

Minutes of the Regular Meeting of the Township Committee of the Township of Hillsborough, in the County of Somerset, State of New Jersey, held in the Municipal Complex at 7:30 p.m. on April 24, 2018.

Upon call of the roll, the following Committee members were recorded present: Committeeman Greg Burchette, Committeeman Frank DelCore, Committeeman Carl Suraci and Mayor Gloria McCauley. Also in attendance were Township Administrator Anthony Ferrera, Township Clerk Pamela Borek and Township Attorney William Willard. Deputy Mayor Tomson was recorded absent.

### **SALUTE TO THE FLAG**

Mayor McCauley advised that in accordance of Section 5 of the Open Public Meetings Act, Chapter 231, of the Public Laws of 1975 that notice of this meeting was made by the posting on the bulletin board at the Hillsborough Township Municipal Complex and notifying the officially designated newspapers that this meeting would take place at the Hillsborough Township Municipal Complex at 7:30 p.m. on April 24, 2018.

### **APPROVAL OF MINUTES**

- *Approval of the March 27, 2018 Regular Session Meeting Minutes*

Upon a motion by Committeeman Burchette, seconded by Committeeman DelCore, the minutes of the March 27, 2018 Regular Session were approved upon the call of the roll. Mayor McCauley abstained from the vote.

### **REPORTS FROM COMMITTEE LIAISONS, AND RECEIPT OR REPORTS, PETITIONS OR COMMUNICATIONS**

#### **Committeeman Burchette**

Committeeman Burchette announced the Homestead Benefits have been credited to the May tax payments and revised bills were sent to both homeowners and mortgage companies. Any questions on the amount of your credit, or if you did not receive a credit please call the State Hotline at 888-238-1233, or check the status online at [www.state.nj.us/treasury/taxation](http://www.state.nj.us/treasury/taxation).

Committeeman Burchette stated construction has recently resumed on the Route 206 Bypass. Motorists should use extra caution and be prepared for traffic pattern changes, and periodic lane closures. This will be a long term project. We ask everyone to exercise patience realizing that once completed it will provide an improved commute for all.

Committeeman Burchette noted there are various types of alerts through the Swift Reach 911 messaging system. The OEM web page contains the details.

Committeeman Burchette reported the Hillsborough - Millstone Municipal Alliance will host a free Narcan training session for anyone interested on Wednesday, May 16th from 6:30 - 8PM in the Rear Multipurpose Room. Registration is required and it will be in the enews.

Committeeman Burchette announced that The Rotary Club of Hillsborough recently donated 35 trees in honor of Arbor Day to Village Green Park. The Rotary Club of Hillsborough recently joined numerous

other Rotary Clubs around the world in planting trees to help raise environmental awareness and contribute to efforts to combat global climate change. With funding from The Rotary Club of Hillsborough and Central Jersey Nurseries, under leadership of owner Vince Lipani, a long-time Rotarian, 35 trees were planted lining walkways and fields at Village Green Park on Brooks Boulevard in Hillsborough.

**Committeeman DelCore**

Committeeman DelCore attended the Run Around the Park on Sunday, April 22nd and thanked the Recreation Department on a successful event.

Committeeman DelCore reminded residents the Annual Green Living and Wellness Fair will be held on Saturday, June 2nd. Check out the enews for all the details about the day's events as well as the poster contest.

Committeeman DelCore announced the Memorial Day Parade is schedule for Saturday, 5/26, beginning at 10:30AM. Any Veterans that have not yet registered for the Veterans Breakfast should stop by or call the recreation office to register.

Committeeman DelCore advised residents to register for this summer's AVM Summer Basketball League. Spots are limited so make sure to register.

Committeeman DelCore further advised summer day camps as well as summer sports camps are all currently up for registration. Camps are set to begin on June 25th.

**Committeeman Suraci**

Committeeman Suraci stated the Building Department recommends doing research before choosing a contractor. It is important to know the contractor you're hiring is licensed, has knowledge of NJ Construction Code, is familiar with the permit & inspection procedures, has a good reputation (check with the Better Business Bureau or online reviews), charges fair rates, and performs quality work. NJ.COM recently published a very insightful article giving tips on what to look for when searching for contractors and how to choose the right one for you.

Committeeman Suraci reminded residents that the town is not picking up any brush piles other than the Senior Curbside Clean Up Program.

Committeeman Suraci announced free tree seedlings will be available to Hillsborough Township residents on Saturday April 28th, from 7 a.m. to 3 p.m. at the Auten Road Facility as part of the New Jersey Tree Recovery Campaign. This program helps communities replace trees damaged or destroyed by Superstorm Sandy. Seedlings, available on a first come, first served basis, also come with instructions on how to store, care for, and plant them. It is a joint effort between Hillsborough Township, New Jersey Forest Service, New Jersey Soil Conservation Districts, Sustainable Jersey, Arbor Day Foundation, BJ's Wholesale Club, Canon, and FedEx.

**Mayor McCauley**

Mayor McCauley thanked Girl Scout Troop 60056 and Troop Leaders Gwen Duralek, Kristine Gibson and Kim Mueller for the invitation to meet and assist with obtaining the Junior Inside Government Badge.

Mayor McCauley reported she attended the grand opening of Kiddie Academy this past Saturday with EBDC members and David Kois, Business Advocate. The Mayor congratulated Kiddie Academy and wished them best of luck.

Mayor McCauley stated she attended the opening celebration day for Hillsborough Baseball League along with Committeemen Delcore and Suraci.

## **PROCLAMATIONS/PRESENTATIONS/APPOINTMENTS**

### **PROCLAMATIONS / APPOINTMENTS**

- *Proclamation honoring Shreyas Murali - Eagle Scout Award*

***WHEREAS, Shreyas Murali, a Senior at Hillsborough High School and a member of Boy Scout Troop 489, has recently earned the status of Eagle Scout; and***

***WHEREAS, the Hillsborough Township Committee of the Township of Hillsborough, recognizes the many hours that Shreyas devoted to attaining the status of Eagle Scout, working with diligence and making sacrifices in order to achieve this highly coveted position; and***

***WHEREAS, Shreyas has served the Boy Scouts in an exemplary manner and is deserving of the honor bestowed upon him; and***

***WHEREAS, Shreyas's Eagle Scout Project consisted of installing a Buddy Bench at Hillsborough Elementary School which is designed to combat bullying by providing a place to meet new friends and accept others. Engraved on the bench is "If you can be anything, be kind". The bench was constructed and an area was prepared by digging trenches, installing wooden beams and filling the area with certified playground mulch. The overall project resulted in 142 hours of labor and the assistance of 14 people; and***

***WHEREAS, Shreyas served as Patrol Leader, Quartermaster, Troop Quartermaster, Librarian and Philmont Trek Crew Reporter; and***

***WHEREAS, Shreyas participates in the Hillsborough High School Marching Band, Sax Quartet, Jazz Ensemble and the Grand Staff Ensemble. He is President of the German Honor Society, and a member of the National Honor Society and Tri-M Music Honors Society. Shreyas is also involved in the Hillsborough UNICEF Club and Band Council; and***

***WHEREAS, Shreyas serves as an example to the youth of Hillsborough Township through his high level leadership and community service, and we are very proud that he is a member of our community.***

***NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Hillsborough Township Committee, do hereby recognize and extend our sincere congratulations to Shreyas Murali for having achieved the status of Eagle Scout, an honor for both him and for those who guided him, with best wishes for a bright future.***

- *Proclamation honoring Rakesh Senthilvelan - Eagle Scout Award*

*WHEREAS, Rakesh Senthilvelan, a Senior at Hillsborough High School and a member of Boy Scout Troop 489, has recently earned the status of Eagle Scout; and*

*WHEREAS, the Hillsborough Township Committee of the Township of Hillsborough, recognizes the many hours that Rakesh devoted to attaining the status of Eagle Scout, working with diligence and making sacrifices in order to achieve this highly coveted position; and*

*WHEREAS, Rakesh has served the Boy Scouts in an exemplary manner and is deserving of the honor bestowed upon him; and*

*WHEREAS, Rakesh's Eagle Scout Project consisted of raising money to purchase, pack and ship 300 care packages with Operation Shoebox to soldiers stationed overseas; and*

*WHEREAS, Rakesh served as Assistant Senior Patrol Leader of Troop 489 and led his Philmont Scout Ranch expedition as Crew Leader; and*

*WHEREAS, Rakesh participates in Hillsborough High School Golf and Track teams and is the Vice President of the Spanish Honor Society and the Treasurer of the National Honor Society . He has received several awards at Model United Nations conferences in the United States and Canada and was awarded Volunteer of the Year in Mumbai through the organization Uplift Humanity which seeks to educate children in impoverished areas of India; and*

*WHEREAS, Rakesh serves as an example to the youth of Hillsborough Township through his high level leadership and community service, and we are very proud that he is a member of our community.*

***NOW, THEREFORE, BE IT PROCLAIMED** that we, the Mayor and Hillsborough Township Committee, do hereby recognize and extend our sincere congratulations to Rakesh Senthilvelan for having achieved the status of Eagle Scout, an honor for both him and for those who guided him, with best wishes for a bright future.*

- *Proclamation honoring Parkinson's Disease Awareness Month*

*WHEREAS, Parkinson's Disease is a chronic, progressive, neurological disease and is the second most common neurodegenerative disease in the United States; and*

*WHEREAS, Parkinson's disease is currently estimated to affect approximately one million people in the United States and the prevalence will more than double by 2040; and*

*WHEREAS, Parkinson's disease is the 14th leading cause of death in the United States according to the Centers for Disease Control and Prevention; and*

*WHEREAS, it is estimated that the combined direct and indirect economic burden of Parkinson's disease is nearly \$25 billion annually in the United States; and*

*WHEREAS, research suggest that the cause of Parkinson's disease is a combination of genetic and environmental factors, but the exact cause and progression of the disease is still unknown. There is no*

*objective test or biomarker for Parkinson's disease, and there is no cure or drug to slow or halt the progression of the disease; and*

***WHEREAS**, the symptoms of Parkinson's disease vary from person to person and can include tremors, slowness of movement and rigidity, difficulty with balance, swallowing, chewing, and speaking, cognitive impairment, dementia, mood disorders and a variety of other non-motor symptoms; and*

***WHEREAS**, volunteers, researchers, caregivers and medical professionals are working to improve the quality of life of persons living with Parkinson's disease and their families. Increased research, education and community support services such as those provided by the Parkinson's Foundation and other organizations are needed to find more effective treatments and to provide access to quality care to those living with the disease today.*

***NOW, THEREFORE, BE IT PROCLAIMED**, that we, the Mayor and Township Committee of the Township of Hillsborough, hereby declare April as National Parkinson's Awareness Month and urge residents to support the search for a cure and assist those individuals and families who deal with this devastating illness on a daily basis.*

- *Proclamation honoring National Donate Life Month*

***WHEREAS**, realizing the urgent need for donors around the country, the National Donate Life Month observance was established in 2003, to promote a greater understanding about the life-saving benefits of donation. Established in 2012, National Donate Life Blue and Green Day represents a national effort to support and raise awareness for organ, tissue donation and transplantation; and*

***WHEREAS**, the New Jersey Organ and Tissue Sharing Network (NJ Sharing Network) is committed to addressing that need through enhanced awareness; and*

***WHEREAS**, the transplantation of organs and tissues is a miracle of modern medicine made possible through the compassion of organ and tissue donors, enabling surgeons to save thousands of lives every year. Donors not only give the gift of life, but also often restore health and sight to the recipients of the tissue and organs; and*

***WHEREAS**, people of all ages, ethnic backgrounds and religions are affected by the need for organ transplants; and there are nearly 5,000 New Jersey residents and over 120,000 Americans awaiting life-saving and life-enhancing transplant operations; and*

***WHEREAS**, every capable person should support this vital effort by learning more about donating tissue and organs, registering as organ and tissue donors, making their families aware of their wishes, and be willing to give the precious gift of health, sight, and life to people in need. Registering as an organ and tissue donor at a local Motor Vehicle Agency or online at [www.NJSharingNetwork.org](http://www.NJSharingNetwork.org) signifies our fundamental human responsibility to help others.*

***NOW, THEREFORE, BE IT PROCLAIMED**, that we, the Mayor and the Township Committee of the Township of Hillsborough, do hereby recognize National Donate Life Month and National Blue and Green Day on April 13, 2018 as a great opportunity to join in the fight to save lives by giving the greatest gift.*

**BE IT FURTHER PROCLAIMED**, that we, the Mayor and the Township Committee urge all residents to join in promoting organ and tissue donor education through the National Donate Life Month observance.

- *Proclamation Honoring National Library Week*

**WHEREAS**, libraries create potential and possibilities within their communities, campuses and schools by providing a level playing field for all who seek information and access to technology; and

**WHEREAS**, libraries continuously grow and evolve in how they provide for the needs of all members of their communities; and

**WHEREAS**, the theme for 2018, “Libraries Lead”, helps raise awareness of the critical role libraries play in today’s digital society; and

**WHEREAS**, libraries and librarians open up a world of possibilities through innovative STEAM programing for adults and children, job-seeking resources and the power of reading; and

**WHEREAS**, librarians are trained, tech-savvy professionals, providing technology training and access to downloadable content like e-books; and

**WHEREAS**, libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status.

**NOW, THEREFORE, BE IT PROCLAIMED** that we, the Mayor and the members of the Hillsborough Township Committee, do hereby proclaim National Library Week, April 8-14, 2018 and encourage all residents of Hillsborough Township to visit the library this week to take advantage of the wonderful resources available at your library and see how “Libraries Lead”.

## **PRESENTATIONS**

- *Credit Card Presentation*

Sean Lubus of Affinity Fellow Credit Union stated Affinity is a non profit organization. Affinity tries to give back to the community. The Hillsborough rewards credit card earns a usage income which in turn Affinity gives to the Township for the Grants program. Mr. Lubus urged residents to sign up stating it is a great way to give to the community without pulling money out of your own pocket.

- *Hillsborough Jr. Raiders*
- *Cub Scout Troop 1776*
- *Hillsborough Youth Lacrosse*
- *Boy Scout Troop 89*
- *HHS Choir Parents Association*

## **NEW BUSINESS**

- *None*

## **PUBLIC COMMENT ON NEW BUSINESS AND MATTERS NOT ON THE AGENDA**

- None

**PUBLIC HEARINGS**

- **Public hearing on the pre-qualified regulations for potential bidders for the phase 2B Repair and Restoration of the Vanderveer Harris House located in Hillsborough Township, pursuant to N.J.S.A. 40A: 11-25.**

Mayor McCauley stated the law requires that the Township hold a public hearing to receive public comment on the pre-qualification rules for prospective historic preservation construction bidders for the Vanderveer Harris historic project. The project is funded by a county historic preservation grant. This represents Phase II of the project.

Township Planner, David Maski stated a Grant was received for \$294,000 to fund the 2nd phase of the project. Before the project can go out for bid a pre-qualified pool of bidders needs to be established because of the specialized nature of the project. Mills and Shuring, the project architects, have put together a document, pre-qualifications regulations questionnaire for phase 2B for Vanderveer Harris House, with a list of questions to qualify bidders experience with historic restoration projects. This information will be forwarded to the State and they have 30 days to approve the package and then these packages will be sent to various contractors with a deadline for them to complete the pre-qualification package and July will be when it will go out to actual bid. This is the way this has to be done due to regulations for state grants that require a pool of pre-qualified bidders.

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, to open the public hearing, the motion was unanimously approved upon call of the roll. Deputy Mayor Tomson was not present.

Upon motion by Committeeman Suraci, seconded by DelCore, to close the public hearing, the motion was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

- **2018-03 AN ORDINANCE APPROPRIATING CERTAIN MONIES HELD BY THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, FOR THE RESURFACING OF BEEKMAN LANE PHASE 1 IN THE AMOUNT OF \$540,000.00, IN AND FOR THE TOWNSHIP OF HILLSBOROUGH**

**WHEREAS**, the following off-site contributions have been received from developers to be utilized for road improvements throughout the Township in accordance with Planning Board and Engineering resolutions of approval; and

C-04-52-700-063	Raritan Hills	32,000.00
Total		32,000.00

**WHEREAS**, a grant has been awarded to the Township of Hillsborough from the New Jersey Department of Transportation, Transportation Trust Fund for the Resurfacing of Beekman Lane Phase 1 in the amount of \$508,000.00; and

**WHEREAS**, the Hillsborough Township Committee has determined there is a need to appropriate the aforesaid Capital funds for the following purpose and amount:

1.	Resurfacing of Beekman Lane Phase 1	540,000.00
		540,000.00

**NOW THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the aforementioned sums are hereby appropriated.

This ordinance shall take effect upon final adoption and publication according to law.

Mayor McCauley stated as indicated when this ordinance was introduced it allowed for the funding of the Beekman Lane Phase 1 project in conjunction with the \$508,000 received from the NJDOT Grant. The remaining \$32,000 is from developer contributions.

Upon motion by Committeeman Burchette, seconded by Committeeman Suraci, to introduce the ordinance, the motion was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

Committeeman Suraci stated only \$32,000 is coming from the Township for this project. The Grant was a tremendous accomplishment by the staff in obtaining this.

Upon motion by Committeeman Burchette, seconded by Committee DelCore, to close the public hearing and adopt the ordinance, the motion was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

**INTRODUCTION OF NEW ORDINANCES**

**2018-05 ORDINANCE AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF HILLSBOROUGH, CHAPTER 188, LAND USE AND DEVELOPMENT, ARTICLE V. DISTRICT AND STANDARDS SECTION 113.5 TC TOWN CENTER DISTRICT.**

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Chapter 188 “Land Use and Development”, Article V “Districts and Standards”, Section 188-113.5 “TC Town Center District”, of the Code of the Township of Hillsborough, is hereby amended as follows:

**Section 1.**

B. Permitted principal uses.

(19) Residential uses.

(d) The maximum number of permitted residential flats or lofts in the Town Center District, which may only be calculated for an existing building to be converted into a mixed-use building that is fully



conforming with all requirements of the Town Center District, or for any fully conforming new mixed-use building to be constructed, and is intended as an incentive to complement and enhance development in Town Center, shall be one dwelling unit for each 1,000 square feet of nonresidential gross floor area except as provided for in subsections D(3) and K below. All residential flats or lofts must be provided in the same mixed-use building that is used to determine the permitted number of residential flats or lofts in the Town Center District, as indicated above.

C. Accessory uses and structures.

(16) Community recreational facilities for the use of residents and their guests.

D. Conditional uses.

(3) A single-use multifamily building constructed as part of an existing shopping center as identified in section B.19 above in accordance with the following conditions.

(a) There shall be a minimum of 90,000 square feet of existing retail/commercial space in the shopping center at the time of application to the planning board, which shall not be reduced to less than 86,000 square feet following the construction of the multifamily building.

(b) The single-use multifamily building shall be located to the rear of or in line with an existing mixed-use or retail/commercial building on the tract regardless of the existing front yard setback. In no case shall a single-use multifamily building front on either Route 206 or Amwell Road.

(c) The maximum number of dwelling units in the multifamily building shall be 44.

(d) A minimum of 25% of the total number of residential units on the tract shall be low and moderate income units in accordance with applicable affordable housing regulations, including but not limited to Article VII of this Chapter.

(e) The single-use multifamily building shall be designed as an integral component of the shopping center with pedestrian connections, green areas, and plazas providing direct access to the retail/commercial uses.

(f) The single-use multifamily building shall otherwise conform to all other applicable TC standards.

F. Parking requirements.

(2)

(g) Residential [at two spaces per dwelling unit, unless otherwise indicated herein] in accordance with the Residential Site Improvement Standards.

G. Supplemental regulations.

(5) Site design.

- (g) The layout of nonresidential ~~and~~, mixed-use, and residential buildings and parking areas shall be designed so as to provide an aesthetically pleasing and efficient arrangement.

I. Green technology requirements.

- (1) All new development located within the Town Center District, except for additions which are 50% or less than the existing gross floor area, shall demonstrate with appropriate documentation that the development will meet a minimum LEED certification rating under the LEED or equivalent Rating System ~~[and be so certified by the USGBC or equivalent]~~ to the satisfaction of the Hillsborough Township Planning and Zoning Department.

**New Section**

**K. Mixed-Use Inclusionary Overlay District**

- (1) Purpose, applicability, and affordable housing obligation.

- (a) The purpose of the Mixed-Use Inclusionary Overlay District is to provide an incentive for the construction of affordable multifamily housing in the Town Center District as part of the Township's fair share housing plan for meeting the region's low and moderate-income housing needs.

- (b) This overlay district applies to the following properties: Block 178; Lots 4, 5, 6, 7, 8, 9, 10, and 11 on the Hillsborough Township Tax Map, which must be planned and developed as a single tract to qualify for the overlay option. For the purposes of this section a "tract" is defined as an area of land comprised of one or more adjacent lots which together have sufficient dimension and area to make one parcel of land meeting the requirements of this section for the uses intended.

- (c) A minimum of 24% of the total number of residential units shall be low-and moderate-income units in accordance with applicable affordable housing regulations, including but not limited to Article VII of this Chapter; but in no case shall there be less than 46 low-and moderate-income units provided on the tract regardless of the total number of units constructed.

- (2) Permitted principal uses in the overlay district. In addition to principal uses permitted in the underlying Town Center District, single-use multifamily dwellings constructed as part of a planned mixed-use inclusionary development on a single tract in accordance with the following standards.

- (a) The minimum tract size shall be 8.5 acres with a minimum frontage of 790 feet on Route 206.

- (b) There shall be a minimum of 28,000 square feet of retail space located in mixed-use buildings fronting on Route 206 that are fully conforming to Town Center bulk and design standards unless otherwise stated in this section. The mixed-use buildings shall be included in the first phase of the development on the tract.

(c) All single-use multifamily buildings shall be located to the rear of the mixed-use buildings and establish a clear internal village community with the majority of such structures fronting on green areas or plazas. In no case shall any single-use multifamily building front on either Route 206 or Amwell Road.

(d) The maximum number of dwelling units on the tract shall be 191 with at least 37% of those units located on the upper floors of mixed-use buildings. The maximum number of dwelling units in any single-use multifamily building shall be 15. The minimum number of dwelling units in a mixed-use building shall be 2.3 units per 1,000 square feet of retail space on the ground floor. The maximum number of dwelling units in a mixed-use building shall be 2.6 dwelling units per 1,000 square feet of retail space on the ground floor.

(e) The overall development shall otherwise conform to all other applicable TC standards.

(3) Permitted accessory uses and structures. In addition to accessory uses and structures permitted in the underlying Town Center District, community recreational facilities for the use of residents and their guests.

**Section 2.** This Ordinance shall be construed so as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning, and land use regulations. All other ordinances or other local requirements that are inconsistent or in conflict with this Ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this Ordinance shall apply.

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

**Section 4.** After introduction, the Township Clerk is hereby directed to provide a copy of the within Ordinance to the Planning Board of the Township of Hillsborough 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 5.** 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 copy of this Ordinance and a Notice of Hearing in accordance with N.J.S.A. 40:55D-62.1 to: (1) the owners of the properties affected by this Ordinance; (2) the owners of all properties within 200 feet of the boundaries of the affected properties; (3) the Office of Planning Advocacy; and (5) any military facility commander who has registered with the municipality.

**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: (1) the clerk of any adjoining municipalities located within 200 feet of the boundaries of the affected properties; and (2) the County Planning Board.

**Section 7.** This Ordinance shall take effect immediately upon its adoption, passage and publication according to law.

Mayor McCauley stated the proposed ordinance would amend the Town Center district to add single-use multifamily residential buildings to the list of permitted uses but only when constructed as part of a mixed-use development. This would be accomplished through the creation of an overlay district within the TC zone and the addition of a new conditional use within existing major shopping centers. Mr. Maski will provide additional details.

Township Planner David Maski stated the most important amendment would remove restriction of lofts in mixed use buildings but still need to be part of a mixed use development. It changes how uses are dispersed through the site.

Upon motion by Committeeman Burchette, seconded by Committeeman Suraci, to introduce the ordinance, the motion was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

## **CONSIDERATIONS**

### **1. RESOLUTION AUTHORIZING THE HIRING OF SUMMER EMPLOYEE MICHAEL HOLODINSKI FOR THE DEPARTMENT OF PARKS EFFECTIVE APRIL 25, 2018, FUNDED THROUGH THE CLEAN COMMUNITIES GRANT**

**WHEREAS**, this is the annual hiring help utilizing funds from the Clean Communities Grant.

**WHEREAS**, there is a need for temporary summer employment in the Department of Parks in the Township of Hillsborough; and

**WHEREAS**, the Township of Hillsborough received \$90,748.30 from the 2017 Clean Communities Grant Fund, with said monies to be used to cover the cost of the summer help in the Department of Parks; and

**WHEREAS**, the Director of Parks has recommended the appointment of Michael Holodinski as summer employee in the Department of Parks, with a start date of April 25, 2018, for a period of up to sixteen weeks, 40 hours per week at a rate of \$14.00 per hour.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that Michael Holodinski be hired for the Department of Parks effective April 25, 2018, at a rate of \$14.00 per hour, funded through the Clean Communities Grant.

Mayor McCauley stated this is the annual hiring summer help utilizing funds from the Clean Communities Grant.

Upon motion by Committeeman Burchette, seconded by Committeeman Suraci, the aforesaid resolution was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

**2. RESOLUTION AUTHORIZING THE LEASE/PURCHASE OF A 2018 CHEVROLET TAHOE FROM DAY CHEVROLET IN AN AMOUNT NOT TO EXCEED \$49,766.64 WITH LEASE PAYMENTS THROUGH FORD CREDIT IN THE AMOUNT OF \$11,375.73 PER YEAR FOR FIVE YEARS THROUGH NEW JERSEY STATE CONTRACT #A89938**

**WHEREAS**, the Director of the Office of Emergency Management has requested authorization for the lease/purchase of a 2018 Chevrolet Tahoe; and

**WHEREAS**, the 2018 Chevrolet Tahoe is available for lease/purchase from Day Chevrolet through the New Jersey State Contract #A89938 in an amount not to exceed \$49,766.64; and

**WHEREAS**, the 2018 Chevrolet Tahoe will be leased through Ford Credit for 5 years in an amount not to exceed \$11,375.73 per year; and

**WHEREAS**, funds are available 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 the lease/purchase of a 2018 Chevrolet Tahoe from Day Chevrolet through New Jersey State Contract #A89938 in an amount not to exceed \$49,766.64 and will be financed through Ford Credit for 5 years in an amount not to exceed \$11,375.73 per year, is hereby authorized and approved.

Committeeman Burchette stated this is severely needed.

Committeeman Suraci stated this is for the OEM department to carry out much needed functions and handled through the OEM budget.

Upon motion by Committeeman Burchette, seconded by Committeeman DelCore, the aforesaid resolution was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

**3. RESOLUTION RATIFYING AND CONFIRMING THE EXECUTION OF A CONTRACT WITH VC LAND FOR BRUSH GRINDING AND CLEARING OF DEBRIS AT THE AUTEN ROAD SITE IN AN AMOUNT NOT TO EXCEED \$13,500.00**

**WHEREAS**, the Director of Public Works has determined there is a need for the brush grinding and clearing of debris at the Auten Road Site; and

**WHEREAS**, a solicitation for quotes was prepared and distributed to interested companies; and

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

- |                      |             |
|----------------------|-------------|
| 1. VC Land           | \$13,500.00 |
| 2. JH Reid Recycling | \$24,866.67 |
| 3. RTG 2 LLC         | \$25,000.00 |

**WHEREAS**, the Qualified Purchasing Agent has determined that VC Land should be awarded the contract based on their quote; and

**WHEREAS**, funds are available and have been certified as such by the Chief Financial Officer and said certification is attached to this resolution.

**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 authorized to execute a contract with VC Land for brush grinding and clearing of debris at the Auten Road Site in an amount not to exceed \$13,500.00.

Mayor McCauley stated the debris collected over the multiple snow storms requires grinding and removal.

Upon motion by Committeeman Burchette, seconded by Committeeman Suraci, the aforesaid resolution was unanimously approved upon call of the role. Deputy Mayor Tomson was not present.

#### **CONSENT AGENDA**

**1. RESOLUTION ADOPTING THE PREQUALIFICATION REGULATIONS QUESTIONNAIRE FOR PHASE 2B REPAIR AND RESTORATION OF THE VANDERVEER HARRIS HOUSE**

**WHEREAS**, the Township of Hillsborough desires to preserve the Township's Historic Vanderveer Harris House; and

**WHEREAS**, funding for the project is provided in part by the Somerset County Historic Preservation Grant Program; and

**WHEREAS**, municipal governments must follow specific procedures when selecting contractors and subcontractors, as well as soliciting bids for their projects, and are subject to the New Jersey Historic Trust's programmatic requirements including the application of Local Public Contracts Law, N.J.S.A. 40A:11-25, specifically as it pertains to prequalification procedures for potential bidders; and

**WHEREAS**, in accordance with these State laws, the Township of Hillsborough is required to adopt the prequalification regulations, statement of bidder's qualification, and bidder's questionnaire for the Vanderveer Harris House restoration project; and

**WHEREAS**, said prequalification regulations, statement of bidder's qualification, and bidder's questionnaire have been prepared by Mills and Schnoering Architects, LLC, the Township's Historic Architectural Consultant for the Vanderveer Harris House and are attached hereto; and

**WHEREAS**, in accordance with N.J.S.A. 40A:11-25, a notice of hearing and general description of the subject matter of the regulations to be adopted were published in not less than two newspapers circulating in the county at least 20 days prior to the date set in the notice for hearing; and

**WHEREAS**, in accordance with N.J.S.A. 40A:11-25, a public hearing was held on April 24, 2018, prior to the adoption of the prequalification regulations, statement of bidder's qualification, and bidder's questionnaire for the Vanderveer Harris House restoration project.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows: (1) the prequalification regulations, statement of bidder's qualification and bidder's questionnaire for Phase 2B Repair and Restoration of the Vanderveer Harris House is hereby adopted and approved; and (2) the Township Clerk is hereby directed to forward within 10 days hereof a copy of the approved prequalification regulations, statement of bidder's qualification and bidder's questionnaire together with a true copy of the hearings and this Resolution to the Director of the Division of Local Government Services for the Director's approval.

**2. RESOLUTION APPROVING THE APPLICATION FOR SPECIAL PERMIT FOR SOCIAL AFFAIR FOR SOURLAND CONSERVANCY FOR AN EVENT TO BE HELD ON JUNE 23, 2018**

**WHEREAS**, an application for a Special Permit for Social Affair has been filed by the Sourland Conservancy for an event to be held on June 23, 2018; and

**WHEREAS**, the submitted application is complete.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby approves the application for the Sourland Conservancy for an event to be held on June 23, 2018.

**3. RESOLUTION AUTHORIZING THE SUBMISSION OF THE HILLSBOROUGH TOWNSHIP 2017 RECYCLING TONNAGE GRANT APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**WHEREAS**, the Mandatory Source Separation and Recycling Act, P.L. 1987, C. 102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

**WHEREAS**, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a resolution authorizing this municipality to apply for the 2017 Recycling Tonnage Grant will memorialize the commitment of this municipality to recycling and to indicate the assent of the Hillsborough Township Committee to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, such resolution should designate the individual authorized to ensure the application is

properly completed and timely filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Hillsborough Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby endorses the submission of the 2017 recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Dr. Glen Belnay to ensure that the application is properly filed; and

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

**4. RESOLUTION AUTHORIZING A STIPEND PAYMENT OF \$1,000.00 TO LINDA HADLEY FOR OBTAINING THE TAX ASSESSOR CERTIFICATION**

**WHEREAS**, the Administrator has recommended a stipend payment of \$1,000.00 to Linda Hadley for obtaining the Tax Assessor State Certification.

**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 Administrator is hereby accepted and approved.

**5. RESOLUTION APPROVING PROPOSED FIRE HYDRANT INSTALLATION ON ROUTE 206 AND BROWN AVENUE**

**WHEREAS**, New Jersey American Water Company proposes to install one (1) fire hydrant at Route 206 and Brown Avenue; and

**WHEREAS**, the Fire Official has determined that the installation of one (1) public fire hydrant is required to properly serve this area of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that it hereby approves the installation of one (1) public fire hydrant by New Jersey American Water Company as determined by the Chief Fire Marshall.

**6. RESOLUTION AUTHORIZING THE REFUND OF RECREATION PROGRAM FEES IN THE AMOUNT OF \$655.00**

**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, in a total amount of \$655.00

<u>Name</u>	<u>Amount</u>	<u>Name</u>	<u>Amount</u>
Clarinda Pocchia	\$95.00	Gretchen Marcinek	\$120.00



Melissa Horgan	\$100.00	Kristin DeDominicis	\$80.00
Maha Hadi	\$150.00	Yasir Zulfqar	\$55.00
Cybil Ruh	\$55.00		

**7. RESOLUTION AUTHORIZING THE REFUND OF EBDC BUSINESS SOCIAL REGISTRATION FEES IN THE AMOUNT OF \$455.00**

**WHEREAS**, there are refunds due for registration fees due to the cancellation of the EBDC Business Social; 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, in a total amount of \$455.00.

Name	Amount	Name	Amount
Paul Laub	\$15.00	Susan Stokes	\$15.00
Gina Arnone	\$30.00	Maria Mondì	\$15.00
Robert Peason	\$15.00	Charles Nuara	\$15.00
Louisa Kwan-Au-Yang	\$15.00	Theresa D’Auria	\$15.00
Brian Park	\$15.00	Margaret Bright	\$30.00
Avalon at Hillsborough	\$15.00	Lonnie Allgood	\$15.00
Tony D’Angelo	\$15.00	Stephen Bearse	\$30.00
Godelieve Babey	\$15.00	Tsampika Varelis	\$30.00
Manjit Bilkoo	\$20.00	Diane Schikel	\$15.00
Shari Lerer	\$30.00	Paul Porto	\$15.00
Cathy Briant	\$15.00	Trudy Madden	\$15.00
Ron Yoder	\$15.00	Kurt Matthews	\$15.00
Randy Giuliano	\$15.00		

**8. RESOLUTION AUTHORIZING EXECUTION OF USE AGREEMENT WITH THE UNITED STATES GENERAL SERVICES ADMINISTRATION FOR SOIL SAMPLING AND REMEDIAL ACTIVITIES AT THE PROPERTY OWNED BY THE TOWNSHIP OF HILLSBOROUGH AND IDENTIFIED ON THE TAX MAP AS BLOCK 177, LOT 22**

**WHEREAS**, the General Services Administration (“GSA”) requires access to the property owned by the Township of Hillsborough and identified on the Township Tax Map as Block 177, Lot 22, more commonly known as 27 Oxford Place (“Property”), for soil sampling and remedial activities; and

**WHEREAS**, Township and GSA wish to enter into a Use Agreement setting forth the terms and conditions for the GSA access to the Property for the soil sampling and remedial activities.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Mayor, Township Administrator, Township Clerk and Township Attorney are authorized to enter into and execute a Use Agreement with

the GSA setting forth the terms and conditions for the GSA access to the Property for the soil sampling and remedial activities.

**9. RESOLUTION AUTHORIZING THE PURCHASE OF REPLACEMENT FURNITURE FOR THE BUILDING DEPARTMENT FROM VILLAGE OFFICE SUPPLY, AN AUTHORIZED DISTRIBUTOR FOR HON COMPANY, IN AN AMOUNT NOT TO EXCEED \$12,250.00 THROUGH NEW JERSEY STATE CONTRACT #81641**

**WHEREAS**, there is a need for replacement of furniture for the Building Department; and

**WHEREAS**, Village Office Supply, an authorized distributor for Hon Company, will provide this replacement furniture in an amount not to exceed \$12,250.00 through New Jersey State Contract #81641; and

**WHEREAS**, funds are available 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 the purchase of replacement furniture for the Building Department from Village Office Supply, an authorized distributor for Hon Company, in an amount not to exceed \$12,250.00 through New Jersey State Contract #81641, is hereby authorized

**10. RESOLUTION AUTHORIZING THE LEASE/PURCHASE OF A 2018 CHEVROLET TAHOE FROM DAY CHEVROLET IN AN AMOUNT NOT TO EXCEED \$49,766.64 WITH LEASE PAYMENTS THROUGH FORD CREDIT IN THE AMOUNT OF \$11,375.73 PER YEAR FOR FIVE YEARS THROUGH NEW JERSEY STATE CONTRACT #A89938**

**WHEREAS**, the Director of the Office of Emergency Management has requested authorization for the lease/purchase of a 2018 Chevrolet Tahoe; and

**WHEREAS**, the 2018 Chevrolet Tahoe is available for lease/purchase from Day Chevrolet through the New Jersey State Contract #A89938 in an amount not to exceed \$49,766.64; and

**WHEREAS**, the 2018 Chevrolet Tahoe will be leased through Ford Credit for 5 years in an amount not to exceed \$11,375.73 per year; and

**WHEREAS**, funds are available 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 the lease/purchase of a 2018 Chevrolet Tahoe from Day Chevrolet through New Jersey State Contract #A89938 in an amount not to exceed \$49,766.64 and will be financed through Ford Credit for 5 years in an amount not to exceed \$11,375.73 per year, is hereby authorized and approved.

Upon the motion of Committeeman Suraci, seconded by Committeeman DelCore, the Consent Agenda was unanimously approved upon call of the roll.

**CLAIMS LIST**

Mayor McCauley asked to approve Claims List 2018-08.

Upon the motion of Committeeman Burchette, seconded by Committeeman DelCore, Claims List 2018-08 was unanimously approved upon call of the roll.

**ADJOURNMENT**

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, the meeting duly adjourned at 8:29 pm. Said motion was carried unanimously upon voice vote.

Attested:

Pamela Borek  
Township Clerk