly Members representing Hillsborough Township; the New Jersey State League of Municipalities; the Somerset County Board of County Commissioners; and the Hillsborough Township Board of Education, with a request for their support.
7. This Resolution shall take effect immediately.

Committeewoman Gomez asked questions regarding resolutions 1, 5, and 7.

Mayor Payne explained the reason for resolution 7.

Deputy Mayor Lipani provided a response regarding resolution 7.

Committeeman Britting stated this is bringing awareness to the public.

Jodi Green, 21 Bloomingdale Drive raised questions regarding resolution 5.

Maria Janucik, 720 E. Frech Ave, Manville raised questions regarding resolutions 3, 5, and 7.

Attorney Willard provided an explanation for resolution 3.

Stefania Olochwoszcz, 1229 Millstone River Road raised concerns on resolutions 3 and 7.

Judy Haas, 2 Titus Court raised questions regarding the executive session and resolution 7.

Attorney Willard provided some clarification to inaccurate comments made.

Upon a motion by Committeewoman Jill Gomez to table Resolution 7, no second was made.

Upon a motion by Committeewoman Jill Gomez, seconded by Committeeman Robert Britting, to take Resolution 7 separately, it was approved upon the call of the roll.

Roll call for resolution 7, Mayor Catherine Payne, Deputy Mayor Shawn Lipani, and Committeeman Robert Britting voted yes, Committeewoman Jill Gomez abstained.

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the consent agenda 1-6 was unanimously approved upon the call of the roll.

PUBLIC HEARINGS

1. 2026-09 AN ORDINANCE AMENDING CHAPTER 287 "WRECKER SERVICE AND VEHICLE STORAGE", SECTION 287-6 "ISSUANCE OF LICENSE; TERMINATION; DURATION",

SECTION 287-9 "TOWING AND STORAGE FEE SCHEDULE," AND SECTION 287-11 "VIOLATIONS AND PENALTIES" OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, SOMERSET COUNTY, NEW JERSEY.

Whereas, Chapter 287 "Wrecker Service and Vehicle Storage" of the Code of the Township of Hillsborough provides for the proper licensing, storage, availability and other controls over persons and firms providing wrecker services and tow vehicles at police request within the Township in accordance with N.J.S.A. 40:48-2.49; and

Whereas, the fees contained in Chapter 287 have not been updated since 2006; and

Whereas, representatives from the Traffic Unit of the Township of Hillsborough Police Department have undertaken a review of the current Township Code as compared to other municipalities and the State of New Jersey, as well as solicited feedback from licensed towers permitted to operate in the Township; and

Whereas, the representatives of the Traffic Unit have recommended amendments to Chapter 287 of the Township Code to reflect current conditions and costs; and

Whereas, the recommendations of the Traffic Unit have been provided to and approved by the Chief of Police.

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 287 "Wrecker Service and Vehicle Storage", Section 287-6 "Issuance of license; termination; duration", Section 287-9 "Towing and storage fee schedule," and Section 287-11 "Violations and penalties" of the Code of the Township of Hillsborough are hereby amended as follows: **New language is underlined thus and deletions are indicated with strikethroughs ~~thus~~.**

§287-6 Issuance of license; termination; duration

A. Upon receipt of notice by the Chief of Police that the applicant has been approved and upon compliance by the applicant with § 287-7, Insurance and hold harmless agreement, herein and upon payment by the applicant of the license fee of ~~\$75~~\$200, the Township Clerk shall issue a license.

B. The Township Committee shall terminate a license under the following circumstances:

- (1)** When it is found that the license was secured by fraud or concealment of material facts by the wrecker, which facts, if known, would have caused the refusal of the license.
- (2)** When it is found that the wrecker owner has violated any of the rules and regulations contained in this chapter.
- (3)** When the Township is not satisfied with the general services of the owner and/or employees or with the cooperation it has received in rendering services.
- (4)** When it is found that the wrecker/owner has violated New Jersey Department of Insurance regulations as contained in N.J.A.C. 11:3-38 or any other state or federal law.

C. A license issued to a person or business firm under this chapter shall not be transferable. No official tower

shall subcontract any work to be performed pursuant to this chapter without first having obtained prior written approval from the Chief of Police. Any official tower to whom such contract work has been given shall be responsible for the services performed by the subcontractor and shall remain liable for any violations of this chapter by the subcontractor.

D. Each licensee shall produce his license when called upon to do so during the course of any police towing as authorized under this chapter. Every tow vehicle or flat vehicle shall display the official tower's license and shall have the name of the official tower displayed on the vehicle in such manner and of such lettering as conforms to the provisions of N.J.S.A. 39:4-46.

E. Any license under this chapter shall be valid for a period of one year.

§287-9 Towing and storage fee schedule

~~A. Basic towing service.~~

- ~~(1) Day rate: \$75.~~
- ~~(2) Night rate: \$85.~~
- ~~(3) Mileage charge: None unless the vehicle owner or driver requests that the vehicle be towed to a location other than the tower's facility, which would be subject to a rate of \$3 per mile from the scene to the specified destination.~~
- ~~(4) Flatbed service: Vehicles that require flatbed wrecker service are subject to an additional \$25 charge.~~

~~B. Extraordinary towing service.~~

- ~~(1) Day rate: \$250 per hour.~~
- ~~(2) Night rate: \$300 per hour.~~
- ~~(3) For a recovery that requires more than one recovery vehicle, the hourly rate shall be charged for each recovery vehicle used.~~
- ~~(4) The hourly rate begins when the wrecker arrives on location. There shall be a minimum one-hour charge and additional time beyond the first hour shall be charged in fifteen minute increments.~~
- ~~(5) When extraordinary towing service is required for vehicles with a registered weight rating of 10,000 pounds or less, only the extraordinary towing service rate shall apply.~~

~~C. Speedy dry or other similar absorbent.~~

- ~~(1) For cleanups requiring speedy dry or other similar absorbent material, there shall be a \$20 charge for each vehicle that is leaking fluids.~~

~~D. Storage fees:~~

- ~~(1) Vehicles up to 10,000 pounds registered vehicle weight: \$25 per day.~~
- ~~(2) Vehicles over 10,000 pounds registered vehicle weight: \$100 per day.~~

A. Hillsborough Township's fee schedule will be set in accordance with the maximum NJ state police rates set by the Garden State Towing Association, Inc. The rates can be found at <https://gsta.org/state-police-rates/> or by proceeding to <https://gsta.org/> and clicking the link labeled "State Police Rates". These rates are recalculated annually based on a random sample of reasonable fees used by commercial and municipal towers. Operators are encouraged to review the rates regularly as changes may be made throughout the year.

B. In addition to the towing and storage fees, the operator will collect a \$50 per vehicle processing fee on all released vehicles. This fee will be paid to the Hillsborough Township Police Department by the operator no later than the 15th of each month from the release date of the vehicle. This fee applies only to vehicles towed at the request of Hillsborough Township. It excludes all vehicles abandoned in the operator's yard for which a

junk title must be obtained, or where the vehicle's owner turns over the title to the operator in lieu of payment. Operators will note on the bill: "Fee of \$50 to Hillsborough Township for administrative charges." The vehicle processing fee shall be included and described in the annual fee schedule provided by the Township to all towers.

C. If the Township of Hillsborough specifically requests the storage of any vehicle, the fees charged to the Township of Hillsborough shall be governed by N.J.S.A. 40:48-2.50, as amended.

D. Notice of Rates: Prior to hookup or flat bedding of a motor vehicle, the tower shall present a copy of the fee schedule to the owner or operator of the motor vehicle. The fee schedule shall also contain the name, address, and telephone number of the tower, its hours of operation, and a statement of when the motor vehicle may be claimed. The fee schedule shall also be prominently displayed at the storage facility.

§287-11 Violations and penalties

A. Municipal penalties. Any person violating the provisions of this chapter or of any rules and regulations adopted hereunder shall, upon conviction, be deemed guilty of a Class B violation, punishable as provided in Chapter 1, General Provisions, Article II, of the Hillsborough Township Municipal Code.

B. State penalties imposed by New Jersey Department of Insurance.

(1) Failure of a person to abide by the requirements of the Department of Insurance Regulations, N.J.A.C. 11:3-38 may be punishable by a fine not to exceed \$5,000 for the first violation, \$10,000 for the second violation and \$15,000 for any subsequent violation pursuant to N.J.S.A. 17:33A-5.

(2) Violators who are licensed as an automobile repair facility will be reported to the New Jersey Department of Motor Vehicles. Insurers may also report violators under the provisions of N.J.S.A. 17:23-8 to 17:23-15.

(3) Request for interpretations of N.J.A.C. 11:3-38 may be directed to the New Jersey Department of Insurance.

(4) Day-to-day questions regarding the interpretation and enforcement of Department of Insurance rules should be referred to the New Jersey Department of Insurance.

A. Any operator unable to respond to four or more Police Department dispatch requests per month will be subject to removal from the approved list with the approval of the Mayor or their designee.

B. Municipal penalties.

(1) Operators shall be subject to the following penalties in certain circumstances. Violators of this section, at the discretion of the Chief of Police, will be issued a summons which will be heard in the Township's Municipal Court.

(a) Failure to arrive on scene with the required equipment as directed by Township Police in the dispatch will result in a fine of \$250.

(b) Responding to scene with an unauthorized driver will result in a fine of \$250.

(2) For a violation of §287-8, regarding wrecker response times, operators shall be subject to the following penalties:

(a) The first and second violation in any given calendar year will result in a warning letter sent via certified mail from the Chief of Police, with a copy to the Mayor and Township Administrator, to the business owner at their registered place of business.

(b) The third violation in any calendar year will result in a seven-day suspension from the police tow list and a fine of \$250.

(c) The fourth violation in any calendar year will result in a fourteen-day suspension from the police tow list and a fine of \$300.

(d) The fifth violation in any calendar year will result in a suspension from the police tow list for 30 days and a fine of \$350.

(e) The sixth violation in any calendar year will result in a suspension from the police tow list for the remainder of the calendar year. The operator will be ineligible to apply for a wrecker license the following calendar year. If the applicant chooses to reapply in the future with the same corporate structure and business address, a \$300 surcharge, payable to the Township, must be included with the application.

(3) For a violation of any of the provisions of this chapter not addressed above, such as discourteous or unruly operator behavior, owners/operators shall be subject to the following penalties:

(a) The first violation in any given calendar year will result in a warning letter.

(b) The second violation in any calendar year will result in a fifteen-day suspension from the police tow list and a fine of \$250.

(c) The third violation in any calendar year will result in a thirty-day suspension from the police tow list and a fine of \$300.

(d) The fourth violation in any calendar year will result in a suspension from the police tow list for the remainder of the calendar year. The operator will be ineligible to apply for a wrecker license for the following calendar year and be subject to a \$300 surcharge if applying in the future.

C. The decision to issue summons(es) which would be heard in the Township's Municipal Court for alleged violations of this chapter shall not in any way impugn the Chief of Police's discretion, with approval of the Mayor, to suspend an operator's license as outlined in §287-12 and shall constitute a separate and distinct proceeding.

Section 2. This Ordinance shall be construed so as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable regulations. In the event of any inconsistency or conflict between the provisions of this Ordinance or other local requirements, the provisions of this Ordinance shall apply.

Section 3. If any provisions of this Ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions which shall be deemed severable therefrom.

Section 4. After introduction, the Township Clerk, in accordance with N.J.S.A. 40:49-2 and N.J.S.A. 35:3-2a is hereby directed to publish this Ordinance in its entirety or by title and summary on the Township's official internet website, together with a notice of the introduction thereof, and the time and place when and where it will be further considered for final passage. The publication shall include a clear and concise statement prepared by the Clerk setting forth the purpose of this Ordinance and a time and place when and where a copy of this Ordinance can be obtained without cost by any member of the general public. The publication shall be at least one week prior to the scheduled hearing.

Section 5. If adopted, the Township Clerk, in accordance with N.J.S.A. 40:49-2 and N.J.S.A. 35:3-2a is hereby directed to publish this Ordinance, in its entirety or by title and summary, together with a notice of the date of passage or approval, on the Township's official internet website.

Section 6. This Ordinance shall take effect immediately upon its adoption, passage and publication according to law.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to open the public hearing on Ordinance 2026-09, the motion was unanimously approved upon the call of the roll.

Deputy Mayor Lipani stated the police department is asking for fees to be updated.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to close the public hearing and adopt Ordinance 2026-09, the motion was approved upon the call of the roll.

INTRODUCTION OF NEW ORDINANCES

None

CLAIMS LIST

1. CLAIMS LIST

Mayor Payne asked to approve Claims List 2026-15

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, Claims List 2026-15, was approved upon the call of the roll.

Stefania Olochwoszcz, 1229 Millstone River Road stated DPW line items should have clear descriptions.

NEW BUSINESS

None

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.

Christine McAvoy, 142 Mountain View Road expressed concerns over Iron Peak operating hours.

Maria Janucik, 720 E. Frech Ave, Manville stated the incorrect statement in the minutes still remained and commented on affordable housing.

Township Clerk Brake advised the minutes were corrected amended at the beginning of this meeting.

Debbie Norz, 116 S. Branch Road commented on the Farmland Preservation fund.

Ayshe Kilic, 3115 Revere Court expressed concerns over the Flock cameras in town.

Jodi Green, 21 Bloomingdale Drive expressed concern over data centers and ice centers.

David Brook, 7 Winding Way expressed concerns over the public comment procedure.

Anthony Jones, expressed concerns over the high cost of living in Hillsborough.

Frances Arcidiacono, 104 Mountain View Road expressed concerns regarding the operations at Iron Peak.

Michael Carr, 39 Kline Road expressed concern over the manner of discourse at meetings and the finances of the town.

Victoria Jones, stated she would like to become more knowledgeable of town events and information. Mayor Payne replied that the township website has a wealth of information.

John Ciccarelli, 14 Southland Drive, raised issues about portable election signs and affordable housing.

Stefania Olochwoszcz, 1229 Millstone River Road raised concerns regarding remote meetings, Flock cameras, private donations to Township Committee members, and the Pilot program with Iron Peak.

Judy Haas, 2 Titus Court raised concerns about the Affordable Housing trust fund.

Attorney Willard stated any settlement agreement will be approved at a public meeting. The open public meetings act suggests that public officials must be present at meetings and not via zoom.

Mayor Payne stated the committee has been elected by the public and will continue to be here in person for the public.

ADJOURNMENT

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, the meeting duly adjourned at 9:37 pm. Said motion was unanimously carried upon voice vote.

Attested:

A handwritten signature in dark ink, appearing to be 'Sarah Brake', with a long horizontal stroke extending to the right.

Sarah Brake
Township Clerk

2027 State Unfunded Mandates

2027 Budget State Unfunded Mandates		
Department	Unfunded Mandates	Amount
Building	None	
Court	Public Defenders	\$ 95,000.00
Engineering	Watershed reports Phase 2 & 3	\$ 300,000.00
	Stormwater Mandates	
Finance	Pensions?	
Health	None	
OEM	None	
Parks/Recreation	None	
Planning and Zoning / EBDC	Planning & Zoning has identified affordable housing administration and compliance as a State-mandated requirement that may have an unfunded municipal cost in 2027. The State requires ongoing affordable housing administration, monitoring, reporting, Administrative Agent coverage, and Municipal Housing Liaison oversight. The MHL function is already established and funded by the Township. The area I am reviewing for purposes of the 2027 budget is the cost of Administrative Agent services. The Township's current 2026 contract with Rehabco is not to exceed \$86,000. However, our ordinance provides for certain Administrative Agent costs to be paid by the owners/developers of the affordable units for which those services are required. I am going to review this with our affordable housing attorney to determine which Administrative Agent costs associated with prior-round developments are actually the Township's responsibility and which should be paid by the applicable owners/developers. I also want to make sure that the responsibility for Administrative Agent costs is clearly established for all Fourth Round developments so that the Township is not paying costs that should properly be borne by the developers/owners. Accordingly, there is a State-mandated affordable housing administrative obligation for 2027, but I cannot yet identify the actual net cost to the Township until we complete that review.	Not Available
DPW	Street sweeping - required every 4 months, utilizing one sweeper is rapidly declining the vehicle and increasing the replacement rate of consumables such as brushes, hoses, and wear plates leading to expensive operating costs. Outfall maintenance and inspections- no equipment funding or personnel to achieve this ongoing maintenance (example Jet Vac truck) Tree replacement - DEP requires a zero net loss for trees, requiring towns to replant. No equipment funding available. Equipment washing compliance- wash bays required with collection system Salt and brine storage- must maintain a compliant salt storage facility requiring maintenance of a building that houses corrosive material Basin Retrofitting- keeping up with new requirements and updated basin materials Vehicle Maintenance- ongoing mandates for emissions requirements for vehicles lead to a massive increase in the service costs of vehicles (example fuels and oils are more expensive, emissions parts such a DPF components make repairs more costly increasing the necessary budget to cover these costs) Oil and maintenance fluid disposal - Oil companies used to take waste oil for free or pay you for it, now you have an associated cost for disposal. Vehicle Housing for runoff compliance- Maintaining a facility that minimizes the amount of runoff into stormwater systems Leaf collection requirements- requires leaves to be picked up within one week of placement along the curb. This requires a large number of machines to cover the size of the town, a place to store the collected leaves, trucking costs to compost the leaves, expensive equipment repairs, and enough employees to run the operation. Air Permitting compliance- NJ DEP mandates for the two generators located at the Complex; existing permits are set to expire on Feb 27, 2027 The state requires the Township to complete or comply with these requirements but does not provide funding to the Township to cover the associated costs.	Not Available - Rich will be in on Monday, and the team will discuss the price.
Social Services	None	
Tax Assessors	None	
IT	None	

2027 State Unfunded Mandates

Police	Drug Testing- \$1500.00 Live Scan- Approx \$4000.00 Range/Annual Qualifications- Approx. \$25,000.00 Language Line- \$600.00 Body Worn Cameras- Approx. \$39,000.00	\$ 70,100.00
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