

Minutes of the June 27, 2023 Township Committee Meeting of the Township of Hillsborough, in the County of Somerset, State of New Jersey, held in the Municipal Complex at 5:00 PM on June 27, 2023.

CALL OF THE ROLL

Upon call of the roll, the following Committee members were recorded present: Mayor Shawn Lipani, Deputy Mayor Robert Britting, Jr., and Committeeman James Ruh, Jr. Also in attendance were Township Administrator Anthony Ferrera, Township Clerk Sarah Brake and Township Attorney William Willard. Committeeman Doug Tomson and Committeeman John Ciccarelli were absent.

SALUTE TO THE FLAG

MAYOR STATES

Mayor Lipani advised that in accordance of section 5 of the Open Public Meetings Act, Chapter 231, of the Public Laws of 1975 that 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 5:00 p.m. on Tuesday, June 27, 2023.

APPROVAL OF MINUTES

None

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

None

PROCLAMATIONS / APPOINTMENTS

None

PRESENTATIONS

CONSENT

1. RESOLUTION AUTHORIZING THE DIRECTOR OF PARKS AND RECREATION TO FILL OPEN POSITION FOR RECREATION PROGRAMS

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

WHEREAS, the Director of Parks and Recreation recommends the hiring of the following individual(s).

First	Last	Title	Hourly Rate	Effective Date
Ansh	Agarwal	Basketball Scorekeeper	\$14.00	5/16/2023
Ansh	Agarwal	Youth Basketball Ref	\$18.00	5/22/2023
Eric	Albee	Basketball Scorekeeper	\$14.00	5/16/2023
Eric	Albee	Youth Basketball Ref	\$18.00	5/22/2023
Timothy	Kafka	Basketball Scorekeeper	\$14.00	5/3/2023
Devon	Khurana	Basketball Scorekeeper	\$14.00	5/16/2023
Devon	Khurana	Youth Basketball Ref	\$18.00	5/22/2023

Andrew	Schwarz	Basketball Scorekeeper	\$14.00	5/10/2023
Tanya	Shah	Basketball Coach	\$14.00	6/16/2023
Akshil	Sharan	Basketball Coach	\$14.00	6/12/2023
Tyrone	Parker	JV League Basketball Ref	\$40.00	6/26/2023
Nikhil	Singh	Tennis Instructor	\$15.00	6/13/2023
Gabriela	Garcia	Tennis Instructor	\$25.00	6/13/2023
Arjun	Chadha	Tennis Instructor	\$15.00	6/13/2023
Emily	Chase	Tennis Instructor	\$15.00	6/13/2023
Dhrupath	Chalil-Rakheesh	Tennis Instructor	\$15.00	6/13/2023
Vir	Trivedi	Tennis Instructor	\$15.00	6/13/2023
William	Marra	JV League Basketball Ref	\$40.00	6/26/2023
Jaival	Trivedi	Tennis Instructor	\$15.00	6/13/2023
Grace	Cao	Summer Camp Counselor	\$14.00	5/17/2023
Emily	Chase	Summer Camp Counselor	\$14.00	6/12/2023
Ainsley	Harkin	Summer Camp Counselor	\$14.00	5/17/2023
Michael	Kondratiuk	Summer Camp Counselor	\$14.00	5/17/2023
Abigail	Losch	Summer Camp Counselor	\$14.00	5/17/2023
Jenna	Caruso	Summer Camp Counselor	\$14.00	6/16/2023
Matt	Jedziniak	Head Skateboarding Instructor	\$50.00	3/6/2023
Abed	Medawar	Soccer Official	\$50.00	4/8/2023
Valerie	O'Reilly	Soccer Coach	\$14.00	5/17/2023
Hameed	Kamara	Soccer Official	\$15.00	5/20/2023

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the authorization of the Director of Parks and Recreation to hire part time staff to support Hillsborough Township Recreation Programs is hereby accepted and approved.

2. RESOLUTION TO APPLY FOR DCA LOCAL EFFICIENCY ACHIEVEMENT PROGRAM GRANT

WHEREAS, the State of New Jersey has appropriated \$10 million for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services ("DLGS"), is tasked with administering these grant funds through the Local Efficiency Achievement Program ("LEAP"); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the Township of Hillsborough as the Lead Entity Applicant and the Township of Branchburg as the

Participating Local Unit propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is for a Shared Municipal Court between the Township of Branchburg and Township of Hillsborough which will benefit the residents of both participating local units; and

WHEREAS, the Township of Hillsborough has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Township of Hillsborough will apply for a LEAP Implementation Grant in the amount not to exceed \$400,000 to support implementation of this shared service.

3. RESOLUTION AUTHORIZING THE HEALTH OFFICER TO FILL PART-TIME POSITIONS AS REQUIRED TO SUPPORT THE STRENGTHENING PUBLIC HEALTH GRANT

WHEREAS, there is a need to hire part-time staff as required to support the Strengthening Public Health Grant requirements; and

WHEREAS, the Health Officer requests authorization for the hiring of the following individuals:

Name	Position	Hours Required	Hourly Rate
Mary Caputo	Infectious Disease Prevention Generalist	11 hours per week	\$75.00 per hour
Tiffany Neal	Local Health Outreach Coordinator	15 hours per week	\$75.00 per hour
Robin Vlamis	Local Health Outreach Coordinator	15 hours per week	\$75.00 per hour
Amado Pacheco	Local Health Outreach Coordinator	10 hours per week	\$66 per hour
Alana Wojciechowski	Public Health Intern	25 hours per week	\$25 per hour

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the authorization of the Health Officer to hire part time staff as required to support the Strengthening Public Health Grant requirements is hereby accepted and approved.

4. RESOLUTION AUTHORIZING THE HIRING OF MARCELO DENEGRI FOR THE PART-TIME IT POSITION IN THE HILLSBOROUGH POLICE DEPARTMENT

WHEREAS, there exists a need for a part-time IT Assistant in the Township of Hillsborough Police Department; and

WHEREAS, the Chief of Police recommends the hiring of Marcelo Denegri as a part-time IT Assistant in the Township of Hillsborough Police Department effective June 28, 2023, at a rate of \$20.00 per hour.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Chief of Police is authorized to hire Marcelo Denegri as part-time IT Assistant effective June 28, 2023, at a rate of \$20.00 per hour.

5. RESOLUTION AUTHORIZING THE HIRING OF REBECCA DELCORE FOR THE POSITION OF PART-TIME FLOATER FOR HILLSBOROUGH TOWNSHIP

WHEREAS, there exists a need for a part-time floater for the Township of Hillsborough; and

WHEREAS, the Township Clerk and Township Administrator recommend the hiring of Rebecca DelCore as part-time floater, effective June 27, 2023, at the rate of \$16/hour not to exceed 116 hours per month.

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

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

Township Administrator Ferrera welcomed the new hires and explained the funding of certain new hires. Maria Janucik, 720 E. Frech Ave, Manville asked about the new hires in consents 2-5. Administrator Ferrera provided explanations.

PUBLIC HEARINGS

1. 2023-11 ORDINANCE AUTHORIZING REDEVELOPMENT AND PROPERTY SALE AGREEMENT BETWEEN THE TOWNSHIP OF HILLSBOROUGH AND SUNNYMEADE VENTURES, LLC, FOR THE PROPERTY IDENTIFIED AS SUNNYMEADE ROAD, BLOCK 182, LOT 7.02, HILLSBOROUGH, NEW JERSEY.

Whereas, the Township of Hillsborough 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; and

Whereas, the landfill requires closure in accordance with applicable federal, state and local statutes, rules, regulations, codes and ordinances; 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 accordance with applicable law in consideration for the Township transferring title to the Property to Sunnymead Ventures and the Township adopting a mutually agreeable Redevelopment Plan for the Property; and

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

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

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

Whereas, the parties now desire to enter into a Redevelopment and Property Sale Agreement for the sale and redevelopment of the Property and closure of the landfill.

Now, Therefore, Be It Ordained by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that: (1) Sunnymeade Ventures, LLC, is hereby designated as Redeveloper of the Property; (2) the Mayor and Township Clerk are hereby authorized to execute a Redevelopment and Property Sale Agreement with Sunnymeade Ventures, LLC, consistent with this Ordinance and in a form approved by the Township Attorney designating Sunnymeade Ventures, LLC, as Redeveloper of the Property and authorizing the sale and transfer of the Property to Sunnymeade Ventures, LLC; (3) the Mayor, Township Clerk and Township Attorney are authorized to execute all documents and take all actions necessary for sale and transfer of title to the Property to Sunnymeade Ventures, LLC, and redevelopment thereof consistent with the terms of the Redevelopment and Property Sale Agreement and to be adopted Redevelopment Plan for the Property; (4) Sunnymeade Ventures, LLC, shall be responsible for closure of the landfill and monitoring thereof in accordance with applicable law and all New Jersey Department of Environmental requirements, at their sole cost and expense; and (4) this Ordinance shall take effect upon adoption and publication according to law.

Upon a motion by Committeeman Jim Ruh, seconded by Deputy Mayor Robert Britting, to open the public hearing on Ordinance 2023-11, the motion was unanimously approved upon the call of the roll.

1. Meryl Bisberg, 4 Hickory Hill Road asked for more information on the property.

Township Attorney Willard provided the history of the property.

Mayor Lipani gave further explanation of the redevelopment agreement.

2. Susan Gulliford, Hunt Club Road, asked about the property being auctioned in 2005 and proposed uses of the property.

Township Attorney Willard stated it was not auctioned. The Township solicited statements of interest in 2005.

Mayor Lipani stated Joseph Horner is the principal and that the redeveloper would have to go before the Planning Board for any proposed uses.

3. Judy Haas, asked about the residual value of the property and if the trucking company next door could use the property.

Township Attorney Willard and Mayor Lipani advised there is a lot of work and cost in remediating. The purpose of the ordinance is to transfer the cost of remediation to a developer. The buyer has indicated an interest in putting a solar facility on the property once he closes up the landfill.

4. Maria Janucik, 720 E. Frech Ave, Manville, asked about when the property was purchased and the documents for the passive methane gas system installed by township and complimentary gas system installed by Sunnymeade Ventures LLC.

Mayor Lipani stated this takes the responsibility out of the taxpayers for the cleanup. The cleanup will be overseen by the NJDEP and the LSRP.

Township Administrator Ferrera stated this is a good venture and a win for the Township to have a developer willing to clean up this site.

5. Meryl Bisberg, 4 Hickory Hill Road, asked if the redevelopment agreement has full taxation or an abatement.

Township Attorney Willard stated no decision has been made to date.

Upon a motion by Deputy Mayor Robert Britting, seconded by Committeeman Jim Ruh, , to close the public hearing and adopt Ordinance 2023-11, the motion was approved upon the call of the roll.

INTRODUCTION OF NEW ORDINANCES

None

CLAIMS LIST

None

NEW BUSINESS

None

PUBLIC COMMENT ON NEW BUSINESS AND MATTERS NOT ON THE AGENDA

Township Clerk Sarah Brake stated the following. The Township Committee welcomes input from the public. Please state your name and address and please spell your name for the record. You will be given one three minute allotment for your comments. Please understand that this public forum is not structured as a question and answer session. Comments are to be addressed to the Mayor. Again, please keep your comments to three minutes. Thank you.

Maria Janucik, 720 E. Frech Ave, Manville asked why the meeting was set for 5pm rather than 7:30pm and complained that some records received pursuant to an opra do not have signatures and seals. Mayor Lipani referred her to Township Clerk Brake to discuss.

EXECUTIVE SESSION

None

ADJOURNMENT

Upon a motion by Committeeman Jim Ruh, seconded by Deputy Mayor Robert Britting, the meeting duly adjourned at 5:54 pm. Said motion was unanimously carried upon voice vote.

Attested:

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

Sarah Brake
Township Clerk