

Flag Salute.

Roll Call: Bruno, Johnson, Kashwick, Padmos, Perloff, Traphagen, Mayor Kovach  
Mayor Kovach introduced Attorney Leslie Parikh who is attending this evening for Attorney St. Angelo.

**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.”

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms.

The Town of Clinton Council is meeting in person as well as providing an option for the public to participate via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting.

For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized.

Please 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. Traphagen seconded by Mr. Bruno to approve the minutes of the Council Meeting and Executive Session minutes of October 11, 2023 as submitted.

Vote all ayes  
Motion carried

**PUBLIC COMMENTS**

Liz Hedden, 2<sup>nd</sup> grade teacher at CPS and resident of Hunts Mill Road, expressed her sincere appreciation to everyone who stepped up to make the annual 2<sup>nd</sup> grade pumpkin race a success on short notice! Thank you to the DPW, Clinton Police Department and Chief Kubinak, South Branch Emergency Services and Mayor Kovach for making a dash home to retrieve her waders to get into the water to catch the floating pumpkin boats! Ms. Hedden stated she has been living here for 25 years and a teacher at Clinton Public School for 19 years and said this town is an amazing community and provides a safe community for families and children.

**MAYOR’S COMMENTS**

1. Mayor Kovach attended the New Jersey League of Municipalities legislative committee meeting – tax and finance reviewed several bills regarding tax assessments, have asked for feedback from the assessors to make sure they are supportive. Mayor Kovach has also asked our assessor, Fran Kuczynski.
2. Haunted Mill Ribbon Cutting was held Friday the 13<sup>th</sup>! The perfect day to kick off the 33<sup>rd</sup> year of haunting at the Red Mill! We were also lucky to have stage and screen actress Laura Bell

Bundy come out and received a haunting experience. She wanted to do something that supported the mill and posted to her social media that it was the best Haunted!

3. Mayor's Roundtable on Affordable Housing – NJLM has put together a working group of mayors to put together recommendations for Round 4 of the Affordable process scheduled to come up in 2025. Several recommendations have been floated and town hall meetings have been held virtually and in person for mayors to weigh in. Mayor Kovach believes there are several areas where there is a consensus and the League will lobby the Governor and the Legislature to address before 2025.
4. Ribbon cutting at the new Board of Elections office October 17, 2023. Mayor Kovach and Councilman Kashwick attended the event at the new offices on Broad Street, Flemington. We are lucky to have a dedicated team and that they now have the space they need.
5. Land Use Board meeting – Moebus project - engineer met with residents October 20. Additional discussions continued around the approach to the project with requested clarification on the plans for the phasing. Town Engineer, Robert Clerico, will be having a meeting with the applicant to get the details he needs to provide recommendations to the board. We had a few minutes with the traffic engineer who will also be providing an updated traffic report. Engineer Wayne Ingram made himself available to residents on October 20 to answer specific questions and address some of the concerns raised during the Land Use Board meetings.
6. Highlands County Coalition meeting – this is their Economic subcommittee and Mayor Kovach spoke to them about municipal and county participation in the New Jersey Film Ready program.
7. View 22 ribbon cutting and reception to celebrate the opening was hosted by the builders, Ingerman Company. Residents of the building and Clinton residents attended. A short program that highlighted the work of Ingerman which incorporated the requests of the Center Street residents and the Historic Commission, including purchasing the brown home that once belonged to Ida Seals.
8. Domestic Violence Vigil in Flemington – SAFE in Hunterdon held their annual candlelight vigil to raise awareness around domestic violence.
9. Pumpkin Fest, once again, a very successful event, although Mayor Kovach was disappointed that by having pumpkin makeup, she was not allowed to enter the contest. Thank you to the Guild and our entire business community for supporting this annual event. Thankfully the weather held out as well!
10. Thank you to the Clinton Fire Department for hosting Grill Night for Veterans, great night!
11. Superhero Sprint was held Saturday, another amazing well attended year! The event moved from Main Street to the grounds of the Red Mill. Mayor Kovach joked that a few kids ran fast especially past the clowns and body parts hanging from windows. Eric Eisenhart and BaseCamp 31 always make sure that this is super successful and fun for everyone!
12. Main Street Half Marathon – congratulations to all the runners that participated in the half marathon and 4mile run! Mayor Kovach was sorry not to be able to run this year but will be back next year.

13. Second grade Pumpkin races – what do you do when the second graders are ready to race their pumpkin boats over the falls but there is no one to catch them?? Run home and grab waders! Mayor Kovach was ever so graceful walking over the rocks! Always so much fun to participate!
14. NJIT class – spoke with a class of seniors about NJ government for those interested in getting involved as engineers, architects and planners.
15. Hunterdon County Business Bash – held October 24, 2023 at the Hunterdon Hills Playhouse and was well attended.
16. View 22 mail – spoke with Congressman Kean’s office yesterday and asked for an update and that the request from the postmaster general be expedited so that residents can get their mail. A response was received from the District office after contacting the USPS Customer Relations Specialist was told the USPS inquiry has been addressed and resolved. Residents will begin getting their mail. The address will be recognized and known as 100 Ida Seals Drive.

**CLINTON FIRE DEPARTMENT – FEE WAIVER**

Mayor Kovach asked Council to waive the fee of \$305 for a new alarm system. The Fire Department has been allowing the Land Use Board the use of their facility for hearings of the Moebus Tract for free. A motion was made by Mr. Bruno, seconded by Ms. Johnson, to waive the \$305 fee.

ROLL CALL: Bruno, Johnson, Kashwick, Padmos, Perloff, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**RESOLUTION #147-23 – SUPPORT EMERGENCY MEDICAL**

A motion was made by Mr. Traphagen, seconded by Mr. Perloff, to adopt Resolution # 147-23 as submitted:

**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.

Vote all ayes  
Motion carried

**RESOLUTION #148-23 – AGREEMENT WITH SNG PROPERTIES**

A motion was made by Mr. Perloff, seconded by Mr. Bruno, to adopt Resolution #148-23 as submitted:

**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. (agreement available in clerk’s office for review)
2. This Resolution shall take effect immediately.

Vote all ayes  
Motion carried

**RESOLUTION #149-23 – AGREEMENT WITH BONNELL PROPERTIES, LLC.**

A motion was made by Mr. Traphagen, seconded by Ms. Johnson, to adopt Resolution #149-23 as submitted:

**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. (Agreement available in the clerk's office)

Vote all ayes  
Motion carried

### **CORRESPONDENCE**

1. The 31<sup>st</sup> Annual Turkey Trot will be held Thanksgiving morning, Thursday, November 23, 2023. The 5K Run begins at 9:30 a.m. and the 2 mile walk at 9:40 a.m.

### **REPORTS OF COUNCIL**

#### **Councilman Perloff**

1. Recreation Committee – Farmer's Market looking for information on signage, spoke with Allison Witt, will look at updating the application form to include signage.

No Finance Report this meeting

Carpool Cinema, thank you to the tons of volunteers, Emergency Services and Officer Melissa Tornberg. Worked out well bringing chairs instead of parking cars. \$3,200 in revenue and \$2,500 in expenses, roughly \$700 profit to the Guild. The funds help pay for things like advertising in the ICON Magazine for November and December this year.

Yuletide Bonfire – 15<sup>th</sup> Annual, January 27, 2024 with a rain date of February 3. Waiting on approval of burning trees instead of pallets. Committee will work toward coordinating with fire, EMS and police. Waiting on Garden State Fireworks and if that works out will move away from horse drawn carriage rides and move towards tractors with hay wagons. Working on finalizing the sponsor program as this event will again go to supporting the fire department.

CCYA forms should have gone home already through the school and evaluations will be November 14 and 15.

2. Guild meeting was October 19. As mentioned the carpool cinema was a successful event and funds will help with advertising.

The Pumpkin Fest was held on Friday October 20th. A wonderful turnout and congratulations to the winners...you can visit the Visit Clinton NJ websites to see the winners:

- Prettiest: 1) Marina Kafarski; 2) Kim Rogan; 3) Charlotte Bruno
- Scariest: 1) Freddy; 2) Chris Carlucci; 3) Patty Longordo
- Most Traditional: 1) Jesse Rhodes; 2) Georgia Lawlar; 3) Kevin Bratro
- Most Original: 1) Jay Jorgensen; 2) Najbm Family; 3) Nicole Hansen
- Most Artistic: 1) Regan Hennie; 2) Vickie McGee; 3) Elizabeth Lalor
- Best Group: 1) Amanda Ellmer; 2) Jennifer Cassetty; 3) Quinn Metars
- People's Choice Award: #10 Nicole Hansen

Getting ready for Dickens' Days Friday Nov. 24 through Nov. 26 (11am-6pm)

Christmas Parade even application should be on the Clerks Desk? (it is) December 1st, but the Guild is ramping up to work with Dr. D to get the Parade going again!

Candlelight Night will be December 14th from 6pm to 9pm.

Santa comes to Town December 17th 1pm to 3pm

Winter Festival is January 28th 10am to 6pm

3. Economic Development meeting was October 23. Congratulations to Devon Stone, nominated and accepted the role of vice chair. Kathy Guzman of NJEDA came to discuss grants that we discussed with business owners back in July. The Business Alignment Subcommittee will be walking through town on Friday with the hope to reach more businesses with the options available to them. Additionally, they will start working with Commercial Relators and Bookkeepers to get to more business contacts. Lastly, we expect to have an updated list of business by this Saturday so that we can continue to try and monitor anniversaries to filter ribbon cuttings through town etc.

Chairman John Creech spoke to the committee that the Mayor and the Town have met with NJEDA's Tim Sullivan on grants for Distressed Properties. There is also a Brownfield grant that the committee is very interested in.

Attending the Prevention Resources One Voice Summit on November 3rd.

Day of the Dead is scheduled for November 3rd at HAM.

Veteran's Day Breakfast at Towne Restaurant sponsored by the Friendly Sons of St Patrick.

It was an honor to join the Friendly Sons of St. Patrick selling 50/50 tickets for all the wonderful charities that put on the hunt at Far Hills – over \$30K was raised!

4. Insurance Committee – working on resolution updates
5. Water Committee – no report – will catch up with everyone soon after last week's NJ Water Association conference on 10/18 and 10/19
6. Finance Committee – will meet on 11/09

### **Councilman Kashwick**

1. Platinum Club – participated in the tour of the Sigal Museum in Easton with the Friends of the Red Mill. Fascinating display of firefighter history in the area and other local history.

2. Green Team / Environmental Commission – Both Committees met last week. The Green Team discussed the projects it can work on to achieve silver certification in 2024 from Sustainable Jersey. Green and Complete Streets, Wildlife education, Lead in drinking water and establishing a creative team.  
Saturday, October 28, 10am to 2pm prescription drug drop off at the police department.  
Received a request from ANJEC to pass a resolution supporting the state’s reauthorization of the Corp Bus Tax to fund open space. At 2023 rate to fund critical open space, farmland, historic preservation and hazardous site cleanup funding.
3. Shade Tree Commission 30 of the 35 trees have been planted in Kings Crossing. Denise Birmingham and Shade Tree planted a diverse list of native trees including red maple, tupelo, sugar maple, tulip poplar, linden, hickory and hornbeam. The other five are not recommended to be planted in the fall. In order to get the inspection done this year and get the reimbursement for the grant, we are looking to plant other species. The trees look great and everyone should take a look if you have not already. Commission is looking to get signs identifying the species of trees and do some kind of dedication in the spring explaining the project.

**Councilwoman Johnson**

1. Board of Education met and found the test scores to be above average at Clinton Public School. Statewide it was found that low scores are in the science area and meeting with other schools in the district of Hunterdon to seek ways to boost science scores.  
Dr. Jenine Kastner, Assistant Principal and Special Services Director at CPS was one of 11 schools in the State awarded an expansion of pre-school to full day sessions beginning in January, first available to those who did not make the lottery this year at CPS. There will also be two classes at the YMCA at Round Valley which is open to our district. There will be a fee for before and after school care.

**Councilman Traphagen**

1. Historic Commission held their cemetery tour with a good turnout! Approximately 20 people attended. Great thanks to Rosemarie Platt, Chair and Holly Lione, Vice Chair for all their hard work organizing the event.
2. Newsletter Committee narrowing down on the research and discussing what the newsletter will look like in the future. Thank you to Councilwoman Padmos for all her efforts.
3. Everyone should have received the email from Boy Scouts in Hunterdon, Leadership Breakfast November 17, 2023, honoring Paul Muir, past executive director of the Red Mill Museum Village. Mr. Muir is being honored for all his work with scouts over the years, events and projects that took place on the grounds. Tickets and group tables are available, come out to support scouting and Paul Muir.

**Councilman Bruno**

1. Clinton Fire Department hosted a Military Appreciation Grill Night which was well attended on October 20, 2023.
2. Buildings and Grounds – attended a webinar for the Safe Routes to School grants but we already have a phenomenal program for which Chief Kubinak was given an award last month from goHunterdon.



Work on Goosetown Road has been completed by Britespeed installing fiber cable, it will be nice to have another internet provider in the area.

The issue with traffic coming off Route 78, exit 15, to Dunkin is being addressed. The owner would like to have the sign on 78 showing Dunkin but was told they can only do that if an establishment has seating. Mayor Kovach reached out and they may be able to in the near future.

Received quotes for lighting at the tennis/pickleball court. The company suggested five LED lights which is the light of five 1,000 watt light bulbs and the company was told no thank you! The committee is revising the request to a less intrusive light.

Councilman Kashwick spoke on behalf of the Environmental Commission who discussed this at its last meeting and is concerned about the light trespass for neighbors and its impact on birds and other wildlife. While typically looking for lighting that is on the warmer end of the temperature scale (2700K or lower), sports lighting is usually cooler (higher) temperature but under 5000K. As mentioned previously, it is not just the wattage or lumens of the light but also the temperature. For parking lots and street lighting, it should be under 2700K). Because sports lighting is cooler (or bluer), we should make sure they are full-cut-off fixtures so that there is minimal light trespass to neighbors and the sky--directing light to the tennis courts themselves. It is understood that these lights will be on timers, which is great, but we should be cognizant of these other impacts. Additionally, consider motion sensor controls so that if the courts are not in use, the lighting does not need to stay on.

The Veteran banners are going to be ordered this week, family members wishing to remember vets will be sending in their photos and names. Ten banners will be ordered for the first year and additional banners can be ordered for next year. If anyone would like to submit a name, please do so by Friday, October 27, 2023 by email to Councilman Bruno, [nbruno@clintonnj.gov](mailto:nbruno@clintonnj.gov)

Thank you to Liz and Chief Jeff Hedden for hosting the final Grill Night of the season for the Veterans. The VFW was very grateful.

### **Councilwoman Padmos**

1. Councilwoman Padmos asked if the banners would only be for Town of Clinton residents and Mr. Bruno said not necessarily.
2. Buildings and Grounds – regarding the lighting at the courts, Ms. Padmos sent emails to all Rachel Court residents and hand delivered letters to the houses across the street that may be affected by the lights. All responses will be discussed at the next B&G meeting.
3. Communications team had a meeting but Ms. Padmos could not attend. Phil Solomon, who is being considered to take over the newsletter addressed questions raised by the team. A decision on this matter will be made soon.
4. Board of Health, free Rabies Clinic is scheduled for Saturday, November 11, 2023 8am to 11am at the municipal barn.
5. Economic Development – Devon Stone, John Creech and Ms. Padmos plan to visit businesses that had previously shown interest in the NJEDA grants. They will provide Kathy Guzman's business card and information packets on how to apply for the grants.

**STANDBY AND OVERTIME**

A motion was made by Mr. Perloff seconded by Mr. Bruno to approve the standby and overtime attached to these minutes for the period of September 29 through October 12, 2023.

ROLL CALL: Ayes: Bruno, Johnson, Kashwick, Padmos, Perloff, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**PAYMENT OF BILLS**

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

ROLL CALL: Ayes: Bruno, Johnson, Kashwick, Padmos, Perloff, Traphagen, Mayor Kovach

Vote all ayes  
Motion carried

**ADJOURNMENT**

There being no further business, a motion was made by Ms. Johnson seconded by Mr. Bruno to adjourn the meeting at 8:06 p.m.

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Cecilia Covino, RMC/CMC  
Municipal Clerk

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Janice Kovach, Mayor