

Minutes of the May 13, 2025 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 13, 2025.

CALL OF THE ROLL

Upon call of the roll, the following Committee members were recorded present: Mayor John Ciccarelli , Deputy Mayor Catherine Payne, Committeeman Robert Britting, Jr., Committeewoman Samantha Hand and Committeeman Shawn Lipani . Also in attendance were Township Administrator Anthony Ferrera, Township Clerk Sarah Brake, Township Attorney William Willard, and Affordable Housing Attorney Eric Bernstein. Deputy Mayor Payne joined the meeting at 6:36pm.

SALUTE TO THE FLAG

EXECUTIVE SESSION

1. RESOLUTION AUTHORIZING EXECUTIVE SESSION

- **CONTRACT NEGOTIATIONS - KFS&C**
- **LITIGATION - WESTON ROAD, LLC**
- **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:
 - Contract Negotiations - KFS&C
 - Litigation - Weston Road, LLC
 - 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 Committeeman Robert Britting, seconded by Committeeman Shawn Lipani, the Resolution Authorizing Executive Session was unanimously approved upon call of the role. The Township Committee went into Executive Session at 6:33 pm.

Upon a motion by Committeewoman Catherine Payne, seconded by Committeewoman Samantha Hand, the public meeting was re-opened at 7:30 pm.

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 13, 2025. Executive Session, if deemed necessary, to begin at 6:30 pm.

APPROVAL OF MINUTES

1. REGULAR MEETING MINUTES APRIL 22, 2025

Upon a motion by Committeeman Shawn Lipani, seconded by Committeewoman Samantha Hand, the Regular Meeting Minutes of April 22, 2025 were approved upon the call of the roll.

2. EXECUTIVE MEETING MINUTES JANUARY 14, 2025

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Catherine Payne, the Executive Meeting Minutes of January 14, 2025 were approved upon the call of the roll.

3. EXECUTIVE SESSION MINUTES FEBRUARY 11, 2025

Upon a motion by Deputy Mayor Catherine Payne, seconded by Committeewoman Samantha Hand, the Executive Session Minutes of February 11, 2025 were approved upon the call of the roll. Committeeman Britting abstained.

Attorney Willard stated all towns in NJ have a deadline of June 30, 2025 to come up with an affordable housing plan. The township is still in the planning process. A special Township Committee meeting needs to be scheduled by motion for May 19, 2025 at 4pm. It will be a public meeting but then the Township Committee will go into Executive Session to discuss matters in litigation with respect to affordable housing.

Upon a motion by Deputy Mayor Catherine Payne, seconded by Committeeman Robert Britting, a motion to add a special Township Committee meeting on May 19, 2025 at 4pm, was approved upon the call of the roll.

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

Mayor's Opening Remarks

Mayor Ciccarelli offered condolences on the loss of beloved coach, counselor, and resident, Ian Progin, who lost his 14-year battle with brain cancer on May 2nd. Ian will be remembered for his quiet strength, unwavering dedication, and deep love for the people around him.

Mayor Ciccarelli reported that National Military Appreciation Month is observed annually in May to honor and thank the men and women who serve or have served in the U.S. Armed Forces.

Mayor Ciccarelli along with Committeewoman Hand, Economic & Business Development Director Zuzana Karas, and members of the Hillsborough Police Department and Hillsborough Business Association attended the ribbon cutting of Robinson's Chocolates and Peru Chikann.

Mayor Ciccarelli stated that he and Committeewoman Hand attended the Hope for Tomorrow Mental Health Fair on May 8th run by Boro Safe. There was a large turnout with many participating vendors.

Mayor Ciccarelli reported that on May 2nd, Hillsborough Township held a bench dedication at Ann Van Middlesworth Park in memory of Vladimir Shtabnoy. He and Deputy Mayor Payne were honored to participate.

Committeeman Britting

Committeeman Britting congratulated Hillsborough Township Clerk, Sarah Brake, and Deputy Clerk, Erica Lenzo as both were named to the 2025 Municipal Clerks Honor Roll. This is Sarah's fifth year in a row to receive this recognition and Erica's second year in a row. Administrator Ferrera also congratulated both.

Committeeman Britting reminded residents of the following dates surrounding the Primary Election: Mail-in ballots were sent out on April 19th, voter registration deadline is May 20th, the drop box in front of the municipal building is now open for mail-in ballots, sample ballots will be mailed on May 28th, the deadline to request a mail-in ballot is June 3rd, in-person early voting for the June Primary Election begins June 3rd, the last day of early voting is June 8th, and the Primary Election Day is Tuesday, June 10th.

Committeeman Britting welcomed Care and Cure Physical Therapy to the business community.

Committeeman Britting thanked all who supported Hillsborough's local businesses during National Small Business Week, May 4–10, 2025.

Committeeman Britting announced that the Annual Green Living and Wellness Fair will be held on Saturday, June 7th, in conjunction with the Hillsborough YMCA HOP 5K. The Fair, a rain-or-shine event, begins at 8 a.m. at the Municipal Building and will end at 11 a.m.

Committeeman Britting reported that Hillsborough is hiring for a variety of positions, including inspectors for the Building Department, and a crossing guard.

Committeeman Britting stated that registration is still open for both the 2025 Summer Sports Clinics and Music Academy and Summer Camp.
Social Services.

Committeeman Britting advised that the Social Services Department is offering an Instrumental Meditation & Yoga Series for Hillsborough seniors during May and June.

Committeeman Britting relayed that farmland applications will be mailed from the Assessor's office in June to all qualified farmland owners. Completed farmland applications should be returned to the Assessor's office by August 1, 2025.

Mayor Ciccarelli attended a joint meeting with the HBA and Somerset County Business Partnership attended by approximately 100 businesses.

Committeewoman Hand

Committeewoman Hand advised that May is designated as National Stroke Awareness Month in the United States. Early recognition is key.

It's important to call 911 at the first signs of a stroke - no matter how small - because immediate treatment is essential so symptoms and long-term repercussions don't escalate.

Committeewoman Hand encouraged residents to participate in the meditation sessions offered through the library.

Committeewoman Hand reported she attended the Board of Ed Art Gala.

Committeewoman Hand congratulated Sarah Thompson on achieving 100 draw controls in women's lacrosse and Kevin Jones for scoring 100 points in men's lacrosse at Hillsborough High School. Gabriela Russa and Halley Hand both alumni Hillsborough High School lacrosse players, just competed in the NCAA D3 Women's lacrosse. Halley Hand's team will be advancing to the NCAA Sweet 16.

Committeeman Lipani

Committeeman Lipani reported that pools have specific requirements for their installation and for their barrier. These requirements are intended to protect against potential drowning and near drowning by restricting access to the pool.

Committeeman Lipani advised that Building Safety Month is an international campaign held in May to raise awareness about building safety. This campaign reinforces the need for the adoption of modern, regularly updated building codes and helps individuals, families, and businesses understand what it takes to create safe and sustainable structures.

Committeeman Lipani stated that a contract was bid for sidewalk repairs throughout the Township. The Township will concentrate on high-walk areas near schools and shopping.

Committeeman Lipani announced that the next Master Plan survey is now live and will close on May 18th at 11:59pm.

Committeeman Lipani explained that the Public Works pavement preservation program is a long-term, cost-effective maintenance program designed to extend pavement life through the use of preventative maintenance products such as the micro seal and chip seal. Currently, 20 roads are scheduled to receive some type of road preservation: Boehm Way, Todd Street, Larrison Drive, Hendrickson Court, Frey Road, Crane Court, Peak Lane, Drost Road, Crusier Court, Doyle Court, Hamilton East, Anne Street, Franklin Street, Claremont, High Acre Drive, Sunnyside Lane, Norz Drive, Wagner Lane, Fellen Place, and Woods Road- Amwell to Hillsborough. A timeline hasn't been issued, but it will be released in the next month.

Committeeman Lipani announced that National Mental Health Awareness Month was established in 1949 to raise awareness about the importance of mental health and to stop the stigma associated with mental health. Mental illness can affect anyone and can develop at any time. Its effects spread well beyond the individual to family, friends, and coworkers. In the United States, one in five adults will experience a mental illness each year. 17 percent of youth experience a mental health disorder each year, and 50 percent of all lifetime mental illnesses begin by age 14. Hillsborough Township and the Hillsborough School District have been designated as Stigma-Free Communities.

Deputy Mayor Payne

Deputy Mayor Payne reported that chimineas and outdoor fireplaces are very popular in backyards throughout Hillsborough and although their use is allowed under the state fire code, there are restrictions that residents must comply with.

Dputy Mayor Payne informed residents about the Police Unity Tour wherein Hillsborough officers rode bikes over 300 miles to Washington DC to honor those officers that have fallen in the line of duty.

Deputy Mayor Payne advised national police week offers honor, remembrance, and peer support while allowing law enforcement, survivors, and citizens to gather and pay homage to those who gave their lives in the line of duty.

Deputy Mayor Payne invited residents to the Ice Cream Social with the Hillsborough Police Department at the Ice House on July 9th from 6:00 to 9:00 p.m.

Deputy Mayor Payne asked residents to save the date for the Hillsborough Police second annual National Night Out on August 5th from 5:30 to 8 pm at Mountain View Park.

Deputy Mayor Payne reminded veterans, active military, and their families that it's time to register for the Salute to Military Service breakfast taking place on Saturday, May 24th, before the Memorial Day Parade. The Memorial Day Parade will follow at 10:00 a.m., with the Garden of Honor Ceremony at 11:00 a.m.

Deputy Mayor Payne reported that there will be a Veteran Session June 21st, from 10-12 in the Senior Activities room.

Mayor Ciccarelli

Mayor Ciccarelli reported that Hillsborough remains one of the Top 100 places to live and raise a family in our state, according to ranking site Niche.com.

Mayor Ciccarelli stated that Hillsborough Township is again working with Town Planner to produce a 2026 color-printed calendar that will be mailed to every residence in Hillsborough. For the 2026 calendar, local artists will be highlighted. The Township is collecting digital images of artwork created by Hillsborough residents.

Mayor Ciccarelli advised that May 1st was the National Day of Prayer, which Hillsborough Township commemorated with a ceremony at the Garden of Honor.

Mayor Ciccarelli relayed that he along with Assemblyman Roy Freiman attended the Hillsborough Police Department Pie with Patrol on May 3rd, at Roman Gourmet.

Mayor Ciccarelli announced that he recently joined Hillsborough residents for another walk in the park with a speaker focusing on the benefits of walking.

Mayor Ciccarelli reported that several residents recently dedicated their weekend time to participating in the Adopt a Highway/Clean Communities clean-up day for Route 206.

Mayor Ciccarelli announced that beginning Tuesday, August 12, the annual Rotary Fair and Business Expo will once again transform the Hillsborough Promenade (315 Route 206) into a classic carnival.

PROCLAMATIONS / APPOINTMENTS

1. PROCLAMATION RECOGNIZING ANJANA IYER- PRESIDENTIAL AWARD OF EXCELLENCE IN MATH/SCIENCE

WHEREAS, Anjana Iyer, a Chemistry Special Education teacher at Hillsborough High School, has the honor of being named the 2023 Presidential Awardee for Excellence in Mathematics and Science Teaching; and
WHEREAS, Anjana Iyer has been a chemistry teacher at Hillsborough High School for 14 years; and
WHEREAS, Anjana Iyer has a passion for making science accessible to all students utilizing an instructional model and an inquiry-based approach; and

WHEREAS, Anjana Iyer is a 2024 JerseyCAN fellow and was the 2021 Governor Educator of the Year, 2019 Best Inclusion Teacher, and 2018 Outstanding High School Chemistry Teacher; and

WHEREAS, the United States Government awards top honors to one educator per state that demonstrates deep content knowledge of the subjects they teach and the ability to motivate and enable student success.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, further commend Anjana Iyer for being awarded the 2023 Presidential Award for Excellence in Mathematics and Science Teaching.

2. PROCLAMATION RECOGNIZING CASSANDRA SHANNON- VFW TEACHER OF THE YEAR

WHEREAS, Cassandra Shannon, an English as a Second Language teacher at Hillsborough Elementary School, has the honor of being named the 2024 VFW Teacher of the Year; and

WHEREAS, Cassandra Shannon has been an ESL teacher at Hillsborough Elementary School for 17 years; and

WHEREAS, Cassandra Shannon initiated "Multicultural Mondays" which are school-wide video announcements that explain various celebrations/traditions throughout the school year; and

WHEREAS, Cassandra Shannon created and co-taught an after-school program for Multilingual Learners, has

organized and distributed donations of clothing and holiday gifts throughout the year, obtained free eyeglasses, and obtained grants for supplies and snacks all for her needy students; and
 WHEREAS, Cassandra Shannon participates in the technology turnkey teacher program, is a school fire safety captain, a Girl Scout Leader, an Autism New Jersey Ambassador, and teaches Sunday school; and
 WHEREAS, Cassandra Shannon hails from a family of veterans including her Navy veteran father and Army veteran aunt.
 NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, further commend Cassandra Shannon for being awarded the 2024 VFW Teacher of the Year and thank her for all her work and dedication to Hillsborough's youth.

3. PROCLAMATION RECOGNIZING VLADIMIR SHTABNOY- IN MEMORIAM

WHEREAS, Vladimir Shtabnoy, a Hillsborough resident that is remembered for his commitment to beautifying Ann Van Middlesworth Park, passed away on November 8, 2024; and
 WHEREAS, Vladimir Shtabnoy was born in St. Petersburg, Russia and journeyed to the United States in 1997; and
 WHEREAS, Vladimir Shtabnoy graduated as a chemical engineer from the Leningrad Institute of Technology and in the United States was a Quality Control Chemist, a school custodian and an employee at Shoprite; and
 WHEREAS, Vladimir Shtabnoy was often seen picking up garbage and cleaning Ann Van Middlesworth Park; and
 WHEREAS, Vladimir Shtabnoy was known for his kindness, generosity, and willingness to extend an open hand to everyone around him; and
 WHEREAS, Hillsborough Township dedicated a memorial bench at Ann Van Middlesworth Park in his honor.
 NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, recognize and honor the kindness and generosity of Vladimir Shtabnoy.

4. PROCLAMATION RECOGNIZING SOUTH BRANCH REFORMED CHURCH- 175TH ANNIVERSARY

WHEREAS, the South Branch Reformed Church was organized on May 14, 1850, by the Classis of New Brunswick by 43 individuals desiring to have a reformed church in their community; and
 WHEREAS, the South Branch Reformed Church was built on land donated by the Amerman family and is now celebrating its 175th anniversary; and
 WHEREAS, the church building was dedicated on January 27, 1851 and the South Branch Reformed Church has worshipped in the same building and location for the past 175 years; and
 WHEREAS, the church building was expanded in 1964 to add space for an education wing including classrooms, a parlor, offices, and a preschool; and
 WHEREAS, through a generous donation of Mrs. Anna Case Makay, her former home became and continues to be the residence of the Pastor; and
 WHEREAS, the congregation has been served by only 13 pastors over the past 175 years and 5 of those have pastorates that have lasted more than 20 years; and
 WHEREAS, the members of the congregation have been active participants in local and global ministry and remain committed to serving the community, the families, and those who visit Hillsborough Township; and
 WHEREAS, the current congregation totals 138.
 NOW THEREFORE BE IT PROCLAIMED, that we, the Mayor and Hillsborough Township Committee congratulate South Branch Reformed Church and the entire church Community on their 175th Anniversary.
 BE IT FURTHER PROCLAIMED, that we, the Mayor and Hillsborough Township Committee, thank the many dedicated volunteers and servants of the South Branch Reformed Church for their continued support of the Hillsborough Community.

5. PROCLAMATION RECOGNIZING HILLSBOROUGH HIGH SCHOOL "LEGACY" SHOW CHOIR

WHEREAS, the 2024/2025 Hillsborough High School "Legacy" Show Choir had a very successful year due to their hard work and dedication; and
 WHEREAS, the Hillsborough High School "Legacy" Show Choir is the first-ever curricular show choir

in the state of New Jersey; and
 WHEREAS, the Hillsborough High School “Legacy” Show Choir competed at the National Titan Tournament of Choirs in Richmond, Virginia, placing fourth in the Mixed Division, the National Rhode Island Show Choir Competition receiving a Silver rating, and Second place in the Medium Mixed Division with a Specialty Award for Best Costumes, and the 33rd Annual Roxbury Invitational receiving a Silver rating, placing Second Runner Up; and
 WHEREAS, the Hillsborough High School “Legacy” Show Choir is comprised of the following students Sofia Bambaci, Grace Carver, Lilia Churchill, Anagha Dingari, Scott Doyal, Lily Duea-Ebner, Emilia Esposito, Austin Gargiule, Yash Godbole, Adeline Golden, Brandon Javier, Brianna Kallens, Elisabeth Kirwan, Charlee McLaughlin, Anushka Nair, Connor Oranchak, Raveena Patel, Amelia Patterson, Max Petrik, Eva Qin, Rio Quiampang, Zel Quinn, Mariam Robleh, Inaya Siddiqui, Zachary Staskiewicz, and Katherine Whitman; and
 WHEREAS, Hillsborough High School “Legacy” Show Choir members, Brandon Javier, Rio Quiampang, and Scott Doyal were selected as “Outstanding Performers” at competitions this season; and
 WHEREAS, the Hillsborough High School “Legacy” Show Choir is led by the Director of Choral Activities, Ashley Mathews, Show Band Director, Eric Ficarra, Show Designer, Ryan Campo, Choreographer, Jason Peace, and Technical Director, Kirk Petrick.
 NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, do hereby commend the Hillsborough High School “Legacy” Show Choir, the Chorale staff, and parents, not only for their successful year, but for their hard work, dedication and commitment to the arts, and to those principles of teamwork, academic achievement, and commitment to community which the organization endorses. BE IT FURTHER PROCLAIMED that we, the Mayor and Hillsborough Township Committee, further commend the Hillsborough High School “Legacy” Show Choir for the honor they have brought to themselves, their organization, and our community.

6. PROCLAMATION RECOGNIZING HILLSBOROUGH HIGH SCHOOL MIXED CHORALE

WHEREAS, the 2024/2025 Hillsborough High School Mixed Chorale had a very successful year due to their hard work and dedication; and
 WHEREAS, the Hillsborough High School Mixed Chorale received the following titles at the National Titan Tournament of Choirs Chamber and Concert Choir Competition: Best Overall Repertoire, Best Overall Vocal Quality, First Place in the Chamber Division and Overall Grand Champion of Choirs; and
 WHEREAS, the Hillsborough High School Mixed Chorale was also awarded a Gold rating in the Chamber Division at the 33rd Roxbury Invitational and has received Superior ratings at every competition they have attended since 2021; and
 WHEREAS, Hillsborough High School Mixed Chorale member, Milaap Gupta, was a recipient of “Best Soloist” at both the Titan Tournament of Choirs and the Roxbury Invitational; and
 WHEREAS, the Hillsborough High School Mixed Chorale is led by the Director of Choral Activities, Ashley Mathews, and is comprised of the following students, Terissa Alex, Sylee Damle, Lily Duea-Ebner, Linnea Faherty, Austin Gargiule, Yash Godbole, Sharvi Gosavi, Milaap Gupta, Charlee McLaughlin, Connor Oranchak, Sahithya Panamgipalli, Max Petrik, Shree Prasad, Eva Qin, Zachary Staskiewicz, Rathi Sundar, Darshiini Wadan, Isaiah Whittlesey, and Prenav Yanamandra; and
 WHEREAS, the Hillsborough High School Mixed Chorale has demonstrated a commitment to the community by their performances at community events and festivals, and was invited to perform on the prestigious stage of David Geffen Hall at Lincoln Center. NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, do hereby commend the Hillsborough High School Mixed Chorale, the Director, and parents, not only for their successful year, but for their hard work, dedication, and commitment to the arts, and to those principles of teamwork, academic achievement and commitment to community which the organization endorses. BE IT FURTHER PROCLAIMED that we, the Mayor and Hillsborough Township Committee, further commend the Hillsborough High School Mixed Chorale for the honor they have brought to themselves, their organization, and our community.

PRESENTATIONS

1. ENERGETEK**2. JCP&L**

Robert Flynn gave a presentation on behalf of JCP&L.

A male resident living on Riverview Drive stated he lost power due to a raccoon issue and that Riverside is always the last street to get its power back on. It is very frustrating but thanked Mr. Flynn for the presentation and hopes the improvements will rectify the ongoing issues.

A female resident living on Riverview Drive stated she never sees JCP&L trucks in the area and it is a big issue with their company. She is looking forward to the improvements.

Mr. Flynn advised they should see some improvements this summer.

CONSENT**1. 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.

Candis Ranges	\$20.00
Scott Gamache	\$190.00
Deborah Cohen	\$75.00
Matthew Serweddes	\$190.00
Qunying Guan	\$190.00

2. RESOLUTION AWARDING CONTRACT TO SCHAEFER FIREWORKS FOR THE PROVISION OF A FIREWORKS DISPLAY AT THE HILLSBOROUGH FAMILY FUN EVENT

WHEREAS, the Township of Hillsborough solicited quotes for a fireworks display for the Hillsborough Family Fun Event and one (1) response was received as follows:

Schaefer Fireworks	\$12,000.00
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WHEREAS, the Director of Parks & Recreation and the Township Qualified Purchasing Agent recommend the award of a contract to Schaefer Fireworks in an amount not to exceed \$12,000.00 in accordance with the project specifications and quote submitted; and

WHEREAS, funds will be available in the 2025 budget and have been certified as such by the Chief Finance Officer through account #01-201-30-797-910 (requisition #2309964).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that a contract is hereby awarded to Schaefer Fireworks in an amount not

to exceed \$12,000.00 for the provision of a fireworks display at the Hillsborough Family Fun Event in accordance with the project specifications and quote submitted.

3. RESOLUTION AUTHORIZING THE REIMBURSEMENT OF THE MUNICIPAL PORTION OF PROPERTY TAXES FROM SEPTEMBER 18, 2024 THROUGH DECEMBER 31, 2024 AND A FULL REFUND OF THE TAXES PAID FOR THE FIRST QUARTER OF 2025 FOR A QUALIFIED 100% DISABLED VETERAN

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

WHEREAS, the Township Committee authorized the date for qualification for the municipal portion of the property tax exemption to be the date on which the United States Veterans' Administration determined the 100% service connected disability, however said exemption shall not extend beyond January 1 of the year prior to the date of submission of the application to the Township with all qualifying documents; and

WHEREAS, the Tax Collector has received proof of such information from the Tax Assessor for the following property:

Zygadlo, Richard & Julita Block 141.02 Lot 6 \$3,482.34

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that in recognition of the serious and debilitating nature of 100% permanent service connected disabilities suffered by our veterans while serving in war time and in fairness to those disabled veterans, the Chief Finance Officer is authorized, pursuant to N.J.S.A. 54:4-3.32, to reimburse the municipal portion of property taxes paid from September 18, 2024 to December 31, 2024 and a full refund for taxes paid for the first quarter of 2025 to the above referenced property owner.

4. Resolution Appointing James Beattie To The Vacant Position Of Seat #7 On The Hillsborough Township Board Of Health

WHEREAS, there exists a vacancy on the Hillsborough Township Board of Health.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Mayor with the consent of the Township Committee hereby makes the following appointment:

Name	Seat	Term
James Beattie	#7	12/31/2027 (Unexpired term)

5. RESOLUTION APPOINTING PHILIP RUDIO TO SEAT #4 OF THE SUSTAINABLE HILLSBOROUGH STEERING COMMITTEE

WHEREAS, there exists a vacancy on the Hillsborough Township Sustainable Steering Committee.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby makes the following appointment:

Name	Seat	Term
Philip Rudio	#4	12/31/2025 (Unexpired term)

6. RESOLUTION AUTHORIZING RELEASE OF PLANNING DEVELOPMENT ESCROW FOR BA-23-21

WHEREAS, Nilesh and Parul Bhatti posted a Development Review Escrow for BA-23-21; and

WHEREAS, the Hillsborough Township Planning Director certifies that all work related to the review of the above has been completed and recommends the Township Committee authorize the release of the remaining Development Review Escrow in the amount of \$292.58.

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

7. RESOLUTION OPPOSING LEGISLATION THAT WOULD PREEMPT LOCAL PLANNING AND PERMIT CONVERSION OF CERTAIN OFFICE PARKS AND RETAIL CENTERS TO MIXED-USE DEVELOPMENTS

WHEREAS, New Jersey has a long history of maintaining the principles of home rule, established in the state constitution, which has provided our residents with the most meaningful direct access to strong local governments; and

WHEREAS, municipalities bring a distinctive responsiveness and ability to shape policy to respond to the needs of communities; and

WHEREAS, local control and decision-making reflective of the community empowers the residents and taxpayers of each municipality to carefully tailor local policies that reflect its unique geography, economy, needs, and priorities; and

WHEREAS, SCS-1408/A-2757 requires municipal planning boards to permit the conversion of eligible properties, so-called “stranded assets”, into mixed-use developments, effectively bypassing the existing variance procedure and preempting local zoning; and

WHEREAS, an eligible property is defined as an office park that is at least 50,000 square feet or a retail center of at least 15,000 square feet; and has a vacancy rate of at least 25% for at least 18 months immediately preceding the application; or has suffered an economic downturn over the immediately preceding 3 years, demonstrated by evidence of a quantifiable loss in revenue such that the developer’s expenses for the premises have exceeded revenues by at least 30% or more each year; and

WHEREAS, the committee amendments eliminated the 2-year sunset in the original bill, meaning that this would be a permanent preemption of local planning; and

WHEREAS, a mixed-use development, which may include the demolition of existing structures, that is subject to a preemptive conversion shall be considered a permitted use and not require a variance, provided that the development otherwise complies with zoning requirements in the municipality's mixed-use zone; the application proposes at least two types of uses, one of which shall be residential, and no use shall be industrial; at least 20% of the residential units to be constructed shall be reserved as very-low-income housing, low-income housing, or moderate-income housing, at least 50% within each bedroom distribution are low-income units, at least 13% of the low income units are very-low income units; and must comply with the Uniform Housing Affordability Controls in N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the bill establishes the criteria to follow if there are multiple mixed-use zones and legislates mixed-use zones if the municipality does not have a mixed-use zone, likely to result in costly litigation; and

WHEREAS, SCS-1408/A-2757 is based on the unnecessary and unwarranted preemption of local master planning as currently any such application can be made through the variance process or a redevelopment process; and

WHEREAS, the criteria in the bill is ripe for litigation and unintended consequences that could likely turn into a backdoor means to challenge approved affordable housing plans and expose municipalities to litigation; and

WHEREAS, this legislation and the erosion of local autonomy threatens to undermine home rule, which is critical for local officials to adopt policies that are the most beneficial to the community and that our residents have long come to expect from their municipal government.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby urges the legislature to reject SCS-1408/A-2757 and preserve local autonomy in municipal planning; and

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to Senator Andrew Zwicker, Assembly members Roy Freiman and Mitchelle Drulis, Senate President Nicholas Scutari, Assembly Speaker Craig Coughlin, the Lieutenant Governor Tahesha Way, the Governor of the State of New Jersey Phillip Murphy, and New Jersey State League of Municipalities.

8. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH PHOENIX ADVISORS FOR CONSULTING SERVICES

WHEREAS, the Township will transition to a new Chief Financial Officer on May 19, 2025; and

WHEREAS, the Township aims to provide transitional support via mentoring for Budget and Finance; and

WHEREAS, Phoenix Advisors submitted a proposal to the Township to provide Transition Support Services to the Township for the time period 5/19/25-12/31/25 for a fee of \$2,000.00 per month in an amount not to exceed \$14,000.00; and

WHEREAS, funds will be made available in the 2025 adopted Budget and certified as such by the Chief Finance Officer through Account # .

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 contract with Phoenix Advisors for the Transition Support Services to the Township for the time period 5/19/25-12/31/25 for a fee of \$2,000.00 per month in an amount not to exceed \$14,000.00.

9. RESOLUTION AUTHORIZING THE REPAIR OF DPW ROAD GRADER IN AN AMOUNT NOT TO EXCEED \$6,810,47

WHEREAS, the Director of Public works has determined there is a need for repairs to the department's Road Grader; and

WHEREAS, a solicitation for quotes was prepared and distributed for said item; and

WHEREAS, three (3) quotes were received as follows:

Ossco Group	\$6,810.47
Foley Cat	\$5,683.30 (for diagnostics only)
Independent Truck & Equipment Repair LLC	No Quote

WHEREAS, the Director of Public Works and Qualified Purchasing Agent recommend the repairs from Ossco Group in an amount not to exceed \$6,810.47; and

WHEREAS, the Chief Financial Officer certifies there are sufficient funds in account #01-201-26-767-550 (requisition #2309955) for this service.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the repairs of the DPW Road Grader by Ossco Group in an amount not to exceed \$6,810.47 is hereby authorized and approved.

10. RESOLUTION AUTHORIZING CONTRACT WITH GEESE CHASERS, LLC, FOR GEESE CONTROL AT AVM PARK

WHEREAS, the Township of Hillsborough solicited quotes for environmentally friendly geese control at AVM Park and three (3) responses were received as follows:

Goose Runners LLC	\$16,200.00
Geese Management	\$22,800.00
Geese Chasers LLC	\$20,388.00

WHEREAS, a contract was awarded to Goose Runners, LLC, which vendor failed to provide the services; and

WHEREAS, the Director of Parks & Recreation and the Township Qualified Purchasing Agent recommend the award of an 8 month service agreement to Geese Chasers, LLC, for the provision of environmentally friendly geese control at AVM Park for the period May 1, 2025 to December 31, 2025, in an amount not to exceed \$13,592.00; and

WHEREAS, funds will be available in the 2025 budget through account #01-201-28-796-201 (requisition #2308757) and have been certified as such by the Chief Finance Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby authorizes a contract with Geese Chasers, LLC, for the provision of environmentally friendly geese control at AVM Park for the period May 1, 2025 to December 31, 2025, in an amount not to exceed \$13,592.00.

11. RESOLUTION AUTHORIZING RELEASE OF CASH MAINTENANCE BOND TO TJC AT HILLSBOROUGH FOR THE HIDDEN BROOK ESTATES PROJECT

WHEREAS, a cash maintenance bond was posted by TJC at Hillsborough for Hidden Brook Estates project; and

WHEREAS, the Assistant to the Township Engineer certifies all work has been satisfactorily completed and

recommends release of the cash maintenance bond in the amount of \$16,763.05.

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

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

WHEREAS, the Assistant Township Engineer 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
Bright speed	20-286-56-1094-99	\$3,723.96
Campus Assoc onsite	20-286-56-1115-99	\$2,806.03
Esco Precision Inc.	20-286-56-0255-99	\$230.80
Gateway Phase 7	20-286-56-1192-99	\$1,682.24
Harvesters Gospel Church	20-286-56-0278-99	\$657.47
Hillsborough 206 Holdings	20-286-56-0294-99	\$273.06
Northeast Dev Zenk Ct	20-286-56-0365-99	\$760.48
Road Opening 2023-17	20-286-56-0306-99	\$26.21
Road Opening 2023-18	20-286-56-0306-99	\$52.42
Toll Enclave Hamilton	20-286-56-1102-99	\$933.42
Toll Enclave private	20-286-56-1103-99	\$1,961.80
True Jesus Church	20-286-56-0452-99	\$220.25
Grand Total		-\$13,328.14

13. RESOLUTION AWARDING CONTRACT FOR 2025 SIDEWALK & CURBING REPLACEMENT TO JC CONCRETE & CURB COMPANY IN AN AMOUNT NOT TO EXCEED \$75,000.00

WHEREAS, the Engineering Director has determined that there is a need for sidewalk and curb replacement; and

WHEREAS, the Township solicited bids for "2025 Sidewalk and Curbing Replacement" in accordance with the Local Public Contracts Law and Fair and Open Process; and

WHEREAS, the Township received five (5) bids with the lowest bid from JC Concrete & Curb Company; and

WHEREAS, the Engineering Director recommends the award of a contract to JC Concrete & Curb Company in an amount not to exceed \$75,000.00 for the "2025 Sidewalk and Curbing Replacement" in accordance with the bid specifications and bid submitted; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in account #04-215-55-241-900 for this contract award.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that: (1) a contract be awarded to JC Concrete & Curb Company in an amount not to exceed \$75,000.00 for the "2025 Sidewalk and Curbing Replacement" in accordance with the bid specifications and bid submitted; and (2) the Mayor and Township Clerk are hereby authorized to execute a contract with JC Concrete & Curb Company consistent with the terms of this resolution.

14. RESOLUTION AUTHORIZING EXECUTION OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION STATEMENTS OF CONSENT FOR A TREATMENT WORKS PERMIT APPLICATION FOR THE RA DLA SOMERVILLE DEPOT

WHEREAS, the Defense Logistics Agency is submitting a Treatment Works Approval Permit Application to the NJDEP Division of Water Quality for work to be performed at the RA DLA Somerville Depot, 281 Roycefield Road, Hillsborough, New Jersey; and

WHEREAS, the Permit Application requires execution of the Statements of Consent by the Township consenting to submission of the Permit Application; and

WHEREAS, the Director of Engineering has reviewed the Permit Application and recommends execution of the Statements of Consent by the Township.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset and State of New Jersey, that it hereby authorizes the Mayor and Clerk to execute, on behalf of the Township, the Statements of Consent for the Defense Logistics Agency's Treatment Works Approval Permit Application for work to be performed at the RA DLA Somerville Depot, 281 Roycefield Road, Hillsborough, New Jersey.

15. RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE TOWNSHIPS OF BRANCBURG, BRIDGEWATER, FRANKLIN, MONTGOMERY AND MANVILLE FOR THE PROVISION OF UNIFORMED CONSTRUCTION CODE LICENSED OFFICIALS, INSPECTORS AND SUPPORT STAFF ON AN AS NEEDED AND AVAILABLE BASIS

WHEREAS, the Townships of Hillsborough, Branchburg, Bridgewater, Franklin, Montgomery and Manville wish to enter into an agreement for the provision of UCC licenced code officials, inspectors and support staff on an as needed and available basis.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby authorizes the Mayor and Township Clerk to execute an Agreement with Branchburg, Bridgewater, Franklin, Montgomery and Manville for the provision of UCC licensed code officials, inspectors and support staff on an as needed and available basis.

16. Resolution Authorizing The Hiring Of Temporary Seasonal Workers For Parks And Public Works Departments

WHEREAS, the Township was awarded the 2024 Clean Communities Grant; and

WHEREAS, the funding for this grant supports the hiring of personnel, in accordance with grant requirements; and

WHEREAS, the Township Director of Public Works is requesting to hire 4 temporary seasonal positions in the Department of Public Works, at a rate of \$17.00 per hour, for 40 hours per week, for a period of 10 weeks; and

WHEREAS, the Township Director of Parks & Recreation is requesting to hire 2 temporary seasonal positions in the Parks Department, at a rate of \$17.00 per hour, for 40 hours per week, for a period of 10 weeks.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it authorizes the hiring of 6 temporary seasonal workers at the rate of \$17.00 per hour, for 40 hours per week, not to exceed 10 weeks.

Mayor Ciccarelli reminded everyone that : "we are going to hear all comments from the dais and from the floor first. After that, if any committee member would like to take any item from the consent agenda separately for voting purposes, I will give you the opportunity to do so. There is no need to take items separately for the purpose of commenting or questioning."

Committeewoman Hand inquired about the vendor that was awarded the Fireworks contract and why there was only one bid.

Attorney Willard stated the other vendor had conflicting events and therefore didn't submit a bid.

Committeewoman Hand asked about shared services and how often inspectors are going to other towns and how often other towns' inspectors are coming into this town.

Administrator Ferrera explained that there is a state wide shortage and any time shared services is offered it is a good thing. Hillsborough inspectors are not taking away time from this town. The point of shared services was to agree on a price among municipalities. This will not impact Hillsborough in any way. The inspectors would only go to other towns on nights and weekends.

Committeewoman Hand stated that the wording sounds like Hillsborough is taking on a lot of liability and asked if Hillsborough is benefiting from shared services. She also asked if there is some tracking mechanism to see whether this is not a losing proposition.

Administrator Ferrera stated yes, Hillsborough is benefiting from the shared services. Administrator Ferrera stated there is no aggregator or tracking mechanism and this would make the service more complicated and potentially add costs.

Committeewoman Hand commented regarding resolution #8 that the overseeing of the new CFO seems to be a redundant service.

Committeeman Lipani stated the transition period is important for training purposes of the new CFO.

Administrator Ferrera stated it's important for the new CFO to be successful, and a mentor will be most valuable and is not a redundant service.

Deputy Mayor Payne explained there are 2 different reasons why the current CFO is here. First, as the acting CFO and second, as a mentor to the new CFO. No one expects the acting CFO to remain for the full 6 months. It is a contract worded as no more than 6 months to allow for that time if needed.

Committeeman Britting stated he believes it's the right move to keep CFO Monzo on for a transition period.

Committeewoman Hand stated she thinks 2 weeks to a month would be good enough.

Committeewoman Lipani stressed it is a month-to-month contract, and it does not have to be 6 months. Training is imperative and if it costs the entire \$12, 000 for 6 months, it will be money well spent.

Upon a motion by Committeeman Robert Britting, seconded by Committeeman Shawn Lipani, the consent agenda 1-16, less 8, was unanimously approved upon the call of the roll.

Upon a motion by Committeeman Shawn Lipani, seconded by Committeeman Robert Britting, the consent agenda resolution 8 was approved upon the call of the roll. Committeewoman Hand voted no.

PUBLIC HEARINGS

None

INTRODUCTION OF NEW ORDINANCES

1. 2025-07 ORDINANCE AMENDING CHAPTER 143 "VEHICLES AND TRAFFIC", ARTICLE XII

"SCHEDULES", SECTION 143-38 "SCHEDULE XI: STOP INTERSECTIONS" OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, SOMERSET COUNTY, NEW JERSEY, TO ADD THE INTERSECTION OF MONTGOMERY ROAD AND WERTSVILLE ROAD AS STOP INTERSECTIONS. FURTHER CONSIDERATION AND PUBLIC HEARING TO BE HELD ON JUNE 24, 2025.

WHEREAS, a complaint was received by the Hillsborough Police Department Traffic Safety Bureau about blind spots at the intersection of Montgomery Road and Wertsville Road; and

WHEREAS, representatives of the Hillsborough Police Department Traffic Safety Bureau investigated and completed a traffic study at the intersection and recommended the intersection of Montgomery Road and Wertsville Road be converted to a 4-way stop to improve safety; and

WHEREAS, the Chief of Police and Township Engineering Department reviewed the recommendation of the Traffic Safety Bureau and recommended the Township Committee adopt an ordinance amending Chapter 143 "Vehicles And Traffic", Article XII "Schedules", Section 143-38 "Schedule XI: Stop Intersections", of the Township Code to convert the intersection of Montgomery Road and Wertsville Road to a 4-way stop to improve safety.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Chapter 143 "Vehicles And Traffic", Article XII "Schedules", Section 143-38 "Schedule XI: Stop Intersections", of the Code of the Township of Hillsborough, Somerset County, New Jersey, be amended as follows: **New language is underlined thus and deletions are indicated with strikethroughs thus.**

Section 1. Chapter 143 "Vehicles And Traffic", Article XII "Schedules", Section 143-38 "Schedule XI: Stop Intersections" is amended as follows:

§ 143-38 Schedule IX: Stop Intersections.

In accordance with the provisions of §143-14, the following described intersections are hereby designated as stop intersections:

Intersection

Beechwood Circle (east/west) and Beechwood Circle (north/south)
 Bigley Road and Sheppard Court
 Buckland Drive and Waymeet Circle
 Bywater Way and Bywater Court
 Capricorn Drive and Gemini Drive (2 intersections)
 Claudia Road and Hammler Road
 Deer Path and Deer Path (westerly intersection)
 Deer Path and Deer Path (easterly intersection)
 Fifth Street and Hall Avenue
 Foster Street and Odell Court
 Gemini Drive and Aquarius Court
 Greenfields Lane
 Hampshire Drive and Drake Road
 Lane Road and Lewis Street

Montgomery Road and Wertsville Road

New Amwell Road and Auten Road
 North Willow Road and Hamilton Road

Stop Sign On

Beechwood Circle facing southbound traffic

Sheppard Court
 Waymeet Circle
 Bywater Court
 Capricorn Drive
 Hammler Road
 Deer Path (facing northbound traffic)
 Deer Path (facing northbound traffic)
 Hall Avenue
 Odell Court
 Aquarius Court
 Rock Hills Lane
 Drake Road
 Lewis Street

All Approaches

All approaches
 Westerly approach of Hamilton Road, facing eastbound traffic, and on North Willow Road

Norz Drive and Fellen Place
Snowbourn Place and Dunedain Street
Strawberry Lane and Surrey Drive
Thatcher Terrace and Bigley Road
Van Deripe Road and Polhemus Drive (southerly intersection)

Fellen Place
Dunedain Street
Surrey Drive
Bigley Road
Polhemus Drive

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

Upon a motion by Deputy Mayor Catherine Payne, seconded by Committeeman Shawn Lipani, to introduce Ordinance 2025-07, the motion was unanimously approved upon the call of the roll.

CLAIMS LIST

1. CLAIMS LIST 2025-09

Mayor Ciccarelli asked to approve Claims List 2025-09.

Upon a motion by Deputy Mayor Catherine Payne, seconded by Committeeman Robert Britting, Claims List 2025-09, was approved upon the call of the roll.

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.

ADJOURNMENT

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Catherine Payne, the meeting duly adjourned at 9:40 pm. Said motion was unanimously carried upon voice vote.

Attested:



Sarah Brake
Township Clerk