

**5606**

Flag Salute.

Roll Call: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

**STATEMENT OF ADEQUATE NOTICE:**

Mayor Kovach read the following statement: “Adequate notice of this meeting has been provided, indicating the time and place of the meeting and the proposed agenda, which notice was posted, made available to newspapers, and filed with the Clerk of the Town of Clinton in accordance with Section 3(d) of Chapter 231 of the Public Laws of 1975.”

**Mayor Kovach welcomed the public to the meeting and explained how the meeting will be run by reading the following statement :**

NJSA 10:4-8(b) authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. Recently adopted P.L. 2020, c.11 amends OPMA to clarify that in times of emergency public bodies may vote, accept public comment and cause a meeting to be open to the public via electronic means.

The Town of Clinton is using ZOOM Video Meetings. Please be aware that this meeting is being recorded for the public record.

We will continue to address all questions and comments for any topic that is not on the current agenda during public comments as well as comments during public hearings for any ordinances.

Please use the chat feature in ZOOM to indicate that you wish to be recognized for a comment or a question. You must provide your name and address to be recognized. You can also type in your questions. Feel free going forward to email [councilmeeting@clintonnj.gov](mailto:councilmeeting@clintonnj.gov) with any questions or concerns between meetings.

We ask that you keep your device muted until called upon by council. The meeting’s moderator may also mute participants.

The mayor and council will respond to all votes via roll call with the exception of opening and closing of public hearings will be a voice vote.

The Mayor and Council will respond to all votes by raising hands or via roll call.

Please feel free to reach out with a note at [jkovach@clintonnj.gov](mailto:jkovach@clintonnj.gov) anytime!

**APPROVAL OF MINUTES**

A motion was made by Ms. Johnson seconded by Ms. Intrabartola to approve the council meeting minutes of October 14, 2020 as submitted.

ROLL CALL: AYES: Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes  
1 Abstention (Dineen)  
Motion carried

5607

**APPROVAL OF MONTHLY REPORTS – SEPTEMBER**

A motion was made by Mr. Humphrey, seconded by Ms. Karsh, to accept the monthly reports for the month of September as submitted: Treasurer's Report

Vote all ayes  
Motion carried

**PUBLIC COMMENTS - NONE**

**MAYOR'S COMMENTS**

1. Governor Murphy reached out with compliments to Councilman Humphrey and Councilwoman Intrabartola for the Halloween CDC information provided on the Town website!
2. Mayor Kovach addressed upcoming meetings to be rescheduled in light of holidays.  
November 11, Veteran's Day will be moved to November 12 @ 7:30 p.m.  
Thanksgiving Eve, November 25, meeting will be held 8:00 a.m. to pay bills  
Christmas Eve - Eve, December 23, will be held 8:00 a.m.

**SPECIAL EVENT – SANTA CON 8k**

A special event application has been received from organizer, Eric Eisenhart of Main Street Marathon, LLC, 6 Darby Court, Clinton Township, to hold "The Run Before Christmas – SantaCon 8k on December 19, 2020 from 7 a.m. to 9:30 a.m.

Mr. Eisenhart has been in communication with Chief Kubinak to discuss the anticipated attendance of 300-500 people and will cap the amount at 500. If attendance goes over, they will begin the run in waves not all starting out at once. Ms. Intrabartola asked about a "holding pen" or "corralling" as in large marathons. Mr. Eisenhart said they will be staging on the grounds of the Red Mill, not a holding pen per se. All runners will receive a mask and are mandated to wear them. The event benefits the Red Mill and is a non-profit organization. Insurance requirements are listed on the Tier A categories and high risk, but are not quite the "marathons" as the Boston or the New York City in comparison to numbers. Mr. Eisenhart asked that the insurance coverage they currently have will suffice. Ms. Intrabartola will reach out to Caroline Conboy, the Town's Insurance agent with questions to see if the event can be down played to a lower tier. Mr. Humphrey suggested making a checklist when receiving an application to qualify applicants in certain Tiers. Mr. Eisenhart said that would be helpful. A motion was made by Mr. Humphrey, seconded by Ms. Intrabartola, to approve the request for the event and the insurance requirements as submitted. Ms. Intrabartola will follow up with Ms. Conboy and report back.

ROLL CALL: Ayes; Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**RESOLUTION #146-20 – CANCELLATION OF TAXES**

A motion was made by Ms. Karsh, seconded by Mr. Traphagen, to adopt Resolution #146-20 as submitted:

**RESOLUTION # 146-20  
CANCELLATION OF TAXES**

**WHEREAS**, Block 31, Lot 37 was never assessed until 2013;

5608

**WHEREAS**, the Tax Assessor shows the ownership as “Unknown” and states that the property should be considered as an “Uncollectible”;

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Town of Clinton, County of Hunterdon and State of New Jersey, that the taxes due on Block 31, Lot 37 in the amount of \$64.66 for the year 2020 be cancelled, and

**BE IT FURTHER RESOLVED** that the Tax Collector be relieved from the obligation to collect that assessment.

ROLL CALL: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

A suggestion was made that Tax Assessor, Fran Kuczynski, be asked about this Block and Lot and the reason the assessment of \$64.66 not be collected.

**DISCUSSION - HOLIDAY INN PROPOSAL OF ASSISTED LIVING FACILITY**

Mayor Kovach presented a proposal made by the owner of the Clinton Holiday Inn, Gulshan Chhabrag, to convert the hotel into an assisted living facility when his franchise license expires in June 2021. Mr. Chhabrag is seeking a letter of support to the Department of Health from the Town of Clinton Council to proceed with his plan. The owner will have to go before the Land Use Board but the letter is a requirement of the application process, however, it is an approved use. It was also discussed that the plan includes 10 medical beds to give the Town COAH credits. Ms. Karsh asked to hear the Police Chief's comments as to the impact it would have to his department. Chief Kubinak spoke with Country Arch Rehabilitation and Care Center in neighboring Union Township. There will be an impact on emergency services but a minimal impact to the fire department. An impact to the Rescue Squad and the Police could average an additional 70 to 80 call a month. Ms. Karsh asked if there would have to be an increase in staff? Chief said the police department is already “bogged down” following the new developments of Twin Ponds and Halstead Place and with the proposed Agway and A&P developments that will directly impact the police department. Questions of council included pedestrian safety of residents and visitors. Attorney St. Angelo explained that a letter of support to submit with the application to the Department of Health and will be subject to the Land Use Board detailing conditions. Council remained uncertain of the plans being proposed and asked that Mr. Chhabrag be available to answer questions at the next council meeting, November 12, 2020. The letter of support needed to be voted on this evening. A motion was made by Ms. Intrabartola seconded by Ms. Dineen to allow the Attorney to prepare a letter of support, reiterating the current Town's Zoning ordinance for the permitted use but the application would still be required to go before the Land Use Board for approvals. A request that Mr. Chhabrag be available for the November 12 meeting to answer the many questions the Council has regarding the plan.

ROLL Call: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**BEST PRACTICES**

CFO, Kathy Olsen, and Administrator Phelan, are required annually to review Best Practices of the Town to determine if State Aid can be withheld. The town scored 22.5 and will not be cut. The Town has met their requirements by reviewing and discussing with Council and must be certified by the Clerk and the CFO.

**CORRESPONDENCE - NONE**

**REPORTS OF COUNCIL**

**Clerk Covino**

Reported that Election Day is Tuesday, November 3, 2020. Hunterdon County reports the highest in receipt of mail in ballots. Encourage folks to mail them in or deliver to the drop box outside the Hunterdon County Library on Halstead Street. Voters going to the poll on Tuesday will only be allowed to drop their mail in ballots in the bag there or vote provisionally if they choose. Machine will only be available to persons with disability that cannot do a mail in.

**Councilman Humphrey**

Halloween is coming up and the committee posted information on having a safe holiday! The Newsletter Committee had the best turn out of articles, thank you to everyone for helping.

**Kathy Olsen, CFO**

Tax Sale was held this morning, October 28. Five properties sold, all dealing with water and sewer accounts.

**Councilwoman Johnson**

NO REPORT!!!!!!!!!! (just for the record)

**Attorney Tara St. Angelo**

Attorney St. Angelo is unable to attend the meeting of November 12, 2020 and asked if Council would mind if Attorney Cushing came out of retirement to cover the meeting! All were in favor of having Mr. Cushing attend!

**Councilwoman Karsh**

Water Committee – West Main Street water main replacement continues to be on-going and Ms. Karsh reiterated her gratitude to the resident and appreciates their patience. Well 15 is having a ladder replaced in the well. Fox Fire Pump Station going out for bids and plan to perform the work in the spring. 12 inch valves are done, water leak detection is an ongoing project and will prove to improve the water system and save the Town money on lost water.

Clinton Guild is hosting the Pumpkin Fest Friday, October 30, 2020 from 6:00 p.m. to 9:00 p.m. Main Street will be closed to traffic so come out! Remember social distancing is in effect and wearing masks! Halloween hours at Saturday, October 31 from 3 – 7 p.m. Stay safe!!

**Councilman Traphagen**

The Historic Commission will meet with Councilman Humphrey to document a video tour of Bonnell's Tavern on Saturday, October 31 @ 10 a.m.

**5610**

**Mayor Kovach**

Reported that the Virtual Haunted event at the Red Mill went very well, both as a fun event and financially!

**Councilwoman Dineen**

Land Use Board met October 13 and concluded the A&P redevelopment application and voted to allow for construction of an inclusionary mix use on the site. Resolution for approval November 3, 2020. Next meeting agenda, a waiver for site plan of 12 East Main Street, to change from a café to retail space.

Roads committee met Ad Hoc on a Saturday two weeks ago, with Engineer Clerico, by the Clinton House to discuss the concerns of Fire Chief Hedden. The Committee is asking Police Chief Kubinak to meet with Chief Hedden directly to discuss uniform traffic solutions. Chief Kubinak relayed information to Administrator Phelan and discussion is on the next Roads Committee agenda.

**Police Chief Kubinak**

Department is prepared for a busy weekend with Halloween and also prepared for Election Day!

**Councilwoman Intrabartola**

Board of Health is holding a meeting November 3, 2020 at 6:15 p.m. to discuss the annual rabies clinic normally held in January. With COVID restrictions, the board is considering a drive through clinic for January/February time line. On line forms are being tested to keep the line moving and eliminate the need to complete each certificate on the day of the event. Will report back.

**APPROVAL OF STANDBY AND OVERTIME**

A motion was made by Mr. Humphrey, seconded by Mr. Traphagen, to approve the standby and overtime attached to these minutes for October 10 through October 17, 2020.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**PAYMENT OF BILLS**

A motion was made by Ms. Intrabartola seconded by Ms. Karsh, to approve the voucher list as attached to these minutes.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**ADJOURNMENT:** There being no further business, a motion was made by Ms. Intrabartola, seconded by Ms. Karsh to adjourn the meeting at 8:55 P.M.

Vote all ayes  
Motion carried

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Cecilia Covino, RMC/CMC, Municipal Clerk

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Mayor Janice Kovach