

**CLINTON TOWN COUNCIL  
OCTOBER 25, 2023  
7:30 PM.**

FLAG SALUTE

ROLL CALL

STATEMENT OF ADEQUATE NOTICE

1. APPROVAL OF MINUTES: Regular Council minutes October 11, 2023  
Executive Session – October 11, 2023
2. PUBLIC COMMENTS
3. MAYOR’S COMMENTS
4. CLINTON FIRE DEPARTMENT FEE WAIVER - \$350
5. RESOLUTION #147-23 – USE OF FUNDS TO SUPPORT EMERGENCY MEDICAL
6. RESOLUTION #148-23 – AGREEMENT WITH SNG PROPERTIES
7. RESOLUTION #149-23 – AGREEMENT WITH BONNELL PROPERTIES, LLC
8. CORRESPONDENCE
9. REPORTS OF COUNCIL
10. STANDBY AND OVERTIME
11. PAYMENT OF BILLS
12. EXECUTIVE SESSION
13. ADJOURNMENT

**TOWN OF CLINTON, HUNTERDON COUNTY**

**RESOLUTION #147-23**

**A Resolution Supporting the Use of State and Federal Funds to Support the New Jersey Emergency Medical Service Task Force to Replace Aging Emergency Response Vehicles and Equipment and for an Annual State Appropriation to Sustain Their Operations to Assure the Long-term Viability of this Critical State Asset**

WHEREAS, The New Jersey Emergency Medical Services Task Force is a non-profit corporation of the State of New Jersey that plays a vital role in responding to emergencies, disasters, and public health crises, providing critical medical services and support for communities through their partnerships with the New Jersey Department of Health, the New Jersey Office of Emergency Management, and other State Agencies as requested; and,

WHEREAS, the New Jersey Emergency Medical Services Task Force responds to major emergencies and crises throughout the year and is responsible for the development of all Statewide Pre-hospital emergency preparedness plans; and,

WHEREAS, the New Jersey Emergency Medical Services Task Force provides equipment to host agencies in every county in New Jersey and draws manpower from agencies all over the state; and,

WHEREAS, the New Jersey Emergency Medical Services Task Force is responsible for the maintenance and upkeep of an emergency response fleet and related equipment values in excess of \$60,000,000.00 that serves as the State's operational level response for all medical emergencies and crises, and for major planned events; and,

WHEREAS, more than one-third of this emergency response equipment is at or beyond its' useful life and must be replaced; and,

WHEREAS, the American Rescue Plan funds provide a unique opportunity to address the urgent need for equipment replacement, assuring the maintenance of a high level of readiness to the benefit of all state residents and visitors; and,

WHEREAS, it is essential to establish an annual allotment in the state budget to sustain New Jersey Emergency Medical Services Task Force operations, ensuring that they have the resources needed to respond to emergencies efficiently; and,

NOW THEREFORE BE IT RESOLVED, by the Town of Clinton in the County of Hunterdon expresses its full support for the provision of funding by the State of New Jersey to the New Jersey Emergency Medical Services Task Force for both the use of American Rescue Plan funds for the replacement of again EMS emergency preparedness equipment and vehicles and for an allotment in the state budget for the sustainment of the New Jersey Emergency Medical Services Task Force.

BE IT FURTHER RESOVLED, that this resolution be shared with our state legislators, our Governor and the New Jersey State League of Municipalities and that we call upon our legislators and the governor to prioritize and advocate for necessary funding to ensure the continued success and effectiveness of the New Jersey Emergency Medical Services Task Force.



TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

RESOLUTION # 148-23

**RESOLUTION AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH  
SNG PROPERTIES, LLC**

**WHEREAS**, SNG Properties, LLC (the “Property Owner”) is the owner of certain property that is known and designated Block 3, Lot 2 on the Tax Map of the Town of Clinton, Hunterdon County, State of New Jersey, and more commonly known as 111 W. Main Street (the “Property”); and

**WHEREAS**, pursuant to a Resolution adopted on January 19, 2021, the Town of Clinton Land Use Board (hereinafter the “Board”), granted the Property Owner Preliminary Major Site Plan approval with a conditional use variance to allow the conversion of an existing hotel on a portion of the Property to an assisted living facility with memory care and adult day health care components; and

**WHEREAS**, pursuant to a Resolution adopted on November 2, 2021, the Board granted the Property Owner Final Site Plan approval for the above-referenced project; and

**WHEREAS**, the Property is also zoned to permit up to fifty (50) units of assisted living / transitional housing with a 20% affordable housing set-aside; and

**WHEREAS**, such zoning was put in place to as part of the Town’s Third Round Housing Element and Fair Share Plan; and

**WHEREAS**, by letter dated September 12, 2023 the Property Owner requested that the Town consider designating a portion of the Property as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1) (“LRHL”); and

**WHEREAS**, the Property Owner has agreed to establish an escrow whereby work required to be performed by professionals employed by the Town in connection with reviewing Property Owner’s request, including conducting a study pursuant to the LRHL, drafting and adopting a redevelopment plan, and drafting and adopting a Financial Agreement in accordance with the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.) (“LTTEL”); and

**WHEREAS**, entering into such Escrow Agreement shall not bind the Town to deem the Property an area in need of redevelopment, adopt a redevelopment plan, or enter into a Financial Agreement with the Property Owner.

**WHEREAS**, both parties desire to enter into an Escrow Agreement for these purposes, a copy of which is attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to execute the Escrow Agreement in substantially the same form as attached hereto.
2. This Resolution shall take effect immediately.

*I hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Clinton Council at a meeting held on \_\_\_\_\_.*

\_\_\_\_\_  
Cecilia Covino, Clerk

\_\_\_\_\_  
Janice Kovach, Mayor

TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

RESOLUTION # 149-23

**RESOLUTION AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH  
BONNELL PROPERTIES, LLC**

**WHEREAS**, Bonnell Properties, LLC is the owner of certain property located on the corner of Route 22 and Pittstown Road (the “Property”); and

**WHEREAS**, the Property is partially located in Union Township and partially located in the Town of Clinton (the “Town”); and

**WHEREAS**, all of the structures on the Property are located within Union Township; and

**WHEREAS**, the portion of the Property located in Town is developed only as a small parking area; and

**WHEREAS**, pursuant to a Resolution adopted on March 9, 2023, the Union Township Land Use Board, granted the Property Owner Major Site Plan approval with variances to convert the existing building on the Property into a tavern and brewery; and

**WHEREAS**, the Property Owner has requested public sewer and water service from the Town; and

**WHEREAS**, the Property Owner has agreed to establish an escrow whereby work required to be performed by professionals employed by the Town in connection with reviewing Property Owner’s request, including drafting any required agreements and reviewing and approving engineering plans, shall be paid for by the Property; and

**WHEREAS**, both parties desire to enter into an Escrow Agreement for these purposes, a copy of which is attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to execute the Escrow Agreement in substantially the same form as attached hereto.
2. This Resolution shall take effect immediately.

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*I hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Clinton Council at a meeting held on October 25, 2023.*

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Cecilia Covino, Clerk

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Janice Kovach, Mayor