

5911  
Flag Salute.

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

**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 :**

**This meeting was also held in person in the Council Room, 43 Leigh Street, Clinton, NJ**

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.

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 Mr. Humphrey, seconded by Ms. Johnson, to approve the meeting minutes of May 26, 2021 as submitted.

Vote all ayes  
Motion carried

A motion was made by Ms. Intrabartola, seconded by Mr. Traphagen, to approve the meeting minutes of June 9, 2021 as submitted.

Vote all ayes  
Motion carried

**APPROVAL OF MONTHLY REPORTS – MAY**

A motion was made by Ms. Johnson, seconded by Mr. Humphrey to approve the monthly reports for the Wastewater Treatment Plant month of May.

Vote all ayes  
Motion carried

**PUBLIC COMMENTS - NONE**

**MAYOR'S COMMENTS**

Mayor Kovach discussed the summer council schedule and all agreed to cancel the July 28 meeting and the August 11, 2021 meeting. A motion was made by Mr. Humphrey, seconded by Ms. Intrabartola, authorizing Kathy Olsen, CFO, to pay the bills that would be scheduled to be presented at the meetings that are being cancelled.

Vote all ayes  
Motion carried

The July 14, 2021 Council meeting will be held at the Clinton Fire Department, 1 New Street. The public is welcome to meet in person, discussion will continue regarding the creation of a fire district.

Mayor Kovach reported that the State introduced their budget and the League of Municipalities is reviewing all line items.

**CLINTON FIRE DEPARTMENT REQUEST**

The Clinton Fire Department is replacing the roof on the firehouse which will be a very expensive repair to the building and the elimination of the permit fee would be appreciated. A motion was made by Mr. Humphrey, seconded by Mr. Traphagen, to waive the permit fee.

Vote all ayes  
Motion carried

**RESOLUTION #105-21 – EXECUTION OF A DEVELOPER'S AND SEWER AGREEMENT**

Attorney St. Angelo explained the specific language has been added to the agreement and the addition of one affordable housing unit. There will be 24 affordable housing units and five – three bedroom units. A motion was made by Ms. Johnson, seconded by Mr. Humphrey to accept the changes and to adopt Resolution #105-21 as submitted.

**RESOLUTION # 105-21**

**RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPER'S AGREEMENT AND  
SEWER AGREEMENT WITH OLD 22 URBAN RENEWAL ASSOCIATES, LLC**

**WHEREAS**, pursuant to Resolution 137-20 adopted on September 23, 2020, the Town designated Old 22 Urban Renewal Associates, LLC (the "Developer") as the redeveloper of property designated as Block 21, Lots 29, 30.01, 31, 32 and 33 on the Tax Map of the Town of Clinton and authorized the execution of a Redeveloper's Agreement and Water Services Agreement; and

**WHEREAS**, on November 3, 2020, the Land Use Board adopted a resolution granting preliminary and final site plan approval subject to certain conditions (the "Resolution"); and

**WHEREAS**, Developer desires to comply with the terms and conditions of the approvals and proceed with development of the Property and install all improvements in accordance with the Resolution and approved plans; and

**WHEREAS**, the Developer and Township desire to enter into an agreement setting forth the rights, duties and obligations of the parties in connection with the approval as reflected in the Resolution and approved Plans; and

**WHEREAS**, the Council has reviewed the proposed Developer's Agreement and Sewer Services Agreement, which are attached hereto, and find that they are in the best interests of the Town to enter into such agreements.

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**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council hereby authorizes the execution by the Mayor and Clerk of an Addendum to the Redevelopment Agreement by and between the Town of Clinton and Old Highway 22 Urban Renewal Associates, LLC, concerning the Property identified as Block 22, Lots 29, 30.01, 31, 32, and 33 on the Tax Map of the Town of Clinton in substantially the same form as attached hereto.

**BE IT FURTHER RESOLVED**, the Town Council authorizes the Town Attorney and Town Engineers to supplement such agreements with the appropriate amounts for the performance and maintenance bonds and escrow deposits.

Vote all ayes  
1 Abstention (Karsh)  
Motion carried

**RESOLUTION #111-21 – REDEVELOPMENT PROJECT**

A motion was made Ms. Intrabartola, seconded by Ms. Johnson, to adopt Resolution #111-21 as submitted:

**RESOLUTION # 111--21**

**RESOLUTION AUTHORIZING EXECUTION OF AN ADDENDUM TO A REDEVELOPER'S AGREEMENT AND ESCROW AGREEMENT WITH OLD 22 URBAN RENEWAL ASSOCIATES, LLC**

**WHEREAS**, pursuant to Resolution 137-20 adopted on September 23, 2020, the Town designated Old 22 Urban Renewal Associates, LLC (the "Developer") as the redeveloper of property designated as Block 21, Lots 29, 30.01, 31, 32 and 33 on the Tax Map of the Town of Clinton and authorized the execution of a Redeveloper's Agreement; and

**WHEREAS**, the Developer's Agreement requires an amendment to clarify the affordable housing requirements and obligations of the Developer.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council hereby authorizes the execution by the Mayor and Clerk of an Addendum to the Redevelopment Agreement by and between the Town of Clinton and Old Highway 22 Urban Renewal Associates, LLC, concerning the Property identified as Block 22, Lots 29, 30.01, 31, 32, and 33 on the Tax Map of the Town of Clinton in substantially the same form as attached hereto.

Vote all ayes  
1 Abstention (Karsh)  
Motion carried

**RESOLUTION #108-21 – LIQUOR LICENSE HOLIDAY INN**

A motion was made by Ms. Johnson, seconded by Ms. Intrabartola, to adopt Resolution #108-21 as submitted:

**RESOLUTION #108-21**

**WHEREAS**, the Town of Clinton Governing Body is in receipt of an Application for the renewal of PLENARY RETAIL CONSUMPTION LICENSE (HOTEL/MOTEL EXCEPTION), #1005-36-004-009 for:

**A HUNTS MILL ASSOCIATES LLC  
111 ROUTE 173  
CLINTON, NEW JERSEY 08809**

**WHEREAS**, the submitted application form is complete in all respects, fees have been paid and clearance has been received from the New Jersey Department of the Treasury;

**NOW THEREFORE, BE IT RESOLVED**, that the Town of Clinton Governing Body does hereby approve, effective July 1, 2021, renewal of the above captioned license for the 2021-2022 year and that a copy of this Resolution be forwarded to the Division of Alcoholic Beverage Control.

Vote all ayes  
Motion carried

**RESOLUTION #109-21 – CHAPTER 159**

A motion was made by Mr. Traphagen, seconded by Mr. Humphrey, to adopt Resolution #109-21 as submitted:

**RESOLUTION #109-21**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget and,

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount, and,

**WHEREAS**, the Town of Clinton has received \$5,638.39 from the State of New Jersey and wishes to amend its 2021 budget to include this amount as a revenue.

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Town of Clinton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for they year 2021 in the sum of \$5,638.39 which is now available as a revenue from:

Miscellaneous Revenues

Special Item of General Revenue Anticipated with Prior Written

Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

Clean Communities Grant Program, and

**BE IT FURTHER RESOLVED**, that a like sum of \$5,638.39 is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from the .5% Cap

Public and Private Programs Off-Set by Revenues:

Clean Communities Grant:

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Other Expenses

Vote all ayes  
Motion carried

**RESOLUTION #110-LIQUOR LICENSE – CLINTON HOUSE**

A motion was made by Ms. Intrabartola, seconded by Ms. Johnson, to adopt Resolution #110-21 as submitted:

**RESOLUTION # 110-21**

**WHEREAS**, the Town of Clinton Governing Body is in receipt of an application for the renewal of **PLENARY RETAIL CONSUMPTION LICENSE, #1005-33-003-008** for:

**SIDIROUND, L.L.C.  
t/a T CLINTON HOUSE  
2 WEST MAIN STREET  
CLINTON, NEW JERSEY 08809**

**WHEREAS**, the submitted application form is complete in all respects, fees have been paid and clearance has been received from the New Jersey Department of the Treasury;

**NOW THEREFORE BE IT RESOLVED**, that the Town of Clinton Governing Body does hereby approve, effective July 1, 2021 renewal of the above captioned license for the 2021-2022 year and that a copy of this Resolution be forwarded to the Division of Alcoholic Beverage Control.

Vote all ayes  
Motion carried

**RESOLUTION #112-21 – HIRING OF POLICE OFFICER**

A motion was made by Mr. Humphrey, seconded by Ms. Johnson, to adopt Resolution 311-21 as submitted:

**RESOLUTION #112-21**

**WHEREAS**, the Town of Clinton Police Department requires the hiring of a new officer, and;

**WHEREAS**, the position was advertised for, applications accepted and interviews performed, and;

**WHEREAS**, the Police Chief and Police Committee recommend that the following person be hired to fill the open position at the level of 10<sup>th</sup> Class Police Officer at the 2021 rate of \$57,960.89;

**JOSEPH PIETRASZEWSKI**

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Town of Clinton hire Joseph Pietraszewski to fill the open position at the Town of Clinton Police Department effective July 1, 2021.

Vote all ayes  
Motion carried

**PUBLIC HEARING OF ORDINANCE #21-18**

A motion was made by Mr. Traphagen seconded by Ms. Johnson, to open the public hearing of Ordinance #21-18:

**ORDINANCE #21-18**

**BOND ORDINANCE PROVIDING FOR THE FUNDING OF PRELIMINARY EXPENSES IN CONNECTION WITH THE CONSTRUCTION OF AN ADDITION TO THE POLICE DEPARTMENT BUILDING OR THE CONSTRUCTION OF ANOTHER STRUCTURE IN AND BY THE TOWN OF CLINTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$150,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$142,500 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF.**

Vote all ayes  
Motion carried

There being no public comment, a motion was made by Ms. Intrabartola seconded by Mr. Humphrey, to close the public portion of the meeting.

Vote all ayes  
Motion carried

A motion was made by Ms. Johnson, seconded by Ms. Intrabartola, to adopt Ordinance #21-18 on final reading.

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

Vote all ayes  
Motion carried

**CORRESPONDENCE - NONE**

**REPORTS OF COUNCIL**

**Councilwoman Karsh**

1. Water Committee – leak detection continues.

**Police Chief Kubinak**

Joseph Pietraszewski will be joining the Clinton Police on July 1, 2021 as stated in Resolution #112-21. Sgt. Jeff Ollerenshaw will retire June 30, 2021 and will be greatly missed.

July 10, 2021 a Blood Drive will be held, along with the Cardboard Boat Races and the Town Picnic! The Rubber Ducky Race is Sunday, July 11! A busy weekend!!

**Councilman Traphagen**

1. Historic Commission met last week.
2. Shade Tree meets tomorrow night, June 24.
3. Senior Luncheon is being planned for May. Mr. Humphrey and Mr. Traphagen working with an outside vendor.

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**Councilwoman Intrabartola**

1. Roads Committee – reporting for Councilwoman Dineen, the bids for Union Road came in under the estimates, therefore discussions to continue sidewalks on Union Road to ensure a walkability Town continue.
2. George's Place gas lines have been installed.

**Mayor Kovach**

The County has been out at the Water Street lot access to the South Branch of the Raritan River clearing debris along the waterway.

**Councilman Humphrey**

1. Environmental Commission met and did a walking tour of Town to locate places for rain gardens. The Commission will share their findings with the Buildings and Grounds Committee.
2. Newsletter will be increased to 20 pages, allowing for extra editorials!

**Councilwoman Johnson**

1. Recreation Committee hosted the Canoe Races and it was a great day! The Police team of Ollerenshaw and Kubinak won in their category.
2. Town Picnic is July 10 and rain date July 11, 2021. The committee is requesting council waive the insurance umbrella for the fireworks. A motion was made by Ms. Intrabartola, seconded by Ms. Johnson, to waive the umbrella for vendors and fireworks for this event.

**STANDBY AND OVERTIME**

A motion was made by Mr. Humphrey seconded by Ms. Intrabartola, to approve the standby and overtime attached to these minutes for the period of May 28 through June 10, 2021.

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

Vote all ayes  
Motion carried

**PAYMENT OF BILLS**

A motion was made by Ms. Johnson, seconded by Mr. Traphagen, to approve the voucher list as attached to these minutes.

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

Vote all ayes  
Motion carried

**REMINDER: NEXT COUNCIL MEETING JULY 14, 2021 WILL BE HELD AT THE CLINTON  
FIRE DEPARTMENT AT 7:30 P.M. 1 NEW STREET**

**ADJOURNMENT**

There being no further business, a motion was made by Ms. Johnson seconded by Mr. Humphrey to adjourn the meeting at 8:07 p.m.

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Cecilia Covino, RMC/CMC  
Municipal Clerk

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Janice Kovach, Mayor