

Minutes of the February 24, 2026 Township Committee Meeting of the Township of Hillsborough, in the County of Somerset, State of New Jersey, held in the Municipal Complex at 7:30 PM on February 24, 2026.

CALL OF THE ROLL

Upon call of the roll, the following Committee members were recorded present: Mayor Catherine Payne , Deputy Mayor Shawn Lipani, Committeeman Robert Britting, Jr., Committeewoman Jill Gomez and Committeewoman Samantha Hand. Also in attendance were Township Administrator Anthony Ferrera, Township Clerk Sarah Brake, Township Planner David Kois, and Township Attorney William Willard.

SALUTE TO THE FLAG

MAYOR STATES

Please be advised that in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, of the Public Laws of 1975, notice of this meeting was made by the posting on the bulletin board at the Hillsborough Township Municipal Complex and notifying the officially designated newspapers that this meeting would take place at the Hillsborough Township Municipal Complex at Tuesday, February 24, 2026. Executive Session, if deemed necessary, to begin at 6:30 pm.

EXECUTIVE SESSION

1. RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12 (b) (1-9)), Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances exist.

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

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
 - o Contract: Mindel Farmland Preservation Easement
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 Deputy Mayor Shawn Lipani, the aforesaid resolution was unanimously approved upon call of the role. The Township Committee went into Executive Session at 6:35 pm.

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, the public meeting was re-opened at 7:04 pm.

APPROVAL OF MINUTES

Mayor Payne stated, "At this time, I would like to request that an item be taken out of order. May I have a motion and a second to present the Top 10 Firefighters proclamation at this time."

Upon a motion by Committeeman Robert Britting, seconded by Committeewoman Samantha Hand, to present the proclamation was approved upon the call of the roll.

1. REORGANIZATION MEETING MINUTES

Upon a motion by Committeeman Robert Britting, seconded by Committeewoman Samantha Hand, the Reorganization Meeting Minutes were approved upon the call of the roll.

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

Mayor Payne

Mayor Payne acknowledged and thanked the DPW team for once again working around the clock to keep the community moving.

Mayor Payne relayed that this is a sacred time of reflection, prayer, and community for both religions as Ramadan and the Lenten season begins. Mayor Payne wished everyone a Ramadan Mubarak.

Mayor Payne advised that Hillsborough has been named one of the top ten safest towns in New Jersey for 2026 by security technology companies Eufy and Reolink, ranking 10th and 5th, respectively.

Mayor Payne congratulated the Hillsborough High School Boys' Swim Team on their Boys State Sectional Championship for the sixth year in a row. The Mayor also congratulated the Girls Wrestling team, who brought home the Conference Championship title in their very first year as a program, and the Girls Track and Field team, who are also State Sectional Champions.

Mayor Payne reported that Boy Scout Troop 1776 is working on their Citizenship in the Community badge and stopped by the Mayor's Office.

Mayor Payne stated that she recently attended the Global Day of Play at Amsterdam School playing the life sized Sorry game.

Deputy Mayor Lipani

Deputy Mayor Lipani reported that he too participated in Global day of play at Amsterdam School.

Deputy Mayor Lipani advised that the 250th Anniversary Committee met last week to plan activities for this celebratory year.

Deputy Mayor Lipani announced that fabrication has begun for the Route 206 Pedestrian Bridge following the contract award late last year.

Deputy Mayor Lipani relayed that Hillsborough Township has selected Rehabco, Inc. as the new Administrative Agent for the local Affordable Housing Program.

Deputy Mayor Lipani thanked the DPW teams for their great work during the storm.

Deputy Mayor Lipani congratulated all the Olympic athletes and recognized the mens' and womens' hockey teams winning the gold.

Committeeman Britting

Committeeman Britting stated that the Health Department strongly recommends that residents with potable wells consider testing their water for PFAS. Well owners whose water exceeds drinking water standards may be eligible for free filtration, public water connections, or testing cost reimbursements.

Committeeman Britting advised that the NJDEP and federal partners are currently monitoring a statewide outbreak of Highly Pathogenic Avian Influenza (HPAI), which has affected wild birds nationwide since 2022.

Committeeman Britting announced that registration for 2026 Spring Programs is now open.

Committeeman Britting relayed that the Social Services Department has added another Senior Exercise class to their program.

Committeeman Britting asked residents to donate the requested items on the C.A.N. website page.

Committeewoman Gomez

Committeewoman Gomez advised that to avoid late charges, residents should renew their dog licenses before February 28th.

Committeewoman Gomez stated that there are still a couple of weeks left to submit Louis Bay II Scholarship applications to the Mayor's Office.

Committeewoman Gomez announced that the Economic and Business Development Office will host the 2026 HBA Job Fair on Thursday, February 26, from 10:00 a.m. to 12:00 p.m. at the Hillsborough Municipal Building.

Committeewoman Gomez relayed that Hillsborough is hiring.

Committeewoman Gomez informed residents that the Assessors 2026 Tax List is now available on the Tax Assessor webpage. Annual reassessment postcards detailing 2026 property values and 2025 tax billing will be mailed to residents in March.

Committeewoman Gomez announced that the Hillsborough branch of the Somerset County Library will close for renovations from February 23rd through March 12th, reopening on March 13th. During this time, residents can pick up holds and museum passes Monday through Saturday, 10 a.m. to 2 p.m., though all Sunday services are suspended. Returns remain available 24/7 via the rear book drop.

Committeewoman Gomez reported that the library's Adult Services supervisor is hosting a book discussion on the 1st Tuesday of every month at Flounder Brewery.

Committeewoman Gomez shared that she attended the "I Still Have a Dream" community event in Somerset on February 7th, honoring Black History Month.

Committeewoman Gomez thanked the committee for recognizing Black History Month at the last meeting.

Committeewoman Gomez spoke about the national policies that are erasing and diminishing black history, and it's important to acknowledge these as we honor Black History Month.

Committeewoman Hand

Committeewoman Hand wished everyone a Happy Lunar New Year and Ramadan Mubarak.

Committeewoman Hand congratulated all the Olympic athletes regardless of gender.

Committeewoman Hand stated she participated in a panel for Leadership Somerset.

Committeewoman Hand reported she attended Global Day of Play and unfortunately lost at the head band game.

Committeewoman Hand announced that Hillsborough Fire District is asking all homeowners to help out by clearing out the snow surrounding any fire hydrants on or around their property.

Committeewoman Hand expressed her gratitude to the first responders, the Office of Emergency Management, and PSE&G for their tireless work in managing the underground gas main fire on Millstone River Road.

Committeewoman Hand also thanked OEM for their work during the blizzard.

Committeewoman Hand stated that New Jersey law requires all drivers to clear snow and ice from their entire vehicle; this is a vital safety measure to prevent "ice missiles" from flying off and hurting others.

Committeewoman Hand reported that Coloring With the Cops will take place on March 11th from 4:00–5:30 pm.

PROCLAMATIONS / PRESENTATIONS

1. TOP 10 FIREFIGHTERS

WHEREAS, the Hillsborough Township Committee, along with the Board of Fire Commissioners, would like to recognize the Top 10 Responders from each Fire Station for 2025; and

WHEREAS, the Hillsborough Township Fire Stations are volunteer-based fire companies; and

WHEREAS, the Top Responders serve as examples of the highest standards of the Hillsborough Township Fire Stations through their heroism and willingness to help others; and

WHEREAS, the Top 10 Responders of Fire Station # 36, Flagtown are Matthew DeCicco, Ryan Guzy, Kyle Hudak, Greg Kane, Zachary Larson, John Novak, William Riordan, Santiago Urosa, Ryan Vladyka, and William Woodruff II; and

WHEREAS, the Top 10 Responders of Fire Station # 37, Route 206 are Corey Bessasparis, Antonio Class, Matt Franke, Robert Gildea, Nick Nastawa, James Paterno, Joe Patti, Vince Patti, Carl Rawles, and Steve Strauss; and

WHEREAS, the Top 10 Responders of Fire Station # 38, Woods Road are Robert Cappadona, Justine Dao, Christian Fulmino, Hallie Hand, Shawn Hauss, Ken Johnson, Vince Lai, Thomas Lynch, Chad Macones, and Jeffrey Perley; and

WHEREAS, the Top 10 Responders of Fire Station # 48, Neshanic are Richard Bullock, Randy Coddington Jr., Randy Coddington Sr., Charlie Davis, CJ Davis, Tanner Gorky, David Gwin, Peter Middleton, Teddy Spulick, and Thomas Van Glahn.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and the Hillsborough Township Committee, do hereby recognize the Top 10 Responders of each fire station for their outstanding service to the residents of Hillsborough.

BE IT FURTHER PROCLAIMED that we, the Mayor and the Hillsborough Township Committee, do hereby extend our sincere congratulations and appreciation to the 2025 Top 10 Responders for their continued heroism, commitment to the residents of Hillsborough, and for being shining members of our community.

2. SUSTAINABLE JERSEY GOLD STAR

PERSONNEL ITEMS/APPOINTMENTS

1. RESOLUTION TO RATIFY AND CONFIRM THE HIRING OF JENNIFER JEREMIAH AS PART-TIME VIOLATIONS TECHNICIAN IN THE HILLSBOROUGH MUNICIPAL COURT

WHEREAS, there exists a vacancy in the position of Part-Time Violations Technician in the Hillsborough Township Municipal Court; and

WHEREAS, the Municipal Court Administrator recommends the rehiring of Jennifer Jeremiah for this position at \$25 per hour, for no more than 29 hours per week, starting February 23, 2026.

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 Municipal Court Administrator is hereby accepted and approved.

2. RESOLUTION AUTHORIZING THE HIRING OF VINCENT PULEIO FOR PUBLIC WORKS WORKER I POSITION IN DEPARTMENT OF PUBLIC WORKS

WHEREAS, there exists a vacancy in the position of Public Works Worker I in the Department of Public Works; and

WHEREAS, the Director of Public Works recommends the hiring of Vincent Puleio as a Public Works Worker I, at \$39,119 annual salary, starting March 2, 2026.

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

3. RESOLUTION AUTHORIZING THE PROMOTION OF JOSEPH MATURIN TO THE POSITION OF PARKS ASSISTANT SUPERVISOR IN THE PARKS DEPARTMENT

WHEREAS, there exists a vacancy in the position of Parks Assistant Supervisor in the Parks Department; and

WHEREAS, the Director of Parks and Recreation recommends the promotion of Joseph Maturin as Parks Assistant Supervisor at a salary of \$86,423, effective February 25, 2026.

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

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

Committeewoman Gomez congratulated Jennifer Jeremiah and Joe Maturin.

Administrator Ferrera welcomed Jennifer Jeremiah, Vincent Puleo, and Joe Maturin. Administrator Ferrera also thanked DPW and Parks for their excellent work in every storm this year.

CONSENT

1. RESOLUTION AUTHORIZING CORNERSTONE ARCHITECTURAL GROUP TO PROVIDE ARCHITECTURAL DESIGN SERVICES FOR LIBRARY NORTH QUADRANT ROOFING REPLACEMENT

WHEREAS, on January 6, 2026, as a result of the Fair and Open Selection Process, N.J.S.A. 19:44A-20.4-5 et seq., Cornerstone Architectural Group, LLC, was awarded a professional services contract designating them as the Township of Hillsborough Architect; and

WHEREAS, there is now the necessity for professional architectural services, namely, to provide architectural services for Library North Quadrant Roofing Replacement, as described in a proposal from Cornerstone Architectural Group, dated February 9, 2026, in an amount not to exceed \$50,380.00; and

WHEREAS, funds are available in the 2026 Municipal Budget and have been certified as such by the Chief Finance Officer through Account #04-215-55-250-999 in the amount of \$50,380.00 (requisition #2313217).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that: (1) Cornerstone Architectural Group is authorized to provide architectural services for Library North Quadrant Roofing Replacement as described in their proposal, dated February 9, 2026, in an amount not to exceed \$50,350.00; (2) the Mayor and Township Clerk are hereby authorized to execute an amendment to the Professional Services Contract with Cornerstone Architectural Group for these services in an amount not to exceed \$50,350.00; (3) this Contract is awarded, as a result of the Fair and Open Selection Process as "Professional Services" in accordance with N.J.S.A. 40A:11-5 of the Local Public Contracts Law and the New Jersey Local Unit Pay to Play Law (N.J.S.A. 19:44A-20.4-5 et seq.) because these services will be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, the performance of which service requires knowledge of an advance type in a field of learning acquired by a prolonged formal course of specialized instructions as distinguished from general academic instruction or apprenticeship and training.

2. 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.

Lindsay Aliano

\$125.00

3. RESOLUTION AUTHORIZING THE PURCHASE OF BULK ROCK SALT FOR PUBLIC WORKS THROUGH THE SOMERSET COUNTY Cooperative In An Amount Not To Exceed \$63,200.00

WHEREAS, the Director of the Department of Public Works requests authorization for the purchase of bulk rock salt; and

WHEREAS, Atlantic Salt, Inc., provides these materials through the Somerset County Cooperative Contract #CC-0054-24 of which the Township of Hillsborough is a member; and

WHEREAS, the Director of the Department of Public Works and Qualified Purchasing Agent recommend the Township Committee authorize the purchase of bulk rock salt from Atlantic Salt through the Somerset County Cooperative Contract #CC-0054-24 in an amount not to exceed \$63,200.00; and

WHEREAS, the Chief Financial Officer certifies there will be sufficient funds available in the 2026 Municipal budget account #01-201-26-769-840 (requisition #2313199) for these purchases.

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

County of Somerset, State of New Jersey, that the purchase of bulk rock salt from Atlantic Salt, Inc., through the Somerset County Cooperative Contract #CC-0054-24 in an amount not to exceed \$63,200.00 is hereby authorized.

4. RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS PRIOR TO ADOPTION OF 2026 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	2/24/2026 ETA Request	Modified Temporary Budget
01-201-20-700-200	CENTRAL POSTAGE OE	3,500.00	3,000.00	6,500.00
01-201-20-701-100	TOWNSHIP ADMINISTRATION S&W	91,669.55	0.00	91,669.55
01-201-20-701-200	TOWNSHIP ADMINISTRATION OE	4,500.00	5,000.00	9,500.00
01-201-20-702-100	MAYOR & COMMITTEE S&W	13,475.00	0.00	13,475.00
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	106,381.45	0.00	106,381.45
01-201-20-703-200	TOWNSHIP CLERK OE	60,000.00	125,000.00	185,000.00
01-201-20-704-200	ELECTIONS/ OE	10,000.00	0.00	10,000.00
01-201-20-705-100	FINANCIAL ADMINISTRATION S&W	76,650.00	0.00	76,650.00
01-201-20-705-200	FINANCIAL ADMINISTRATION OE	40,000.00	0.00	40,000.00
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	32,285.75	0.00	32,285.75
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	49,795.55	0.00	49,795.55
01-201-20-708-200	TAX COLLECTOR OE	20,000.00	0.00	20,000.00
01-201-20-709-100	INFORMATION TECHNOLOGY	73,671.50	0.00	73,671.50
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	120,321.25	0.00	120,321.25
01-201-20-710-200	TAX ASSESSOR OE	30,000.00	0.00	30,000.00
01-201-20-711-200	CENTRAL PURCHASING OE	3,000.00	3,000.00	6,000.00
01-201-20-712-200	LEGAL OE	100,000.00	0.00	100,000.00
01-201-20-713-200	HUMAN SERVICES OE	60,000.00	0.00	60,000.00
01-201-20-714-200	LEGAL OUTSIDE OE	40,000.00	25,000.00	65,000.00
01-201-20-715-100	ENGINEERING S&W	161,311.15	0.00	161,311.15
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	51,176.30	0.00	51,176.30
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	136,500.00	0.00	136,500.00
01-201-21-720-200	PLANNING OE	55,000.00	0.00	55,000.00
01-201-22-725-100	CONSTRUCTION OFFICIAL S&W	441,000.00	0.00	441,000.00
01-201-22-725-200	CONSTRUCTION OFFICIAL OE	25,000.00	0.00	25,000.00
01-201-23-731-000	OTHER INSURANCE OE	570,000.00	20,000.00	590,000.00
01-201-23-733-000	GROUP INSURANCE OE	1,950,000.00	250,000.00	2,200,000.00
01-201-23-734-200	UNEMPLOYMENT COMP OE	20,000.00	20,000.00	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	2,996,000.00	0.00	2,996,000.00
01-201-25-745-200	POLICE OE	400,000.00	200,000.00	600,000.00
01-201-25-747-100	EMERGENCY MANAGEMENT S&W	29,050.00	0.00	29,050.00
01-201-25-747-200	EMERGENCY MANAGEMENT OE	14,000.00	10,000.00	24,000.00
01-201-25-757-100	MUNICIPAL PROSECUTOR SW	49,000.00	0.00	49,000.00
01-201-26-764-100	DPW S&W	651,454.30	0.00	651,454.30
01-201-26-764-200	DPW OE	75,000.00	25,000.00	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	84,700.00	0.00	84,700.00
01-201-26-767-200	DPW MOTOR VEHICLES OE	175,000.00	50,000.00	225,000.00
01-201-26-768-100	DPW STORMWATER S&W	33,820.85	0.00	33,820.85
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	49,700.00	100,000.00	149,700.00
01-201-26-769-200	DPW SNOW REMOVAL OE	202,669.85	150,000.00	352,669.85
01-201-26-772-200	BUILDINGS & GROUNDS OE	175,000.00	0.00	175,000.00
01-201-26-774-200	RECYCLING OE	225,000.00	0.00	225,000.00
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	141,750.00	0.00	141,750.00
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	174,452.60	0.00	174,452.60
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	35,000.00	30,000.00	65,000.00
01-201-27-789-200	WILDLIFE MANAGEMENT	1,000.00	0.00	1,000.00
01-201-28-795-100	RECREATION SALARIES & WAGES	70,000.00	0.00	70,000.00
01-201-28-795-200	RECREATION OE	7,500.00	0.00	7,500.00
01-201-28-796-100	PARKS & PLAYGROUNDS S&W	294,354.90	0.00	294,354.90
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	25,000.00	10,000.00	35,000.00
01-201-31-824-000	FIRE HYDRANTS	400,000.00	0.00	400,000.00

01-201-31-825-000	ELECTRIC	400,000.00	0.00	400,000.00
01-201-31-828-000	WATER	75,000.00	0.00	75,000.00
01-201-31-829-200	HEATING FUELS	5,000.00	0.00	5,000.00
01-201-31-832-000	SEWER	2,500.00	0.00	2,500.00
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	0.00	1,409,975.00	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	0.00	2,954,012.00	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	35,000.00	0.00	35,000.00
01-201-42-705-100	Alexandria Shared Service S&W	10,850.00	0.00	10,850.00
01-201-42-785-100	MILLSTONE INTERLOCAL S&W	10,000.00	0.00	10,000.00
01-201-42-855-000	MUNICIPAL COURT	153,517.35	0.00	153,517.35
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
TOTALS		13,000,000.00	5,389,987.00	18,389,987.00

5. RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES TO ESTABLISH A DEDICATION BY RIDER FOR REVENUES FROM POLICE DONATIONS TRUST FUND

WHEREAS, pursuant to N.J.S.A. 40A:5-29, any local unit is authorized and empowered to accept bequests, legacies and gifts made to it and is empowered to utilize such bequests, legacies and gifts in the manner set forth in the conditions of the bequest, legacy or gift, provided, however, that such bequest, legacy or gift shall not be put to any use which is inconsistent with the laws of the State of New Jersey and the United States; and

WHEREAS, donations to the Police Donations Trust Fund are hereby anticipated as revenue to be appropriated for the purposes of said donations in accordance with N.J.S.A. 40A:5-29; and

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 provides that the Director of the Division of Local Government Services may approve expenditures of monies by dedication by rider.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows: (1) the Township hereby requests permission of the Director of the Division of Local Government Services for approval of a dedication by rider pursuant to N.J.S.A. 40A:4-39 to pay expenditures of the Township's Police Donations Trust Fund in accordance with N.J.S.A. 40A:5-29; (2) the

Chief Financial Officer of the Township is hereby directed to file a certified copy of this Resolution with the Director of the Division of Local Government Services via the Financial Automation Submission Tracking (FAST) System; and (3) this Resolution shall take effect immediately.

6. RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES TO ESTABLISH A DEDICATION BY RIDER FOR REVENUES FROM SENIOR CITIZEN PROGRAM DONATIONS TRUST FUND

WHEREAS, pursuant to N.J.S.A. 40A:5-29, any local unit is authorized and empowered to accept bequests, legacies and gifts made to it and is empowered to utilize such bequests, legacies and gifts in the manner set forth in the conditions of the bequest, legacy or gift, provided, however, that such bequest, legacy or gift shall not be put to any use which is inconsistent with the laws of the State of New Jersey and the United States; and

WHEREAS, donations to Senior Citizen Program Donations Trust Fund are hereby anticipated as revenue to be appropriated for the purposes of said donations in accordance with N.J.S.A. 40A:5-29; and

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 provides that the Director of the Division of Local Government Services may approve expenditures of monies by dedication by rider.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows: (1) the Township hereby requests permission of the Director of the Division of Local Government Services for approval of a dedication by rider pursuant to N.J.S.A. 40A:4-39 to pay expenditures of the Township’s Senior Citizen Program Donations Trust Fund in accordance with N.J.S.A. 40A:5-29; (2) the Chief Financial Officer of the Township is hereby directed to file a certified copy of this Resolution with the Director of the Division of Local Government Services via the Financial Automation Submission Tracking (FAST) System; and (3) this Resolution shall take effect immediately.

7.

RESOLUTION APPROVING 2025 BUDGET TRANSFERS

WHEREAS, N.J.S.A. 40A:4-59 allows for appropriation transfers during the first 3 months of a succeeding budget fiscal year when there is a need for these transfers; and

WHEREAS, there is a need to do appropriation transfers between appropriations in the 2025 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 Chief Finance Officer is hereby authorized to make transfers between the following appropriations in the 2025 Budget:

Account Number	Description	To	From
01-203-20-708-110	Tax Collector S&W	\$1,500.00	
01-203-20-705-110	Financial Administration S&W	\$1,500.00	
01-203-23-735-117	Employee Waivers of Benefits	\$5,000.00	
01-203-21-720-270	Planning OE	\$500.00	
01-203-25-747-110	Emergency Management S&W	\$1,000.00	

01-203-31-824-073	Fire Hydrants			\$2,000.00
01-203-36-845-280	Social Security OE			\$2,000.00
01-203-28-795-110	Recreation S&W			\$2,000.00
01-203-23-733-116	Group Insurance OE			\$3,500.00
			\$9,500.00	\$9,500.00

8. RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) DRONES AND ACCESSORY EQUIPMENT FROM TERRESTRIAL IMAGING THROUGH THE BERGEN COUNTY COOPERATIVE CONTRACT #25-42

WHEREAS, the Chief of Police requests authorization to purchase two (2) drones and accessory equipment; and

WHEREAS, Terrestrial Imaging provides the drones and accessory equipment through the Bergen County Cooperative Contract #25-42, of which the Township of Hillsborough is a member, for an amount not to exceed \$24,999.91; and

WHEREAS, the Chief of Police and Qualified Purchasing Agent recommend the purchase of the drones and accessory equipment from Terrestrial Imaging through the Bergen County Cooperative Contract #25-42 for an amount not to exceed \$24,999.91; and

WHEREAS, the Chief Financial Officer certifies there are sufficient funds in account #02-213-25-745-501-000 in an amount of \$5,000.00 and account #12-285-56-745-000 in an amount of \$19,999.91 (requisition #2313267).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the purchase of two (2) drones and accessory equipment from Terrestrial Imaging through the Bergen County Cooperative Contract #25-42 in an amount not to exceed \$24,999.91 is hereby authorized.

9. RESOLUTION AUTHORIZING THE PURCHASE OF AMMUNITION FOR THE POLICE DEPARTMENT THROUGH NEW JERSEY STATE CONTRACT

WHEREAS, the Chief of the Police requests authorization to purchase ammunition; and

WHEREAS, Eagle Point Gun/TJ Morris & Sons offers the ammunition through New Jersey State Contract #17-FLEET-00721; and

WHEREAS, the Chief of Police and Qualified Purchasing Agent recommend the Township Committee authorize the purchase of ammunition from Eagle Point Gun/TJ Morris & Sons through New Jersey State Contract #17-FLEET-00721 in an amount not to exceed \$24,991.94; and

WHEREAS, funds are available in the 2026 municipal budget and have been certified as such by the Chief Finance Officer through Account #01-201-25-745-260 (Requisition #2313270).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the purchase of ammunition from Eagle Point Gun/TJ Morris & Sons through the New Jersey State Contract #17-FLEET-00721 in an amount not to exceed \$24,991.94 is hereby authorized.

10. RESOLUTION AUTHORIZING TRANSFER OF FUNDS FROM PLANNING/BOARD OF ADJUSTMENT ESCROW ACCOUNTS TO THE TREASURER'S ACCOUNT FOR FOURTH QUARTER 2025

WHEREAS, the Township Planner indicates review work has been completed for the indicated projects and recommends funds be transferred from the Planning/Board of Adjustment Escrow Accounts to the Treasurer's Account as set forth below; and

WHEREAS, each of the project line items has 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 Planning/Board of Adjustment Escrow Accounts into the Treasurer's Account.

<u>Application Name</u>	<u>Application #</u>	<u>Escrow Name</u>	<u>Amount</u>
Beard, Jenna & William	BA-25-08	JWBEARDPB	\$60.78
Campus Associates LLC	20-PB-13-MSP (12-25 Update)	FPHILLSPL	\$26.53
Dukes Parkway East LLC (Crane Farm LLC)	24-PB-11-MSPV	CRANEFARPL	\$424.80
Estate of Harriet E. Durling (Strnatko)	25-PB-03-SV	HDURLINGPL	\$292.05
Gates, Fred	BA-25-07	FGATESPB	\$60.78
Harvard Way JM4 LLC	21-PB-09-MSPV (Remand)	HARVARDPL	\$212.40
Ramadan, Basem	BA-25-11	BRAPPEALPB	\$75.97
Roberts RD 21, LLC	BA-23-12	ROBERTSPL	\$453.53
Tuck, R. Wayne & Denise	BA-25-03	TUCKPB	\$60.78
TOTAL PLANNING TRANSFERS:			\$1,667.62

11. RESOLUTION AUTHORIZING EXECUTION OF MUNICIPAL CERTIFICATION FOR SOMERSET COUNTY YMCA 2026 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

WHEREAS, Greater Somerset Young Men's Christian Association, Inc., d/b/a Greater Somerset County YMCA, operates a facility located at 19 East Mountain Road, Hillsborough, New Jersey; and

WHEREAS, Greater Somerset County YMCA wishes to submit an Application to the Somerset County Community Development Committee to receive grant funding under the 2026 Community Development Block Grant Program for a Safety Around Water program; and

WHEREAS, the Application requires submission of a Municipal Certification acknowledging the governing body has been notified of the Application and the Application was discussed at a local public meeting held in full compliance with all state and local public notice requirements; and

WHEREAS, the Township Committee wishes to endorse the submission of Greater Somerset County YMCA's Application for grant funding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Township Committee endorses the submission of Greater Somerset Young Men's Christian Association, Inc., d/b/a Greater Somerset County YMCA's Application for grant

funding for a Safety Around Water program and the Mayor and Clerk are authorized to execute the Municipal Certification for the Application.

12. RESOLUTION OF SUPPORT FROM HILLSBOROUGH TOWNSHIP MAYOR AND COMMITTEE AUTHORIZING THE SUSTAINABLE JERSEY PSEG 2026 GRANT APPLICATION FOR A \$2,000 GREEN TEAM SUPPORT GRANT FOR “WILLOW ROAD GREEN INFRASTRUCTURE FEASIBILITY STUDY”

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Hillsborough Township strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Hillsborough Township is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey-PSEG 2026 Small Grants Program; and

WHEREAS, the Hillsborough Township Committee has determined that Hillsborough Township should apply for the aforementioned Grant.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the submission of the aforementioned Sustainable Jersey Grant is hereby authorized.

13. RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND GENERAL RELEASE IN DONALD J. VOLKERT, ET AL V. TOWNSHIP OF HILLSBOROUGH, ET AL

WHEREAS, the Township of Hillsborough (“Township”) has been engaged in litigation that was filed in the New Jersey Superior Court, Somerset County, Law Division, entitled Donald J. Volkert, as Special Fiscal Agent on behalf of Hillsborough Properties, LLC v. Somerset County Improvement Authority, Township of Hillsborough and County of Somerset, bearing Docket No. SOM-L-001705-24 (the “Action”), in which the Plaintiff makes numerous allegations and asserts various causes of action against the Township; and,

WHEREAS, the parties to the Action, by and through their respective counsel, have reached an agreement resolving all issues in the Action between them amicably; and,

WHEREAS, the attorneys for the respective parties have prepared and approved a Settlement Agreement and General Release, memorializing the terms of the said agreement between the parties; and,

WHEREAS, the terms of the Settlement Agreement and General Release has been reviewed by the Township Committee; and,

WHEREAS, the Township now intends to approve the settlement between the parties and authorize the Mayor and the Township Clerk to execute that certain Settlement Agreement and General Release, substantially in the form as that which is annexed hereto, memorializing said agreement between the parties to the Action.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Township Committee hereby authorizes the execution by the Mayor and Township Clerk of the Settlement Agreement and General Release, substantially as that which is

annexed hereto.

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

Mayor Catherine Payne

By my signature below, I, Sarah Brake, RMC, Township Clerk for the Township of Hillsborough do hereby certify that this is a true copy of a Resolution memorializing an action of the Hillsborough Township Committee, which occurred at a meeting of the Hillsborough Township Committee held on the 24th day of February.

Sarah Brake, RMC
Township Clerk of the Township of Hillsborough

14. RESOLUTION AWARDING A CONTRACT FOR THE RENOVATIONS TO THE HILLSBOROUGH POLICE DEPARTMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$593,000.00

WHEREAS, the Chief of Police and the Director of Public Works identified the need for renovations to the Hillsborough Police Department; and

WHEREAS, the Township solicited bids for said goods and services in accordance with the Local Public Contracts Law and Fair and Open Process; and

WHEREAS, in response to the solicitation, the Township received the following three (3) lowest bids:

- BGD Contracting \$593,000.00
- Brahma Construction Corp \$594,000.00
- Daskon Group \$616,000.00.00

WHEREAS, the Chief Of Police, Director of Public Works and Qualified Purchasing Agent recommend the award of a contract to BGD Contracting, in an amount not to exceed \$593,000.00 for the Renovations to Hillsborough Police Department Project in accordance with the bid specifications and bid submitted; and

WHEREAS, the Chief Financial Officer has certified sufficient funds are available in account #04-215-55-250-302 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 a contract is hereby awarded to BGD Contracting, in the amount not to exceed \$593,000.00 for the Renovations to Hillsborough Police Department Project in accordance with the bid specifications and bid submitted.

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

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Samantha Hand, the consent agenda resolutions 1-3, and 5-14 were unanimously approved upon the call of the roll.

Committeeman Britting stated regarding #3 that Hillsborough is keeping up with the salt inventory, and regarding

#8 that police are receiving much needed drones.

Mayor Payne echoed Committeeman Britting's comments about the drones stating they will be particularly helpful in search and rescue operations in the Sourland Mountains.

Committeeman Lipani commended the town on keeping up with salt inventory, moving forward with the PD renovations, and roof repairs to the library.

Committeewoman Hand also commended the town for handling the salt inventory well, obtaining drones for the PD, and questioned the \$50,000 settlement and forfeiture of revenue.

Maria Janucik, 720 E. Frech Ave, Manville asked questions surrounding the Emergency Temporary Appropriation, price of the drones and the settlement agreement.

Committeewoman Gomez explained the Emergency Temporary Appropriation and Attorney Willard further expanded the explanation.

Mayor Payne explained the funds for the drones came via a grant of \$5000 and a donation of \$20,000.

Attorney Willard explained the settlement agreement with Hillsborough Properties was handled by Eric Bernstein. The lawsuit has been settled pursuant to the settlement agreement. Both Hillsborough and Somerset County Improvement Authority will be paying \$50,000 and the Solar Company will be paying \$150,000 to the plaintiff.

Upon a motion by Committeeman Robert Britting, seconded by Committeeman Shawn Lipani, the consent agenda resolution #4 failed. Committeewomen Gomez and Hand voted no.

Mid vote Attorney Willard stated that just so that the Township Committee is aware this resolution requires a two-thirds vote. The CFO will have to be notified and he will not be able to pay certain bills.

Administrator Ferrera stated this could be an issue with keeping the township running and being able to pay the bills.

Committeewoman Hand clarified her vote by stated the township is able to put 35% of the budget aside which should last until April. Therefore there should not be emergency appropriations.

Committeeman Lipani stated certain things could not go in the budget until the numbers were received, such as the pensions, PERS and PRFS which account for \$5 million of payments. This happens every year plus the township has had about 5 snow storms which adds about \$80,000 per storm in payroll for each storm and there have been extra salt purchases.

PUBLIC HEARINGS

1. 2026-01 ORDINANCE AMENDING CHAPTER 188 “LAND USE AND DEVELOPMENT”, ARTICLE I “TITLE; PURPOSE; DEFINITIONS”, SECTION 188-3 “WORDS AND TERMS DEFINED” AND ARTICLE V “DISTRICTS AND STANDARDS”, SECTION 188-106 “I-1, I-2 AND I-3 LIGHT INDUSTRIAL DISTRICTS” OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, SOMERSET COUNTY, NEW JERSEY.

Whereas, on June 13, 2023, the Township Committee adopted Ordinance 2023-08 removing warehousing, shipping and receiving facilities as a principal permitted use in the I-1, I-2 and I-3 Light Industrial Districts, GI General Industrial District and LI Light Industrial District; and

Whereas, Hillsborough Industrial, LLC, has existing developed properties in the I-2 Light Industrial District; and

Whereas, Hillsborough Industrial filed a civil action in the New Jersey Superior Court challenging and seeking to invalidate Ordinance 2023-08; and

Whereas, following negotiations and input from each party’s Planner, on December 5, 2025, the Township and Hillsborough Industrial entered into a Settlement Agreement wherein the parties agreed to amend the Hillsborough Land Use and Development Ordinance in such a manner so as to render Hillsborough Industrial’s existing structures and uses conforming to the I-2 Light Industrial District in which they are situated.

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” of the Municipal Code of the Township of Hillsborough is amended as follows: **New language is underlined thus and deletions are indicated with strikethroughs ~~thus~~.**

Section 1. Chapter 188 “Land Use and Development”, Article I “Title; Purpose; Definitions”, Section 188-3 “Words and terms defined” is amended as follows:

§188-3 **Words and terms defined.**

B. Certain phrases and words are herein defined as follows:

SMALL SCALE STORAGE AND DISTRIBUTION

A use of no more than 25,000 square feet of gross floor area per building that is principally used for the storage of goods and materials with limited frequency of pickup and delivery completely within an enclosed building. Such facilities are characterized by low daily trip generation, infrequent truck traffic, and the absence of continuous shipping, receiving, or order fulfillment activities. Trailer parking other than at the loading dock is prohibited.

Section 2. Chapter 188 “Land Use and Development”, Article V “Districts and Standards”, Section 188-106 “I-1, I-2 and I-3 Light Industrial Districts” of the Code of the Township of Hillsborough is amended as follows:

§188-106 **I-1, I-2 and I-3 Light Industrial Districts.**

B. Permitted principal uses.

(13) Small Scale Storage and Distribution.

(14) The manufacturing, processing, finishing and assembly of products completely within an enclosed building.

E. Area, yard, and bulk regulations.

(5) Each lot shall have frontage on an improved public street., ~~and no lot shall contain more than one principal use.~~

(6) Maximum Loading docks: 1 per 5,000 square feet.

I. Nonconforming structure.

(1) Any principal or accessory structure lawfully created which shall accidentally be destroyed may be replaced in the same location as it occupied under the same specifications on the lot immediately prior to said accidental destruction and shall not constitute a nonconforming structure.

Section 3. 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 inconsistency or conflict between the provisions of this Ordinance or other local requirements, the provisions of this Ordinance shall apply.

Section 4. 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 5. After introduction, the Township Clerk is hereby directed to provide a copy of the within Ordinance to the Planning Board for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A.40:55D-64. The Planning Board is directed to make and transmit to the Township Committee within 35 days after referral a report, including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. After introduction, the Township Clerk is hereby directed to provide by personal service, certified mail or email with confirmation that the email was delivered, at least 10 days prior to the scheduled hearing, a copy of this Ordinance and a Notice of Hearing in accordance with N.J.S.A. 40:55D-15 to: the clerk of any adjoining municipalities located within 200 feet of the boundaries of the affected properties; and the County Planning Board.

Section 7. After introduction, the Township Clerk is hereby directed to provide by personal service or certified and regular mail, at least 10 days prior to the scheduled hearing, a Notice of Hearing in accordance with N.J.S.A. 40:55D-62.1 to: the owners of the properties affected by this Ordinance; the owners of all properties within 200 feet of the boundaries of the affected properties; the Office of Planning Advocacy; and any military facility commander who has registered with the municipality.

Section 8. After introduction, the Township Clerk, in accordance with N.J.S.A. 40:49-2 and N.J.S.A. 40:49-2.1, 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. If adopted, the Township Clerk, in accordance with N.J.S.A. 40:49-2 and N.J.S.A. 40:49-2.1, 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. If adopted, the Township Clerk, in accordance with N.J.S.A. 40:55D-16, shall forward a copy of this Ordinance to the County Planning Board for filing.

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; and

Section 12. This Ordinance shall take effect immediately upon its adoption, passage and publication according to law.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to open the public hearing on Ordinance 2026-01, the motion was unanimously approved upon the call of the roll.

Thomas Rodriguez, 18 Grouse Road expressed concerns over the new ordinance and whether existing owners could build larger warehouses on their property.

Township Planner David Kois explained the purpose of the ordinance whereby it will limit the ability of an existing user to substantially change their size or use but permits the existing use. This ordinance does not permit data centers in these zones. The purpose is to allow prior uses to remain conforming uses under the ordinance.

Attorney Willard explained this ordinance defines small scall manufacturing and permits those uses that had been ongoing. This ordinance maintains what is currently going on in the zones.

Mayor Payne stated this is a limiting ordinance preventing rebuilding a bigger facility in the case of a fire for example.

Maria Janucik, 720 E. Frech Ave, Manville stated she received the certified ordinance letter and asked why. Ms. Janucik also asked why an ordinance is considered at the Planning and Board.

Mayor Payne and Attorney Willard explained she must be in the 200-foot zone of one of the zones. Attorney Willard explained that all ordinances such as this must be considered for master plan consistency by the Planning Board. The size of the facility and the number of loading docks is the enforcement of the ordinance, not counting trucks coming in and out.

Paul Candon, 24 Campbell Road asked about the hours of operation of the facilities, where is that discussed, and whether there is an opportunity to expand buildings.

Mayor Payne stated that is discussed at the Planning Board.

Township Planner Kois explained this cleaned up the code to make this section conform to other other sections. Mr. Kois further stated there are other limits to buildings such as set backs, storm water, and impervious coverage.

Mike Cullinane, 12 Dickerson Road sought clarification around limiting traffic in these areas.

Philip Evangelista, 25 Grouse asked how can residents be specific with what they do not want.

Mayor Payne replied that there is much conversation with local businesses, regular fire inspections, and other monitoring systems.

Township Planner Kois stated anything not expressly permitted in the code is prohibited. Best practices in planning is to specifically define all uses. Land use is intended to protect the health, safety, and welfare of the community. The Planning and Zoning Department also relies heavily on reports and questions from residents.

Tom Sulich, 161 Johanson Avenue asked about the lawsuit settlement, the certified letters, and building multiple buildings and spacing.

Attorney Willard stated the settlement was specifically this ordinance.

Township Planner Kois stated if there was vacant land, the ordinance would apply to it for development purposes. The building code regulates the spacing between buildings.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, to close the public hearing and adopt Ordinance 2026-01, the motion was approved upon the call of the roll.

INTRODUCTION OF NEW ORDINANCES

1. 2026-02 ORDINANCE AMENDING “SALARY RANGE ORDINANCE” OF THE TOWNSHIP OF HILLSBOROUGH TO SET FORTH THE SALARY RANGES FOR THE POSITIONS SET FORTH IN SAID ORDINANCE. FURTHER CONSIDERATION AND A PUBLIC HEARING TO BE HELD ON MARCH 24, 2026.

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

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

CLASSIFICATION	MIN	MAX	DEPT	
Committee persons	\$3,500	\$10,000	Administration	Non-Union
Township Administrator	\$95,000	\$220,000	Administration	Non-Union
Executive Assistant - Administration	\$42,000	\$68,000	Administration	Non-Union
Human Resources Director	\$75,000	\$100,000	Administration / HR	Non-Union
Human Resources Manager	\$55,000	\$85,000	Administration / HR	Non-Union
Part-Time Floater	\$17.00/Hr.	\$22.00/Hr.	Administration / HR	Part-Time
Township Clerk/PIO	\$75,000	\$140,000	Administration / Township Clerk	Non-Union
Deputy Clerk	\$55,000	\$85,000	Administration / Township Clerk	Non-Union
Deputy Clerk/Training Program Manager	\$55,000	\$80,000	Administration / Township Clerk	Non-Union
Office Assistant / Multimedia Specialist	\$40,000	\$52,000	Administration / Township Clerk	Non-Union
Deputy Public Information Officer	\$45,000	\$80,000	Administration / Township Clerk	Non-Union
Part-Time Receptionist	\$15.13/Hr.	\$22.00/Hr.	Administration / Township Clerk	Part-Time
IT Director	\$75,000	\$150,000	Administration / IT	Non-Union
IT Assistant Director	\$70,000	\$100,000	Administration / IT	Non-Union
Part-Time Technology Support	\$15.13/Hr.	\$30.00/Hr.	Administration / IT	Part-Time
Construction Official	\$75,000	\$155,000	Building	Non-Union
Building Sub Code Official / Supervisor	\$75,000	\$120,000	Building	Non-Union

Assistant Building Sub Code Official	\$75,000	\$100,000	Building	Non-Union
Part-Time Inspector	\$36.00/Hr	\$50.00/Hr	Building	Part-Time
Part-Time Technical Assistant	\$15.13/Hr.	\$30.00/Hr.	Building	Part-Time
Use of License in 2nd Discipline	\$2,500	\$5,000	Building	Stipend
Acting Construction Official	\$1,500	\$5,000	Building	Stipend
Economic and Business Development Director	\$75,000	\$100,000	Economic & Business Development	Non-Union
Part-Time Outreach Support Specialist	\$15.13/Hr.	\$22.00/Hr. 25.00/Hr.	Economic & Business Development	Part-Time
Director of Engineering	\$75,000	\$135,000	Engineering	Non-Union
Assistant Director of Engineering	\$70,000	\$120,000	Engineering	Non-Union
Director, Health and Environment Services	\$75,000	\$128,750	Health	Non-Union
Health Officer	\$75,000	\$128,750	Health	Non-Union
Director of Environmental Programs	\$75,000	\$110,000	Health	Non-Union
Deputy Director Envir. & Public Health Programs	\$70,000	\$85,000	Health	Non-Union
Deputy Director Environmental Programs	\$70,000	\$85,000	Health	Non-Union
Registered Environmental Health Specialist	\$50,000	\$76,839	Health	Non-Union
Millstone Health Liaison	\$2,000	\$6,000	Health	Stipend
Part-Time Property Maint/Code Enforcement/Deputy Zoning Officer	\$15.13/Hr.	\$31.00/Hr.	Health / Planning & Zoning	Part-Time
Recycling Coordinator	\$2,000	\$6,000	Health	Stipend
Assistant Recycling Coordinator	\$1,000	\$5,000	Health	Stipend
Registrar	\$1,000	\$4,000	Health	Stipend
Deputy Registrar	\$1,000	\$2,000	Health	Stipend
Court Administrator	\$75,000	\$110,000	Municipal Court	Non-Union
Deputy Court Administrator	\$70,000	\$85,000	Municipal Court	Non-Union
Municipal Judge	\$15,000	\$90,000	Municipal Court	Non-Union
Part-Time Violations Technician	\$15.13/Hr.	\$30.00/Hr.	Municipal Court	Part-Time

Municipal Prosecutor	\$10,000	\$110,000	Municipal Court / Police	Non-Union
After Hours ECDR Processing	\$2,000	\$5,000	Municipal Court	Stipend
Public Defender	\$1,000	\$25,000	Municipal Court	Stipend
Shared Court Stipend	\$2,000	\$50,000	Municipal Court	Stipend
Substitute Judge Services (regular session/excluding DWIs)	\$500	\$1,000	Municipal Court	Stipend
Special Session Compensation (including DWIs) for Municipal Prosecutor	\$600	\$1,000	Municipal Court	Stipend
Special Session Compensation (including DWIs) for Municipal Judge	\$800	\$1,000	Municipal Court	Stipend
Director of Planning & Zoning	\$75,000	\$130,000	Planning & Zoning	Non-Union
Assistant Director of Planning and Zoning / Zoning Official	\$55,000	\$100,000	Planning & Zoning	Non-Union
Assistant Planner/Sustainability Program Manager	\$55,000	\$100,000	Planning & Zoning	Non-Union
Master Plan Assistant	\$15.13/Hr.	\$25.00/Hr.	Planning & Zoning	Part-Time
Police Chief	\$125,000	\$260,000	Police	Non-Union
Police Captain	\$120,000	\$225,000	Police	Non-Union
Police Lieutenant	\$115,000	\$210,000	Police	Non-Union
Police Sergeant	\$114,006	\$165,000	Police	PBA Local 205
Police Corporal	\$106,881	\$150,000	Police	PBA Local 205
Police Officer	\$46,508	\$140,000	Police	PBA Local 205
Executive Assistant — Chief of Police	\$42,000	\$68,000	Police	Non-Union
Office Manager – Police	\$50,000	\$70,000	Police	Non-Union
Police Operations Manager	\$50,000	\$70,000	Police	Non-Union
IT Director Police Dept.	\$70,000	\$150,000	Police	Non-Union
IT Manager Police Dept.	\$50,000		Police	Non-Union
Senior Systems Engineer / Administrator	\$4,000	\$6,000	Police	Non-Union
Special Officers	\$15.13/Hr.	\$28.00/Hr.	Police	Part-Time
Crossing Guards	\$15.13/Hr.	\$22.00/Hr.	Police	Part-Time

Part-Time Police Support Technician	\$15.13/Hr.	\$31.00/Hr.	Police	Part-Time
Police Property Manager	\$20.00/Hr.	\$28.00/Hr.	Police	Part-Time
Part-Time Technology Support	\$15.13/Hr.	\$30.00/Hr.	Police	Part-Time
Director Public Works	\$75,000	\$145,000	Public Works	Non-Union
Supervisor of Public Works	\$55,000	\$120,000	Public Works	Non-Union
Assistant Supervisor of Public Works	\$50,000	\$100,000	Public Works	Non-Union
Assistant Supervisor of Building Maintenance	\$50,000	\$105,000	Public Works	Non-Union
Office Manager - Public Works/Parks	\$50,000	\$95,000	Public Works/Parks	Non-Union
Part-Time Building Maintenance	\$15.13/Hr.	\$28.00/Hr.	Public Works	Part-Time
Arborist	\$59,012	\$78,000	Public Works	Teamsters Local 4
Sign Shop Operator	\$59,012	\$78,000	Public Works	Teamsters Local 4
Equipment Operator/Mechanic/Journeyman/Welder (I)	\$63,253	\$85,000	Public Works/Parks	Teamsters Local 4
Equipment Operator/Mechanic/Journeyman/Welder (II)	\$69,417	\$100,000	Public Works/Parks	Teamsters Local 4
Public Works Worker 1-4	\$39,119	\$90,000	Public Works/Parks	Teamsters Local 4
Director Parks, Recreation, and Social Services	\$75,000	\$145,000	Parks / Recreation / Social Services	Non-Union
Director Recreation	\$75,000	\$125,000	Recreation	Non-Union
Director Social Services	\$75,000	\$125,000	Social Services	Non-Union
Director Parks	\$75,000	\$125,000	Recreation	Non-Union
Director Social Services and OEM	\$75,000	\$135,000	Social Services / Office of Emergency Management	Non-Union
Director Parks and Recreation	\$75,000	\$135,000	Parks/Recreation	Non-Union
Assistant Director of Recreation	\$70,000	\$100,000	Recreation	Non-Union
Assistant Director of Social Services	\$70,000	\$100,000	Social Services	Non-Union
Supervisor of Parks	\$55,000	\$120,000	Parks	Non-Union
Assistant Supervisor of Parks	\$50,000	\$100,000	Parks	Non-Union

OEM Director	\$75,000	\$100,000	Office of Emergency Management	Non-Union
OEM Coordinator	\$70,000	\$90,000	Office of Emergency Management	Non-Union
Senior Dance Instructor	\$ 25.00/Hr.	\$ 35.00/Hr.	Social Services	Part-Time
Senior Wellness Instructor	\$ 25.00/Hr.	\$ 35.00/Hr.	Social Services	Part-Time
Tax Assessor	\$75,000	\$155,000	Tax Assessor	Non-Union
Deputy Assessor	\$55,000	\$100,000	Tax Assessor	Non-Union
Assistant Manager - Tax Assessor	\$50,000	\$95,000	Tax Assessor	Non-Union
Director of Finance / CFO / Treasurer	\$75,000	\$160,000	Tax Collection / Treasurer	Non-Union
Tax Collector / Payroll Manager	\$55,000	\$125,000	Tax Collection / Treasurer	Non-Union
Part-Time Assistant to Tax Collector	\$15.13/Hr.	\$22.00/Hr.	Tax Collection / Treasurer	Part-Time
Part Time Assistant to CFO	\$15.13/Hr.	\$22.00/Hr.	Tax Collection / Treasurer	Part-Time
PACO	\$1,000	\$5,000	Tax Collection / Treasurer	Stipend
QPA	\$1,000	\$5,000	Tax Collection / Treasurer	Stipend
Class I Level 1	\$38,000	\$90,000	All Departments	AFSCME Union
Grade 12 Level 2	\$41,333	\$110,000	All Departments	AFSCME Union
Grade 11 Level 3	\$44,338	\$120,000	All Departments	AFSCME Union
Grade 10 Level 4	\$47,831	\$130,000	All Departments	AFSCME Union
Part-Time Office Assistant	\$15.13/Hr.	\$22.00/Hr. 25.00/Hr.	All Departments	Part-Time
Shared Services	\$1,000	\$2,000	All Departments	Stipend
Translation Services	\$1,000	\$1,500	All Departments	Stipend
Special Projects	\$1,000	\$5,000	All Departments	Stipend
Director	\$75,000	\$160,000	All Departments	Non-Union
Assistant Director	\$70,000	\$130,000	All Departments	Non-Union
Supervisor	\$55,000	\$100,000	All Departments	Non-Union
Manager	\$55,000	\$100,000	All Departments	Non-Union

Assistant Supervisor	\$50,000	\$100,000	All Departments	Non-Union
Assistant Manager	\$50,000	\$100,000	All Departments	Non-Union
Office Manager	\$50,000	\$100,000	All Departments	Non-Union
Program Manager	\$38,000	\$70,000	All Departments	Non-Union

Upon a motion by Committeeman Robert Britting, seconded by Deputy Mayor Shawn Lipani, to introduce Ordinance 2026-02, the motion was unanimously approved upon the call of the roll.

CLAIMS LIST

1. CLAIMS LIST 26-04

Mayor Payne asked to approve Claims List 2026-04.

Mayor Payne asked if approving the Claims List was moot.

Attorney Willard stated he was not sure, any items on the claim list for pensions, snow removal, and anything that exceeds the CFO's appropriations will not be able to be paid due to the no vote on Resolution #4.

Committeewoman Hand stated she had gone through the Claims List and did not see any of those types of expenditures. Committeewoman Hand stated she believes the emergency appropriation should be bills that are due. Mayor Payne looked through the claims list which totaled \$562,000.

Attorney Willard suggested voting on the claims list, approving it subject to whether there is enough money in each line item.

Administrator Ferrera stated it's also important to find out from the CFO what deadlines are looming to pay pensions and insurance payments so as to not be in default. A special meeting on 24 hours notice might need to be held.

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeeman Robert Britting, Claims List 2026-04, 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 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.

Maria Janucik, 720 E. Frech Ave, Manville raised concerns over shared municipal court and reports and the current status of the Sherman Tract on Camplain Road.

Richard Onderko, 325 N. Main Street, Manville and Mayor of Manville encouraged the committee to install a

traffic light at Sunnymead and West Camplain Roads in the interest of public safety and wanted to know the status of this project.

ADJOURNMENT

Upon a motion by Deputy Mayor Shawn Lipani, seconded by Committeewoman Samantha Hand, the meeting duly adjourned at 9:29 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 flourish extending to the right.

Sarah Brake
Township Clerk