

**CLINTON TOWN COUNCIL**  
**October 12, 2022**  
**7:30 P.M.**

FLAG SALUTE

ROLL CALL

STATEMENT OF ADEQUATE NOTICE

1. APPROVAL OF MINUTES: TABLED Council Meeting and Executive Session  
September 28, 2022
2. APPROVAL OF MONTHLY REPORTS – SEPTEMBER
3. PUBLIC COMMENTS
4. MAYOR’S COMMENTS
5. RESOLUTION #140-22 – CANCELLATION OF TAXES
6. RESOLUTION #141-22 – AWARD OF BID FOR HAVER FARM PROJECT
7. RESOLUTION #142-22 – PROMOTION OF BRYAN LAUBER – WWTP
8. RESOLUTION #143-22 – COMMUNITY GRANTS PLANNING AND HOUSING CONTRACT
9. CORRESPONDENCE
10. REPORTS OF COUNCIL
11. STANDBY AND OVERTIME
12. PAYMENT OF BILLS
13. RESOLUTION #144-22 - EXECUTIVE SESSION – PENDING LITIGATION/  
POTENTIAL SETTLEMENT
14. ADJOURNMENT

**TOWN OF CLINTON**

**RESOLUTION # 140-22**

**CANCELLATION OF TAXES**

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

**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 \$64.54 for the year 2022 be cancelled, and

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

I, Cecilia Covino, Clerk of the Town of Clinton, do hereby certify the foregoing to be a true copy of a resolution adopted by the Town of Clinton Mayor & Council at a meeting on October 12, 2022.

---

Cecilia Covino, RMC, CMC  
Town Clerk

**RESOLUTION #141-22**

WHEREAS, the Town of Clinton advertised, and subsequently received bids for the Road Improvement Plan for Haver Farm Road (Base Bid) and for Goosetown Drive & Mitchell Lane (Supplement Bid) on Thursday, October 6, 2022 as outlined on the attached bid summary;

WHEREAS, five (5) bids were received as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Supplemental Bid</u>	<u>Combined Bid</u>
Capital Paving	\$148,174.57	\$108,398.56	\$256,573.13
Fischer Contracting	\$156,954.37	\$116,091.71	\$273,046.08
South State Inc.	\$170,000.00	\$118,000.00	\$288,000.00
Top Line Construction	\$169,523.97	\$118,574.15	\$288,098.12
Reivax Contracting	\$189,441.50	\$131,404.40	\$320,845.90

WHEREAS, the Town Attorney has reviewed the documents submitted by Capital Paving and has determined that the bid from Capital Paving was responsive and;

WHEREAS, the Town Engineer Robert J. Clerico, has reviewed the submitted bids and determined that Capital Paving submitted the lowest responsive combined bid in the amount of \$256,573.13 for the Road Improvement Plan for Haver Farm Road, Goosetown Drive & Mitchell Lane and;

WHEREAS, the Town of Clinton, has sufficient funds to award a contract based upon this bid

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Clinton that the Contract for the Road Improvement Plan for Haver Farm Road, Goosetown Drive & Mitchell Lane be and is hereby awarded to Capital Paving & Contracting, Inc., 67 Beaver Avenue, Annandale, NJ for their combined bid in the amount of \$256,573.13 subject to the following conditions:

1. The Contract is awarded as a unit price bid Contract and final payment will be based upon the actual quantities installed at the unit prices bid, as outlined in the Plans and Specifications prepared by Robert J. Clerico, P.E.
2. The award of this Contract is made subject to review and approval by the New Jersey Department of Transportation.

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

ATTEST:

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

RESOLUTION #142-22

WHEREAS, the existing Waste Water Treatment Plant Manager has announced her retirement effective October 31, 2022, and

WHEREAS, and as a result there will be a vacancy in the position of Waste Water Treatment Plant Manager to which the Town has a need to fill: and

WHEREAS, the Sewer Committee, Public Works/Business Administrator and the Sewer Superintendent are recommending that Bryan Lauber be promoted to the position of Waste Water Treatment Plant Manager at the prorated annual salary of \$48,338.27 annually, commencing November 1, 2022;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Clinton hereby approve the promotion within the Sewer Utility as stated above.

---

Mayor Janice Kovach

Adopted: October 12, 2022

TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY  
RESOLUTION # 143-22

**AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH  
COMMUNITY GRANTS PLANNING & HOUSING (CGP&H) FOR TH TOWN'S AFFORDABLE  
HOUSING ADMINISTRATION REQUIREMENTS**

**WHEREAS**, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq., the Town of Clinton is implementing a program to provide affordable housing units for very low, low- and moderate-income households within the Town; and

**WHEREAS**, the Town's Affordable Housing Ordinance and Town Code Section 4-28 set forth the duties of the administrative agent pursuant to N.J.A.C. 5:80-26.14 et seq. that requires the affordability controls of affordable housing units, including rehabilitated units, be administered by an administrative agent acting on behalf of a municipality; and

**WHEREAS**, the Town has previously appointed its Administrator Richard Phelan to be the administrative agent and municipal housing liaison for the purposes of providing affordability control services for affordable housing within the Town; and

**WHEREAS**, the Town intends to have Mr. Phelan remain as the housing liaison and continue acting as the administrative agent for the two existing accessory apartments and certain existing, for-sale affordable units (known as the Alton Place development); and

**WHEREAS**, the Town requires private rental developments to self-administer affordable units, including the developments known as Twin Ponds, Halstead, Place, and those to be built in the future at the Holiday Inn site and the two redevelopment zones designated in the Town; and

**WHEREAS**, the Town requires an administrative agent to provide services relating to rehabilitation units (18 units) and affordability assistance.

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

1. The Town Attorney had previously been authorized to draft a standard Professional Services Agreement with CGP&H for administrative agent services consistent with this Resolution and the attached proposal.
2. The Mayor and Clerk and hereby authorized to execute said contract, which shall be valid for one-year, retroactive to January 1, 2022.
3. CGP&H is appointed as the Town's affordable housing administrative agent for its rehabilitation and affordability assistance programs for the year 2022.
4. The Town's CFO will certify funds on an as-needed basis should the services of this vendor be required.