

Minutes of the May 26, 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 May 26, 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 Samantha Hand. Also in attendance were Township Clerk Sarah Brake and Township Attorney William Willard. Committeewoman Jill Gomez and Administrator Anthony Ferrera were absent.

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, May 26, 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 - 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 Committeeman Robert Britting, Resolution Authorizing Executive Session the aforesaid resolution was unanimously approved upon call of the role. The Township Committee went into Executive Session at 6:33 pm.

Upon a motion by Mayor Catherine Payne, seconded by Committeewoman Samantha Hand, the public meeting was re-opened at 7:29 pm.

APPROVAL OF MINUTES

Upon a motion by Committeewoman Samantha Hand, seconded by Deputy Mayor Shawn Lipani, to go out of order and move the proclamation up on the agenda, the was approved upon the call of the roll.

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

Mayor Payne

Mayor Payne reported that on May 7th, she attended Puppy Yoga hosted by BoroSafe and the Hillsborough-Millstone Municipal Alliance.

Mayor Payne relayed that at the Hope for Tomorrow Mental Health Fair on May 14th, she presented members of the Hillsborough-Millstone Municipal Alliance with a proclamation recognizing May as National Mental Health Awareness Month.

Mayor Payne stated that May 17th was a busy day for the semiquincentennial celebrations in Hillsborough Township including a visit from George Washington at Flounder Brewing before a Lecture on Tap and listening to the Raritan Valley Choral Society at St. Joseph's Church Sing Of Thee We Sing: An American Songbook.

Mayor Payne announced it was a privilege to honor Hillsborough's local heroes during the annual Salute to Military Service Breakfast. The Mayor thanked VFW Post 8371 for their generous donation, to the Girl Scouts for their invaluable assistance, and to the Hillsborough High School Chorale for their beautiful performance, along with the solo by Molly Campbell, singing Amazing Grace a cappella. The Mayor further thanked the Parks, Recreation, Public Works and Administration Departments.

Mayor Payne congratulated the Hillsborough High School Girls' Track and Field Team on the historic achievement of capturing their 10th State Sectional Championship Title.

Mayor Payne conveyed that Hillsborough Township is excited to host its annual Family Fun Day and Fireworks on Saturday, June 27th, at Auten Road Intermediate School. This year's event carries special significance as a grand celebration of the United States' Semiquincentennial, marking 250 years of American independence.

Deputy Mayor Lipani

Deputy Mayor Lipani expressed his gratitude to all who organized the Salute to Military Service breakfast.

Deputy Mayor Lipani informed residents that General Washington utilized the Sourland Mountains to drill his troops while local Revolutionary War heroes and militia defended the front lines. Now a proud Revolution NJ Community, Hillsborough continues to preserve these historic contributions as a cornerstone of this nation's birth.

Deputy Mayor Lipani announced that Hillsborough is partnering with New Jersey American Water and Sherwin-Williams to give fire hydrants a patriotic makeover. Registration information for fire hydrant painting will be available next week on the website and in the eNews, and the first 60 to sign up will receive a free paint kit.

Deputy Mayor Lipani relayed that there would be a patriotic spirit house decorating contest for a chance to win a Hillsborough History Bundle and a photo op with the Mayor.

Deputy Mayor Lipani reported that Hillsborough is proud to celebrate America's 250th Anniversary through the generous support of its community. All commemorative activities are funded entirely by private donations, ensuring these events come at no cost to taxpayers. Deputy Mayor Lipani extended his gratitude to the following businesses and organizations for making this milestone celebration possible:

Hillsborough Rotary Club, Jersey Drive Services, York Fence Construction Company, Central Jersey Nurseries, Konkus, Hillsborough Republican Club, HudMed USA, Sherwin Williams, NJ American Water, and Avalon Assisted Living.

Deputy Mayor Lipani informed residents that any businesses and organizations that would like to donate can contact Deborah Ng in the Clerk's Office for more information. Donations must be received no later than Wednesday, June 17th, to have their logo appear on the backdrop for the Family Fun Day photo booth.

Deputy Mayor Lipani advised that early voting for the 2026 Primary Election begins Tuesday, May 26th, and runs through Sunday, May 31st, at the Hillsborough Municipal Building. There is no voting on Monday, June 1st and the primary election is Tuesday, June 2nd.

Deputy Mayor Lipani reminded residents that any planned change to the grading or topography of property requires a Township Engineering Permit because such changes can adversely affect adjoining properties.

Deputy Mayor Lipani stated that Hillsborough is hiring, and open positions are listed on the township website.

Deputy Mayor Lipani reiterated the local rules for campaign signs to ensure everyone stays compliant. Political signs are welcome in all zones, as long as signs don't block or obstruct any traffic or safety signals, and signs should never be illuminated. Most campaign signs require a zoning permit and must stay under 12 square feet in size. It is important to note, however, that these specific size and timing restrictions do not apply to temporary political signs placed on private property.

Deputy Mayor Lipani informed residents that this is the time of year for farmland inspections. The Tax Assessor's office is asking property owners to comply with requests for access. According to the New Jersey Division of Taxation, all farmland properties must be inspected at least once every three years.

Deputy Mayor Lipani advised that he attended the HHS Hall of Fame induction on May 9th.

Mayor Payne congratulated the Hillsborough High School Girls Track team on their 10 State Championships

Committeeman Britting

Committeeman Britting recognized the girls flag football team for a great season.

Committeeman Britting stated that Somerset County is holding its next Household Hazardous Waste Collection Day on June 13, 2026, at the South County Public Works Garage, 410 Roycefield Road, Hillsborough, NJ 08844, from 9:00 a.m. to 2:00 p.m.

Committeeman Britting cautioned residents that as the warmer weather settles in, there is an increase in local wildlife activity, particularly from carpenter bees. These insects are frequently spotted hovering around fences, gazebos, and other wooden structures throughout township parks.

Committeeman Britting relayed that bathing suits are required for swimming lessons and now residents can help more families access swimming lessons to reduce the danger of drowning by donating bathing suits and goggles.

Committeeman Britting informed residents that the Hillsborough senior citizen buses provide safe and dependable transportation for individuals 60 and over. This service provides curb-to-curb service for a variety of essential activities to help keep seniors independent and thriving.

Committeewoman Hand

Committeewoman Hand stated she attended the Salute to Military Breakfast and found it to be very moving.

Committeewoman Hand congratulated the 100 Hillsborough Middle School students that participated in the Teen Arts Festival held at Raritan Valley Community College.

Committeewoman Hand stated that Hillsborough Township OEM encourages everyone to take proactive steps today to prepare for hurricane season by reviewing emergency plans, refreshing supply kits, and signing up for official township alerts and notifications.

Committeewoman Hand reminded residents not to leave pets in cars unattended, especially during days with extreme heat.

Committeewoman Hand relayed 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 these signs can and will be charged as a disorderly person, fined up to \$1000, and serve jail time of up to six months.

Committeewoman Hand announced that the Hillsborough Police are hosting their annual National Night Out on August 5th from 5:30 to 8:00 p.m.

PERSONNEL ITEMS/APPOINTMENTS

1. RESOLUTION AUTHORIZING THE SALARY ADJUSTMENT AND TITLE CHANGE FOR SAMANTHA BALL AND MICHAEL CARR, AND SALARY CHANGE FOR DANIEL DAVENPORT EFFECTIVE 5/1/2026

WHEREAS, there was a reorganization of Township Departments effective 5/1/2026, and a need for the managerial responsibilities of two Township departments and one Public Works group to be assumed; and

WHEREAS, the Township Administrator recommends a \$5,000 annual salary adjustment for Samantha Ball for assuming the managerial responsibility of the Economic & Business Development Office in addition to her current role as Assistant Planner and Sustainability Program Manager, effective 5/1/2026, making her new annual base salary \$63,349.50, which will be prorated for 2026, and her title change to Assistant Planner, Sustainability Program Manager & Economic & Business Development Manager; and

WHEREAS, the Township Administrator recommends a \$5,000 annual salary adjustment for Michael Carr for assuming the managerial responsibility of the Social Services Department in addition to his current role as Director of Health & Environment Services and Environmental Programs, effective 5/1/2026, making his new annual base salary \$117,000.00, which will be prorated for 2026 and his new title Director of Health, Environment & Human Services and Director of Environmental Programs; and

WHEREAS, the Township Administrator recommends a \$5,000 annual salary adjustment for Daniel Davenport for assuming the managerial responsibility of the Public Works Road Group in addition to his current Stormwater Management Group, effective 5/1/2026, making his new annual base salary \$104,015, which will be prorated for 2026, and he will retain his Assistant Supervisor of Public Works title.

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 MOVING JASON SMITH FROM ALT #2 TO SEAT #6 ON THE PLANNING BOARD

Mayoral Appointments

Planning Board

Seat #6

Jason Smith

Expiring 12/31/2026

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

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

CONSENT

1. RESOLUTION URGING STATE LEADERS TO IMPLEMENT FAIR AND EQUITABLE REFORMS TO MITIGATE THE UNSUSTAINABLE INCREASES IN HEALTH BENEFIT PREMIUMS FOR PUBLIC SECTOR EMPLOYEES

WHEREAS, all State Health Benefits Program ("SHBP") plans are self-funded, meaning that the money paid out for benefits comes directly from an SHBP fund supplied by the State, participating local employers, and member premiums; and

WHEREAS, the rate increase for the 2026 Local Government Employer Group is 36.25% and does not include fully funding the loan to the SHBP Local Government Group under c. 86 or funding to bring the Claims Stabilization Reserve to the required two-month balance; and

WHEREAS, since the end of 2020 nearly 200 local government employers have exited the SHBP, representing a nearly 30% decline, largely leaving only local governments with the highest risk in the plan; and

WHEREAS, subsequently, during budget testimony State Treasurer Binder noted regarding the SHBP costs, while Treasury does not have the final numbers, "based on the plan actuary's midyear reports and SHBP Local Government fund levels, it is possible that rate increases could be as high as the rate increases, we experienced last year;" and

WHEREAS, such proposed exorbitant rate increases will fall upon the local property taxpayer along with the local public employees at a time where there is record inflation; and

WHEREAS, despite innovative cost containment measures taken by municipalities to make available affordable and quality healthcare for valued employees and their families, public sector health benefit plans are far too costly; and,

WHEREAS, time is of the essence for State leaders to enact long-term structural reforms that should include eliminating costly plan designs; modifying co-pays for specialists and urgent care, restricting the use of out-of-network healthcare coverage and GLP-1 drugs; implementing a Reference Based Pricing system; streamlining the use of Health Savings Accounts and Flexible Spending Accounts; and, enhancing medical transparency and the collection of data; and

WHEREAS, failure to make these long-term structural reforms will leave local officials no choice but to impose hiring freezes, eliminate budgeted vacancies, and increase taxes on residents already burdened with the highest property tax bills in the nation.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it urges state leaders to implement fair and equitable reforms to mitigate the unsustainable increases in health benefit premiums for public sector employees; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to Governor Sherrill, State Treasurer Binder, Senate President Scutari, Assembly Speaker Coughlin, Senator Zwicker and Assemblyman Freiman, and New Jersey State League of Municipalities.

2. RESOLUTION AUTHORIZING PUBLIC HEALTH MUTUAL AID AGREEMENT FOR PUBLIC HEALTH EMERGENCY SERVICES

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et. seq., authorizes any local unit to enter into an agreement with another local unit for the joint provision within their various jurisdictions of any services which any party to the agreement is empowered to render within its own jurisdiction; and

WHEREAS, the Township of Hillsborough, the Township of Bernards, the Township of Branchburg, Middle-Brook Regional Health Commission, Township of Montgomery and Somerset County desire to enter into a Shared Services Agreement for the furnishing of mutual aid for emergency public health services in accordance with N.J.S.A. 40A:65-1 et. seq.

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 Township Clerk are hereby authorized to execute a Public Health Mutual Aid Agreement with the Township of Bernards, Township of Branchburg, Middle-Brook Regional Health Commission, Township of Montgomery and Somerset County for mutual aid public health emergency services.

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

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

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

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

Name	ID	Balance
Tollprivin	20-286-56-1103-99	\$1,780.20
Harvestate	20-286-56-0278-99	\$388.07
Campusonin	20-286-56-1115-99	\$446.16
Brightspin	20-286-56-1094-99	\$828.57
Lynn Court	20-286-56-1269-99	\$755.21
2011-13	20-286-56-0184-99	\$110.12
2009-25	20-286-56-0222-99	\$110.12
2008-41	20-286-56-0332-99	\$110.12
Hills206in	20-286-56-0294-99	\$26.21
Campusoff	20-286-56-1114-99	\$104.85
Gateway929	20-286-56-1192-99	\$339.31
Grand Total		-\$4,998.94

4. 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.

Sachin Sharma \$799.50
Hariharan Nammalvar \$235.00
Brittany Shubiak \$135.00
Rosa Ramirez \$125.00

5. RESOLUTION AUTHORIZING THE ANNUAL CONTRACTUAL PAYMENT FOR BODY CAMERA VIDEO SERVICE FROM MOTOROLA SOLUTIONS (FORMALLY WATCH GUARD) FOR THE POLICE DEPARTMENT

WHEREAS, the New Jersey Legislature passed a law requiring all Police Departments to purchase body worn cameras for all uniformed police officers by June 1, 2021; and

WHEREAS, Watch Guard Video (now Motorola Solutions) was awarded a contract through the State of New Jersey Contract #T0106/23-FLEET-33791 for the provision of body worn cameras, equipment and cloud evidence storage related thereto; and

WHEREAS, the Chief of Police received a quote from Watch Guard Video (now Motorola Solutions) for a 5 year contract to provide 56 body worn cameras, equipment, cloud evidence storage, installation and warranty in accordance with the State Contract; and

WHEREAS, the annual contractual payment for body camera video services is now due to Motorola Solutions in the amount of \$35,736.00; and

WHEREAS, the Chief of Police and Qualified Purchasing Agent recommend the payment to Motorola Solutions in accordance with the State Contract and invoice submitted; and

WHEREAS, the Chief Financial Officer certifies there will be sufficient funds through account # 01-201-25-745-244 (requisition #2314183).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the payment to Motorola Solutions (formally Watch Guard Video) through State of New Jersey Contract #T0106/23-FLEET-33791 in an amount not to exceed \$35,736.00 for the Police Department body worn cameras is hereby authorized and approved.

6. RESOLUTION AUTHORIZING EXECUTION OF STORMWATER FACILITIES MAINTENANCE AGREEMENT FOR THE PROPERTY IDENTIFIED AS 29 HORSESHOE DRIVE, BLOCK 205.18, LOT 13, HILLSBOROUGH, NEW JERSEY

Whereas, William and Jenna Beard ("Property Owner") are the owners of the property identified as 29 Horseshoe Drive, Block 205.18, Lot 13, Hillsborough, New Jersey ("Property"); and

Whereas, Application BA-25-08 was filed with the Hillsborough Township Board of Adjustment ("Board") seeking approval for construction of a 684 square foot roof over an existing deck and related stormwater

management facilities on the Property; and

Whereas, on January 21, 2026, there was a hearing before the Board pertaining to the Application; and

Whereas, on March 4, 2026, the Board adopted a memorializing Resolution approving the Application; and

Whereas, the Property Owner and Township wish to enter into a Stormwater Facilities Maintenance Agreement pertaining to the construction, inspection, maintenance, repair and replacement of all stormwater management facilities at the Property and the record keeping and reporting associated therewith.

Now, Therefore, Be It Resolved by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that: (1) the Mayor and Township Clerk are authorized to execute a Stormwater Facilities Maintenance Agreement for the Property in a form approved by the Township Attorney; and (2) the Township Attorney is authorized to record the Agreement with the Somerset County Clerk.

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

Committeewoman Hand asked for an explanation of consents 1, 2, and 6.

Attorney Willard, Deputy Mayor Lipani, and Mayor Payne provided explanations.

Roy Freiman, 31 Snowbourn Place noted that his name was misspelled on consent #1.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, the consent agenda 2-6 was unanimously approved upon the call of the roll.

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the consent agenda item 1 was approved upon the call of the roll. Committeewoman Samantha Hand voted no.

BUDGET

1. 2026-05 ORDINANCE TO EXCEED THE 2026 MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriations and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Township Committee finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Township Committee hereby determines that a 3.5% increase in the budget for said year, amounting to \$508,337.58 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Township Committee hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as a cap exception to final appropriation in either of the

next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, a majority of the full authorized membership of the Township Committee affirmatively concurring, that in the CY 2026 budget year, the final appropriations of the Township of Hillsborough shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$1,186,121.02 and that the CY 2026 municipal budget for the Township of Hillsborough be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to open the public hearing on Ordinance 2026-05, the motion was unanimously approved upon the call of the roll.

Gene Reinhart, Senior Chapter A thanked the township for its support for many years.
Mayor Payne explained this ordinance is to establish the cap bank and not on the actual budget.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to close the public hearing and adopt Ordinance 2026-05 Ordinance, the motion was approved upon the call of the roll.
Committeewoman Samantha Hand voted no.

2. RESOLUTION AUTHORIZING THE 2026 MUNICIPAL BUDGET TO BE READ BY TITLE ONLY

WHEREAS, pursuant to N.J.S.A. 40A:4-8, the municipal budget may be read by its title if (1) at least one week prior to the date of the hearing and at the hearing, a complete copy of the approved budget is made available for public inspection and to each person upon request and (2) the governing body by resolution passed by not less than a majority of the full membership, determine that the budget shall be read by its title and declare the conditions set forth in the statute have been met.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby finds and declares that at least one week prior to the date of the hearing and at the hearing, a complete copy of the approved budget has been made available for public inspection and to each person upon request and a majority of the full membership of the governing body have determined the budget shall be read by title only.

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the resolution Authorizing The 2026 Municipal Budget To Be Read by Title Only was approved upon the call of the roll.

Committeewoman Hand read a comment into the record by absent Committeewoman Gomez.

3. PUBLIC HEARING FOR THE 2026 MUNICIPAL BUDGET

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2026; and

BE IT FURTHER RESOLVED that said Budget be published on the Hillsborough Township Website Public Notices Page on April 30, 2026.

The Governing Body of the Township of Hillsborough does hereby approve the following as the Budget for the year 2026.

SUMMARY OF CURRENT FUND SECTION OF APPROVED BUDGET										YEAR 2026
General Appropriations For: (Reference to item and sheet number should be omitted in advertised budget)										XXXXXXXXXX
1. Appropriations within "CAPS" -										XXXXXXXXXX
(a) Municipal Purposes {(Item H-1, Sheet 19)(N.J.S.A. 40A:4-45.2)}										35,132,411.41
2. Appropriations excluded from "CAPS" -										XXXXXXXXXX
(a) Municipal Purposes {(Item H-2, Sheet 28)(N.J.S.A. 40A:4-53.3 as amended)}										6,462,023.64
(b) Local District School Purposes in Municipal Budget (Item K, Sheet 29)										-
Total General Appropriations excluded from "CAPS" (Item O, Sheet 29)										6,462,023.64
3. Reserve for Uncollected Taxes (Item M, Sheet 29) Based on Estimated										1,468,627.72
Percent of Tax Collections										
Building Aid Allowance 2026 - \$										
4. Total General Appropriations (Item 9, Sheet 29)										43,063,062.77
for Schools-State Aid 2025 - \$										
5. Less: Anticipated Revenues Other Than Current Property Tax (Item 5, Sheet 11) (i.e. Surplus, Miscellaneous Revenues and Receipts from Delinquent Taxes)										12,270,286.04
6. Difference: Amount to be Raised by Taxes for Support of Municipal Budget (as follows)										XXXXXXXXXX
(a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes (Item 6(a), Sheet 11)										30,792,776.73
(b) Addition to Local District School Tax (Item 6(b), Sheet 11)										-
(c) Minimum Library Tax										-

Notice is hereby given that the Budget and Tax Resolution was approved by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, on April 28, 2026. A hearing on the Budget and Tax Resolution will be held at the Township of Hillsborough Peter J. Biondi Municipal Building, Courtroom, 379 South Branch Road, Hillsborough, New Jersey, on May 26, 2026, at 7:30 pm, at which time objections to said Budget and Tax Resolution may be presented by taxpayers or other interested persons.

Mayor Payne stated: "We will not be voting on the budget adoption this evening for two primary reasons. First, our lead finance liaison is not present tonight. Given her integral role in developing this budget, I believe it is important that she be here to address the difficult decisions involved. Second, we received late notice from the State regarding a necessary amendment. This change is significant enough to require proper public notice and a formal hearing, which we plan to introduce at our next meeting.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Samantha Hand, to open the public hearing on Public Hearing For The 2026 Municipal Budget the motion was unanimously approved upon the call of the roll.

Deputy Mayor Lipani stated this year was a difficult budget, most of which was out of their control. Health care costs went up over 20%. The Township cannot go into a deficit like the state or federal government can. This budget removes services to the community and places extra work on remaining employees. Preserving a residential community results in 80% of the taxbase falling upon the residents.

Mayor Payne relayed that the state provided it's commentary on the budget late Saturday, May 23, 2026.

Deputy Mayor Lipani further stated the state did not assign a reviewer for 3 weeks and an LOI for a property was just provided, 4 1/2 years after the application.

Committeeman Britting explained that the township started the year \$870,000 in the hole going into pension payments and higher insurance costs. 3 items Committeeman Britting finds very frustrating are decreases in senior programs, road improvements, spending on parks and recreation. Committeeman Britting also clarified that only 15% of the overall budget is the municipal portion, the 8.3% increase is only to this portion and not the overall budget.

Gene Reinhardt, 874 Amwell, as a Chapter A Executive Committee member stated he has appreciated the support and was shocked to find their budget listed as zero dollars. He hopes this will be reconsidered and receive some funding.

Mayor Payne replied that it has been against the law to give money directly to the senior chapters. The exercise classes at the YMCA for the seniors are still continuing.

Attorney Willard explained that the township can appropriate funds through the Parks and Recreation Department for the seniors.

Stanley Wietecha, 11 Staats Drive stated he does not see a way out of this. He believes the majority of the budget is personnel costs with generous salaries.

CFO Bushnel explained the nature of temporary appropriations.

Richard Gillio, 124 Chandler Court, a member of Chapter B stated this is very bad news and asked when are the older residents going to get a benefit from living here. He acknowledged that the problems are from above.

Georgann Valis, 208 S. Branch Road, and Chapter A Treasurer, Kathleen Page, 200 S. Branch Road stated there is \$30,000 left in their account. Ms. Valis took issue with 65% of her taxes going to the schools when she hasn't had a child in the schools since 1987. She questioned how the committee couldn't find some money to give to the seniors. The treasurer stated they would have to increase dues considerably, add fees for special events and curtail events.

Mayor Payne stated they were previously giving \$15,500 to each senior group. Mayor Payne advised that they would look into possible grants and donations to help fund the senior chapter groups.

Committeewoman Hand clarified that Committeewoman Gomez did not remove funding for the seniors. It was removed from the budget when the liaisons received it to review.

Committeeman Britting asked the two senior chapter treasurers to reach out to him as the social services liaison. Committeewoman Hand stated the budget is not done and she can find \$3200 tonight.

Julio Capra, 54 Murray Drive, Treasurer of Chapter B stated because of the elimination in funding they will have to raise fees.

Diana Reinhardt, 874 Amwell Road, who runs trips for Chapter A stated the elimination in funding will make it very difficult to organize trips and put up deposits because they will not have enough money in their accounts.

Chuck Savare, 568 Montgomery Road stated he is on a fixed income and the loss of funding will negatively affect him, complained there are too many employees and too much employee parking, and has allegedly seen township employees in marked vehicles sleeping at Otto Park.

Michael Izzo, 102 Roycebrook Road, the VP of Chapter A asked how the chapters were funded for 50 years if it was illegal and that the sound system in the courtroom be updated.

Philomena Cellilli, 24 Roycebrook Road asked about the impact of \$31,000 less dollars spent in the budget.

Deputy Mayor Lipani spoke about all the cuts and explained they can't raise taxes to cover the deficit if it causes the town to go above the tax cap.

Committeewoman Hand clarified that the CFO discovered the potential illegality of providing the senior chapters money directly. Deputy Mayor Lipani and Committeewoman Gomez questioned that issue.

CFO Bushnel explained how the township got to this state of the budget.

An unknown resident complained about the state government and the state of the economy.

An unknown resident spoke about the spending cap.

Caty Anduly, 64 Michelle Lane stated she was shocked that the funding was removed and illegal and should be researched.

Attorney Willard stated there is nothing that prohibits appropriation for senior services; it is giving the money directly to the clubs that is the problem.

Esther Wallach, 77 Murray Drive asked about the long wait time for inspections and why there aren't enough inspectors.

Deputy Mayor Lipani explained that Hillsborough does not pay as much as other towns and therefore has difficulty keeping positions filled.

Philomena Cellilli thanked the committee for their explanations and thanked Committeeman Britting for trying to work with the seniors to find solutions.

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

4. RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS PRIOR TO ADOPTION OF BUDGET

WHEREAS, the 2026 Budget has not been adopted and additional appropriations are required in order to provide Township services until the 2026 Budget is adopted; and

WHEREAS, N.J.S.A. 40A:4-20 of the Local Budget Law authorizes the governing body by resolution adopted by a 2/3 vote of the full membership thereof to make emergency temporary appropriations for any purposes for which appropriations may lawfully be made for the period between the beginning of the current fiscal year and the date of the adoption of the budget for said year.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the following emergency temporary appropriations be made for the year 2026:

Account Number	Description	2026 Temporary Budget	5/26/2026 ETA Request	Modified Temporary Budget
01-201-20-700-200	CENTRAL POSTAGE OE	3,500.00	1,500.00	5,000.00

01-201-20-701-100	TOWNSHIP ADMINISTRATION S&W	116,669.55	15,000.00	131,669.55
01-201-20-701-200	TOWNSHIP ADMINISTRATION OE	9,500.00	0.00	9,500.00
01-201-20-702-100	MAYOR & COMMITTEE S&W	16,675.00	3,200.00	19,875.00
01-201-20-702-200	MAYOR & COMMITTEE OE	5,000.00	0.00	5,000.00
01-201-20-703-100	TOWNSHIP CLERK S&W	131,381.45	12,000.00	143,381.45
01-201-20-703-200	TOWNSHIP CLERK OE	185,000.00	0.00	185,000.00
01-201-20-704-200	ELECTIONS/ OE	10,000.00	25,000.00	35,000.00
01-201-20-705-100	FINANCIAL ADMINISTRATION S&W	106,650.00	15,000.00	121,650.00
01-201-20-705-200	FINANCIAL ADMINISTRATION OE	40,000.00	15,000.00	55,000.00
01-201-20-706-200	AUDIT SERVICES OE	50,000.00	0.00	50,000.00
01-201-20-707-100	HUMAN RESOURCES S&W	40,285.75	4,000.00	44,285.75
01-201-20-707-200	HUMAN RESOURCES OE	10,000.00	0.00	10,000.00
01-201-20-708-100	TAX COLLECTOR S&W	62,795.55	7,000.00	69,795.55
01-201-20-708-200	TAX COLLECTOR OE	20,000.00	0.00	20,000.00
01-201-20-709-100	INFORMATION TECHNOLOGY	125,671.50	15,000.00	140,671.50
01-201-20-709-200	INFORMATION TECHNOLOGY OE	100,000.00	0.00	100,000.00
01-201-20-710-100	TAX ASSESSOR S&W	150,321.25	15,000.00	165,321.25
01-201-20-710-200	TAX ASSESSOR OE	30,000.00	0.00	30,000.00
01-201-20-711-200	CENTRAL PURCHASING OE	5,000.00	0.00	5,000.00
01-201-20-712-200	LEGAL OE	100,000.00	30,000.00	130,000.00
01-201-20-713-200	HUMAN SERVICES OE	60,000.00	0.00	60,000.00
01-201-20-714-200	LEGAL OUTSIDE OE	45,000.00	0.00	45,000.00
01-201-20-715-100	ENGINEERING S&W	201,311.15	20,000.00	221,311.15
01-201-20-715-200	ENGINEERING OE	40,000.00	0.00	40,000.00
01-201-20-716-200	STORMWATER ENGINEERING OE	6,000.00	0.00	6,000.00
01-201-20-719-200	PUBLIC MEETING RECORDING	15,000.00	0.00	15,000.00
01-201-20-722-100	ECONOMIC & BUSINESS DEVELOPMENT S&W	71,176.30	10,000.00	81,176.30
01-201-20-722-200	ECONOMIC & BUSINESS DEVELOPMENT OE	12,000.00	0.00	12,000.00
01-201-21-720-100	PLANNING BOARD S&W	161,500.00	20,000.00	181,500.00
01-201-21-720-200	PLANNING OE	55,000.00	40,000.00	95,000.00
01-201-22-725-100	CONSTRUCTION OFFICIAL S&W	456,000.00	50,000.00	506,000.00
01-201-22-725-200	CONSTRUCTION OFFICIAL OE	25,000.00	0.00	25,000.00
01-201-23-731-000	OTHER INSURANCE OE	590,000.00	0.00	590,000.00
01-201-23-733-000	GROUP INSURANCE OE	2,200,000.00	0.00	2,200,000.00
01-201-23-734-200	UNEMPLOYMENT COMP OE	40,000.00	0.00	40,000.00
01-201-23-735-000	Employee Waivers of Benefits	50,000.00	0.00	50,000.00
01-201-25-745-100	POLICE S&W	3,511,000.00	370,000.00	3,881,000.00
01-201-25-745-200	POLICE OE	400,000.00	0.00	400,000.00
01-201-25-747-100	EMERGENCY MANAGEMENT S&W	34,550.00	4,000.00	38,550.00
01-201-25-747-200	EMERGENCY MANAGEMENT OE	24,000.00	0.00	24,000.00
01-201-25-757-100	MUNICIPAL PROSECUTOR SW	49,000.00	0.00	49,000.00
01-201-25-757-200	MUNICIPAL PROSECUTOR OE	0.00	30,000.00	30,000.00
01-201-26-764-100	DPW S&W	726,454.30	70,000.00	796,454.30

01-201-26-764-200	DPW OE	100,000.00	0.00	100,000.00
01-201-26-765-200	DPW STREETS & ROADS OE	100,000.00	0.00	100,000.00
01-201-26-767-100	DPW MOTOR VEHICLES S&W	101,200.00	15,000.00	116,200.00
01-201-26-767-200	DPW MOTOR VEHICLES OE	225,000.00	50,000.00	275,000.00
01-201-26-768-100	DPW STORMWATER S&W	41,920.85	5,000.00	46,920.85
01-201-26-768-200	DPW STORMWATER OE	25,000.00	0.00	25,000.00
01-201-26-769-100	DPW SNOW REMOVAL S&W	100,000.00	0.00	100,000.00
01-201-26-769-200	DPW SNOW REMOVAL OE	100,000.00	0.00	100,000.00
01-201-26-772-200	BUILDINGS & GROUNDS OE	175,000.00	0.00	175,000.00
01-201-26-774-200	RECYCLING OE	235,000.00	0.00	235,000.00
01-201-26-775-100	ANNUAL CLEANUP S&W	10,500.00	0.00	10,500.00
01-201-26-775-200	ANNUAL CLEANUP OE	45,000.00	0.00	45,000.00
01-201-26-847-000	MUNICIPAL SERVICES ACT	10,000.00	0.00	10,000.00
01-201-27-345-100	SOCIAL SERVICES S&W	183,250.00	36,000.00	219,250.00
01-201-27-345-200	SOCIAL SERVICES OE	20,000.00	0.00	20,000.00
01-201-27-785-100	BOARD OF HEALTH S&W	239,052.60	40,000.00	279,052.60
01-201-27-785-200	BOARD OF HEALTH OE	35,000.00	0.00	35,000.00
01-201-27-788-200	DOG REGULATION OE	47,000.00	15,000.00	62,000.00
01-201-27-789-200	WILDLIFE MANAGEMENT	2,150.00	0.00	2,150.00
01-201-28-795-100	RECREATION SALARIES & WAGES	70,000.00	15,000.00	85,000.00
01-201-28-795-200	RECREATION OE	7,500.00	0.00	7,500.00
01-201-28-796-100	PARKS & PLAYGROUNDS S&W	319,354.90	30,000.00	349,354.90
01-201-28-796-200	PARKS & PLAYGROUNDS OE	150,000.00	0.00	150,000.00
01-201-30-797-200	CELEBRATION OF PUBLIC OE	30,000.00	15,000.00	45,000.00
01-201-31-824-000	FIRE HYDRANTS	400,000.00	80,000.00	480,000.00
01-201-31-825-000	ELECTRIC	450,000.00	100,000.00	550,000.00
01-201-31-828-000	WATER	75,000.00	0.00	75,000.00
01-201-31-829-200	HEATING FUELS	15,000.00	0.00	15,000.00
01-201-31-832-000	SEWER	2,500.00	2,000.00	4,500.00
01-201-31-833-000	GASOLINE & DIESEL	150,000.00	0.00	150,000.00
01-201-31-836-200	CELL PHONES	14,000.00	0.00	14,000.00
01-201-31-839-000	PHONE & INTERNET SERVICE	125,000.00	0.00	125,000.00
01-201-36-844-200	PUBLIC EMPLOYEES RETIREMENT SYSTEM OE	1,409,975.00	0.00	1,409,975.00
01-201-36-845-200	SOCIAL SECURITY OE	600,000.00	0.00	600,000.00
01-201-36-846-200	DEFINED CONTRIBUTION PLAN OE (DCRP)	12,500.00	0.00	12,500.00
01-201-36-847-200	POLICE & FIRE RETIREMENT SYSTEM OE	2,954,012.00	0.00	2,954,012.00
01-201-41-700-940	STATE & FEDERAL GRANTS	12,754.12	0.00	12,754.12
01-201-41-899-000	GRANT MATCH	2,688.53	0.00	2,688.53
01-201-42-108-100	Shared Service- Misc Courts	240,000.00	50,000.00	290,000.00
01-201-42-705-100	Alexandria Shared Service S&W	3,125.00	0.00	3,125.00
01-201-42-785-100	MILLSTONE INTERLOCAL S&W	10,000.00	0.00	10,000.00
01-201-42-855-000	MUNICIPAL COURT S&W	16,500.00	0.00	16,500.00
01-201-42-855-200	MUNICIPAL COURT OE	35,000.00	0.00	35,000.00

01-201-42-856-280	SPECIAL DUTY OFFICERS FOR COURT SECURITY	18,000.00	0.00	18,000.00
01-201-45-877-285	SOMERSET CO. IA LEASE PAYMENT OE	982,600.88	0.00	982,600.88
01-201-30-430-100	Emergency Storm Costs (N.J.S.A 40A:4-46)	129,100.00	0.00	129,100.00
01-201-30-430-200	Emergency Storm Costs (N.J.S.A 40A:4-46)	191,172.00	0.00	191,172.00
TOTALS		20,312,297.68	1,224,700.00	21,536,997.68

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, the Resolution Authorizing Emergency Temporary Appropriations was unanimously approved upon the call of the roll.

Committeewoman Hand stated she would like to make an amendment to give back the June Township Committee salary at a savings of \$3200.

Deputy Mayor Lipani explained the nature of an emergency temporary appropriation.

Upon a motion by Committeewoman Samantha Hand, seconded by Committeeman Robert Britting, to amend item 4 to credit \$3200, was approved upon the call of the roll.

PUBLIC HEARINGS

None

INTRODUCTION OF NEW ORDINANCES

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

2. 2026-06 ORDINANCE AMENDING CHAPTER 188 “LAND USE AND DEVELOPMENT”, ARTICLE II “ADMINISTRATIVE PROVISIONS”, SECTION 188-14 “GUARANTIES AND INSPECTIONS”, OF THE MUNICIPAL CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO UPDATE THE OWNER OCCUPIED RESIDENTIAL FEE SCHEDULE FOR ENGINEERING REVIEW AND INSPECTIONS. FURTHER CONSIDERATION AND PUBLIC HEARING TO BE HELD ON JUNE 23, 2026.

WHEREAS, the owner-occupied residential fee schedule for engineering review and inspections was last updated in 2002; and

WHEREAS, stormwater and flooding have become an increasing issue within New Jersey and especially in Hillsborough; and

WHEREAS, the State of New Jersey has imposed new stormwater requirements and these requirements necessitate added reviews and inspections by the Engineering Department; and

WHEREAS, there are also increased requirements from the Planning and Zoning Boards for stormwater facilities to protect adjoining property owners and many projects now require multiple inspections; and

WHEREAS, the Engineering Director recommends that the owner-occupied residential fee schedule for engineering review and inspections be updated to reflect current hourly rates and additional inspections required by outside agencies.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Chapter 188 “Land Use and Development”, Article II “Administrative Provisions”, Section 188-14 “Guaranties and Inspections”, of the Municipal Code of the Township be amended as follows: **New language is underlined thus and deletions are indicated with strikethroughs ~~thus~~.**

§ 188-14. Guaranties and inspections.

F. Inspections and improvements.

(1) Inspections of subdivisions and site plans.

(f) All inspection costs, not listed below, shall be determined in accordance with prevailing hourly rates on file with the Township Engineer, including overhead for municipal employees and including' overhead and profits for consultants employed as agents of or furnishing testing services and reporting to the Township Engineer. Inspection work before 8:00 a.m. or after 4:30 p.m. or on weekends or holidays will incur overtime costs.

[1] Owner-occupied (not part of a development) residential fee schedule for engineering review and inspections.

[a] Construction of single-family dwelling: ~~\$225~~ **\$325**

[b]Addition to single-family dwelling: ~~\$100~~ **\$150**

[c] in-ground swimming pool: ~~\$175~~ **\$200**

[d] Driveway expansion/renovation: \$100.

[e] Freestanding structure (garage, pole barn, storage building. Etc.) over 100 sq.ft.: \$175

[f] Stormwater Improvements: \$200

[g] Grading/drainage modifications: \$150

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to introduce Ordinance 2026-06. Further Consideration and Public Hearing to be held on June 23, 2026., the motion was unanimously approved upon the call of the roll.

3. 2026-07 ORDINANCE ADOPTING “SUNNYMEAD LANDFILL REDEVELOPMENT PLAN” FOR THE PROPERTY IDENTIFIED AS SUNNYMEAD ROAD, BLOCK 182, LOTS 6 AND 7.02, PREVIOUSLY DETERMINED TO BE A NON-CONDEMNATION REDEVELOPMENT AREA AND AMENDING CHAPTER 188 “LAND USE AND DEVELOPMENT” OF THE MUNICIPAL CODE OF THE TOWNSHIP OF HILLSBOROUGH TO ESTABLISH A NEW “SUNNYMEAD LANDFILL REDEVELOPMENT DISTRICT” THE DEVELOPMENT OF WHICH TO BE IN ACCORDANCE WITH THE REDEVELOPMENT PLAN. FURTHER CONSIDERATION AND A PUBLIC HEARING TO BE HELD ON JUNE 23, 2026.

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, the 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, on January 22, 2026, the Planning Board conducted a duly noticed public hearing 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, on February 5, 2026, the Planning Board adopted a Resolution 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, on March 24, 2026, the Township Committee adopted Resolution R-132-2026 determining 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; and

Whereas, at the direction of the Township Committee, the “Sunnymead Landfill Redevelopment Plan” was prepared for the property identified as Sunnymead Road, Block 182, Lots 6 (+/- 4.37 acres) and 7.02 (+/- 10.71 acres), Hillsborough, New Jersey (“Redevelopment Area”); and

Whereas, the Township Committee has reviewed the “Sunnymead Landfill Redevelopment Plan” and desires to adopt said Redevelopment Plan.

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. The “Sunnymead Landfill Redevelopment Plan” for the Redevelopment Area identified as Sunnymeade Road, Block 182, Lots 6 (+/- 4.37 acres) and 7.02 (+/- 10.71 acres), Hillsborough, New Jersey, attached hereto as **Exhibit A** is hereby adopted in accordance with the Redevelopment and Housing Law, N.J.S.A. 40A:12A-7.

Section 2. Chapter 188 “Land Use and Development”, “Attachment 5 – Table of Zoning Map Amendments”, of the Municipal Code of the Township of Hillsborough shall be amended as follows:

The Zoning Map shall be amended to change the zoning designation for Block 182, Lot 6, from RA Residential/Agricultural to Sunnymeade Landfill Redevelopment Plan District and Block 182, Lot 7.02, from I-1 Light Industrial District to Sunnymeade Landfill Redevelopment Plan District.

Section 3. Chapter 188 “Land Use and Development”, “Attachments”, of the Municipal Code of the Township of Hillsborough shall be amended to add the Sunnymeade Landfill Redevelopment Plan as an attachment as follows:

Attachment 13 – Sunnymeade Landfill Redevelopment Plan

Section 4. Chapter 188 “Land Use and Development”, Article V “Districts and Standards” is hereby amended to establish a new Section §188-114 “Sunnymeade Landfill Redevelopment Plan District” as follows:

§188-114 Sunnymeade Landfill Redevelopment Plan District.

The development of the Sunnymeade Landfill Redevelopment Plan District shall be in accordance with Attachment 13 - Sunnymeade Landfill Redevelopment Plan.

Section 5. 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 zoning, planning, and land use regulations. In the event of any inconsistencies or conflicts between this Ordinance and existing ordinances of the Township, the provisions of this Ordinance shall apply.

Section 6. 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 7. After introduction, the Township Clerk is directed to forward a copy of this Ordinance and the “Sunnymeade Landfill Redevelopment Plan” to the Township Planning Board for Master Plan consistency review and recommendation in accordance with N.J.S.A. 40A:12A-7e.

Section 8. After introduction, the Township Clerk, in accordance with N.J.S.A. 40:49-2 is hereby directed to publish this Ordinance in its entirety or by title and summary at least once in a newspaper published and circulated in the municipality, if there is one, and if not, in a newspaper printed in the county and circulating in the municipality, together with a notice of the introduction thereof, 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 1 week prior to the scheduled hearing.

Section 9. Upon adoption, the Township Clerk, in accordance with N.J.S.A. 40:49-2 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, at

least once in a newspaper published and circulated in the municipality, if there is one, and if not, in a newspaper printed in the county and circulating in the municipality.

Section 10. Upon adoption, the Township Clerk is directed to forward a copy of this Ordinance and the “Sunnymead Landfill Redevelopment Plan” to all record owners of property located within the delineated redevelopment area and to the Somerset County Planning Board.

Section 11. In accordance with N.J.S.A. 35:3-2a, the Township Clerk is further directed to publish the legal notices pertaining to this Ordinance on the Township’s official internet website.

Section 12. This Ordinance shall take effect upon adoption and publication according to law.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Samantha Hand, to introduce Ordinance 2026-07. Further Consideration and a Public Hearing to be held on June 23, 2026., the motion was unanimously approved upon the call of the roll.

CLAIMS LIST

1. CLAIMS LIST 26-09

Mayor Payne asked to approve Claims List 2026-09.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, Claims List 2026-09, was approved upon the call of the roll.

NEW BUSINESS

None

PROCLAMATIONS / APPOINTMENTS

1. PROCLAMATION RECOGNIZING PATROLMAN CHRIS WECKENMAN

WHEREAS, Christopher Weckenman, a patrolman in the Hillsborough Police Department for 24 years assisted in a barn fire while off duty; and

WHEREAS, Patrolman Weckenman, while on his way to the 2026 Police Unity Tour, observed a fire at 889 Amwell Road with flames coming out of the rear barn window; and

WHEREAS, Patrolman Weckenman responded to the back of the property to ensure that no children or animals were inside the burning structure; and

WHEREAS, Patrolman Weckenman then contacted 911 and provided updates on the status of the fire while also removing power equipment and a gas can full of fuel from the burning barn, preventing the further spread of the fire; and

WHEREAS, Patrolman Weckenman made contact with the homeowner on his second attempt and evacuated everyone in the residence; and

WHEREAS, while waiting for the fire department to arrive, Patrolman Weckenman assisted with traffic and also picked up a small Dachsund dog who was frightened and running into traffic.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, do hereby recognize the heroic efforts of Patrolman Christopher Weckenman, appreciate his commitment to the residents of Hillsborough, and congratulate him for being a shining member of our community.

PRESENTATIONS

PUBLIC COMMENT ON NEW BUSINESS AND MATTERS NOT ON THE AGENDA

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

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

Bill Dondiego, 12 Gulick Court stated that Sustainable Hillsborough should be looking into grants from PSE&G. Mayor Payne stated Hillsborough is not eligible for grants because the township is not serviced solely by PSE&G. Mr. Dondiego disagreed with that system.

ADJOURNMENT

Upon a motion by Committeeman Robert Britting, seconded by Committeewoman Samantha Hand, the meeting duly adjourned at 9:33 pm. Said motion was unanimously carried upon voice vote.

Attested:

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

Sarah Brake
Township Clerk