

Flag Salute.

Roll Call: Bruno, Johnson, Kashwick, Padmos via zoom, Perloff, 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.”

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 Ms. Johnson seconded by Mr. Kashwick, to approve the minutes of the Council Meeting minutes of June 28, 2023 as submitted.

Vote all ayes  
1 Abstention (Bruno)  
Motion carried

**APPROVAL OF MONTHLY REPORTS**

A motion was made by Mr. Traphagen seconded by Mr. Kashwick to approve the monthly reports for the month of June as submitted.

Vote all ayes  
Motion carried

**PUBLIC COMMENTS - NONE**

**MAYOR’S COMMENTS**

1. Mayor Kovach asked for a moment of silence for Ron Monaco who passed away July 12, 2023. Ron was a very active with goHunterdon, Hunterdon Land Trust, NJPAC and many other organizations including Council and Planning Board member of Readington Township.
2. Tree dedication for long time resident Jack Holt was held on Main Street in front of the Towne Restaurant where he and wife, Ann, loved to have lunch!

3. Just Chill celebrated their 10<sup>th</sup> Anniversary with a ribbon cutting!
4. Mayor Kovach and Mayor Paul Muir of Bethlehem Township enjoyed a dinner with Travel reporter and County Economic Development Commission at Ironbound open Route 579.
5. Attended a Cannabis Regulatory Commission Regional town hall, discussed roles and responsibilities of municipalities, CRC and the applicants.
6. The annual Rubber Ducky Race had to be modified because of the rough water following heavy rains but it was still fun!! Ducks were dumped on the patio of the Art Museum and kids picked ducks for winners.
7. Meeting held with Lebanon Borough to review road restoration. A final letter with an outline was sent to Lebanon Borough by our Town Attorney, Dick Cushing, Esq.
8. NJEDA webinar on the new \$25M Property Acquisition Redevelopment Fund will be a pilot program set to facilitate and enable the future redevelopment of the properties as commercial, manufacturing or mixed-use development projects in support of local or regional economic community development plans and priorities. Funding will be available to municipalities, counties, redevelopment agencies and local economic and community development nonprofits for the acquisition of a vacant site, building facility or collection of properties.
9. Hunterdon Games planning continues and the sign up sheet is genius online. Councilwoman Padmos made a computer program for easy tracking of games and sign ups.
10. New Jersey Conference of Mayors held a roundtable discussion with the Business Council.
11. We welcomed Stonybrook Realty to the Town of Clinton yesterday with a ribbon cutting.
12. The Shade Tree Commission has determined there are trees in the Knolls and behind Pond Ridge in the park that are near the curb lines of properties that need to be removed. Also, the Town is working with JCP&L to remove trees in poor condition close to electric wires. The trees to be addressed are marked with a white X by Councilman Kashwick and the Commission. The Commission is waiting for a revised quote before proceeding with the removal. The Shade Tree Commission has prepared a 4 year plan to address the trees and is working on a grant. Mayor Kovach made a motion to move ahead with the project once revised quotes are received and reviewed, seconded by Mr. Kashwick. Mr. Perloff asked what was the quote received and where would the funds come from to pay for the project. Mayor Kovach explained that CFO, Kathy Olsen, examined the budgets of the Shade Tree Commission and Buildings and Grounds and finds them sufficient to fund the project. The quotes that came from Rich's Tree Service in April were between \$10,000 and \$14,000. The trees are located in the town right of ways and on private property. Mr. Bruno asked if we should hold off on the project but the trees are dead ash and even a few maples that seriously need to be addressed. He mentioned the trees on public property should come down first. Additional tree work will take place in Pond Ridge and Hunts Mill.

Vote all ayes  
Motion carried

Mayor Kovach asked for a motion to appoint Grace Rogan to the Green Team. Motion made by Mr. Kashwick, seconded by Ms. Johnson to appoint Grace to the Team.

Vote all ayes  
Motion carried

A motion to appoint Russell Crosby, Jr. to the Economic Development Commission was made by Mr. Perloff, seconded by Mr. Traphagen.

Vote all ayes  
Motion carried

### **HUNTERDON COUNTY VETERAN SERVICES**

Rich Booth, Veterans Services Officer, made a presentation this evening outlining the services offered to Veterans, their family and caregivers living in Hunterdon County. Their mission is to provide quality service to those who have served our country. Mr. Booth spoke of case management, community outreach, information available for resources on a local, state and national level, and for referrals made as necessary to the appropriate agencies or resources for Veteran specific. Mr. Booth, an advocate for veterans also discussed burial benefits, survivor benefits, transportation monthly allowances, not paying property taxes if determined by the Federal Government they are 100% disabled, or a \$250 deduction, VA health care guidance, education, and GI bill, VA housing home loan guarantee. Mr. Perloff invited to Mr. Booth to attend the Veteran's Day breakfast to share his information. Mr. Bruno asked Mr. Booth is he works with others in his department and the answer was no, he works alone. Mr. Booth mentioned an event at the Route 12 complex on Veteran's Day at 1:00 pm where medals will be given to vets. Something will be posted on the County Facebook page and shared with Clinton residents to extend the invitation. Recently cemetery headstones have been getting a cleaning, Mr. Traphagen also was involved in that and the cleaning will continue in Lambertville, Locust Grove in Franklin Township and August 5 in Alexandria Township. There is so much available and Mr. Booth made a very good presentation, Mayor Kovach thanked Mr. Booth for attending.

### **PROCLAMATION – BRAHIM SADOUNI**

Mayor Kovach invited Brahim Sadouni and his wife, Meredith, to the forefront to present Brahim with a proclamation. Meredith Hyland, life long resident of Clinton is married to Brahim, both owners of Fourchette on Main Street. Brahim became a United States citizen on July 21, 2023. Friends turned out to the meeting to congratulate Brahim and celebrate. A round of applause and lots of hugs!

### **PUBLIC HEARING OF ORDINANCE #23-15**

A motion was made by Mr. Bruno, seconded by Mr. Perloff, to open the public hearing of Ordinance #23-15:

#### **ORDINANCE #23-15 ORDINANCE ADOPTING AN AMNEDED HIGHLAND LAND USE ORDINANCE**

Vote all ayes  
Motion carried

Councilman Kashwick asked about the clustering minimums and clarification. Attorney St. Angelo offered the following:

- Highlands Land Use Ordinance is a form document provided by the Highlands Council that is customized by our professionals to be specific to the Town of Clinton

- Changes made are generally limited to formatting specific to our code structure and picking from Town/Township/Borough; nothing of substance is generally altered by the Town
- In this case, the LUO has been modified to make the clustering provisions applicable to the Agricultural Resource Area (ARA) and the Protection Zone and to make it required for nonresidential development
- While the model ordinance only has provisions for residential clustering, Highlands Council staff agreed it can be applicable to nonresidential development as well; eliminated residential clustering provisions altogether as the only zoning district this will affect is a nonresidential district
- One key change is that we are requiring cluster development but permitting it on septic systems for nonresidential development, whereas clustering generally requires public sewer; clustering is permitted for nonresidential development on septic only when the septic density requirements in the LUO are met (one system per 25 acres for the Protection Zone)
- Another key change is requiring clustering to 10% of the tract rather than 20%; this has been enabled by the Highlands Master Plan Element recently adopted by the Land Use Board
- Highlands staff has reviewed the proposed Land Use Ordinance and has approved it
- Once adopted, we will send it to Highlands Council and they will issue a consistency determination, which then gives us full support of Highland Council

For the record, Attorney St. Angelo stated that Summit Manor Co, owner of the land referred to as the Industrial Tract, has filed an objection in writing, to the ordinance.

There being no further questions, a motion was made by Ms. Johnson, seconded by Mr. Bruno, to close the public portion of the meeting.

Vote all ayes  
Motion carried

A motion was made by Mr. Kashwick, seconded by Mr. Bruno to adopt Ordinance #23-15 on final reading.

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

Vote all ayes  
Motion carried

**PUBLIC HEARING OF ORDINANCE #23-16 – INSPECTIONS FOR LEAD BASED PAINT**

A motion was made by Mr. Perloff, seconded by Mr. Bruno, to open the public hearing of Ordinance #23-16:

ORDINANCE #23-16

AMENDING AND SUPPLEMENTING CHAPTER 70 OF THE CODE OF THE TOWN OF CLINTON  
REGARDING REQUIREMENTS FOR INSPECTION FOR LEAD-BASED PAINT

Vote all ayes  
Motion carried

Mayor Kovach explained that the town will be working with a vendor who will be paid for by the property owner to inspect a rental unit for lead-based paint hazards every three years or a tenant turnover, whichever is earlier.

There being no further discussion, a motion was made by Mr. Perloff, seconded by Ms. Johnson, to close the public portion of the meeting.

Vote all ayes  
Motion carried

A motion was made by Mr. Traphagen, seconded by Ms. Johnson, to adopt Ordinance #23-16 on final reading.

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

Vote all ayes  
1 Abstention (Kashwick)  
Motion carried

**RESOLUTION #117-23 - CHAPTER 159**

A motion was made by Ms. Johnson, seconded by Mr. Kashwick, to adopt Resolution #117-23 as submitted:

**RESOLUTION – 117-23**

**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 \$25,000.00 from the State of New Jersey and wishes to amend its 2023 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 the year 2023 in the sum of \$25,000.00 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:

Stormwater Assistance Grant, and  
**BE IT FURTHER RESOLVED**, that a like sum of \$25,000.00 is hereby appropriated under the caption of:

General Appropriations

- (a) Operations Excluded from the .5% Cap
  - Public and Private Programs Off-Set by Revenues:
    - Stormwater Assistance Grant:
    - Other Expenses

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

Vote all ayes  
Motion carried

**RESOLUTION #118-23 – TAX DUE DATE EXTENSION**

A motion was made by Ms. Johnson, seconded by Mr. Kashwick, to adopt Resolution #118-23 as submitted:

**RESOLUTION #118-23**

**WHEREAS**, the 2023 tax rate for the Town of Clinton was certified by the Hunterdon County Tax Board on July 12, 2023, thereby creating a delay in the issuance of the Final 2023/Preliminary 2024 tax bills, and

**WHEREAS**, the third quarter tax amount is due on August 1, 2023, with a ten day grace period,

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Town of Clinton, County of Hunterdon, that the grace period for the payment of third quarter 2023 taxes be extended until August 18, 2023; and

**BE IT FURTHER RESOLVED** that any third quarter 2023 tax payments received after August 18, 2023 shall be charged interest from the original due date of August 1, 2023.

Vote all ayes  
Motion carried

**RESOLUTION #119-23 – WATER RESERVATION**

A motion was made by Mr. Perloff, seconded by Ms. Johnson, to adopt Resolution #119-23 as submitted:

**RESOLUTION # 119-23**  
**RESOLUTION APPROVING WATER CAPACITY RESERVATION**  
**APPLICATION # L23-01**

**WHEREAS**, on March 24, 2015, the Mayor and Council of the Town of Clinton adopted Ordinance 15-1, which amended Chapter 142 of the General Ordinances of the Town of Clinton by creating procedures for applying for and receiving approval for water reservations; and

**WHEREAS**, the Town has received Water Reservation Application # L23-01, dated June 19, 2023, submitted in the name of 1734 Route 31, LLC (Township of Clinton Block 70, Lot 12, Tax Map Page 13, located at 1734 Route 31 North); and

**WHEREAS**, on June 30, 2023, the Town’s Water Consulting Engineer, Suburban Consulting Engineers, informed the Town of Clinton Water Committee of their recommendation of approval of the aforementioned application which proposes development of a 5,000 square foot medical office/health care facility; and

**WHEREAS**, on July 19, 2023, the Town’s Water Committee held their monthly meeting in which they have reviewed and approved said application and deemed it complete, to which they have granted final approval.

**NOW, THEREFORE BE IT RESOLVED**, that in accordance with Chapter 142, Section 1, Sub-section J(3) of the Town’s Ordinances, the Mayor and Council hereby approved Water Reservation Application # L23-01 in the amount of 4,500 GPD.

**BE IT FURTHER RESOLVED**, that this permit approval will be valid for twelve (12) months and will expire on July 26, 2024.

**BE IT FURTHER RESOLVED**, that certified copies of this resolution be provided to the Applicant, Suburban Consulting Engineers, and the Town of Clinton Superintendent of Water.

Vote all ayes  
Motion carried

**RESOLUTION #120-23 – WATER RESERVATION**

A motion was made by Mr. Bruno, seconded by Ms. Johnson, to adopt Resolution #120-23 as submitted:

**RESOLUTION # 120-23  
RESOLUTION APPROVING WATER CAPACITY RESERVATION  
APPLICATION # L23-05**

**WHEREAS**, on March 24, 2015, the Mayor and Council of the Town of Clinton adopted Ordinance 15-1, which amended Chapter 142 of the General Ordinances of the Town of Clinton by creating procedures for applying for and receiving approval for water reservations; and

**WHEREAS**, the Town has received Water Reservation Application # L23-05, dated June 7, 2023, submitted in the name of Ingerman Development Company, LLC (Township of Clinton Block 70, Lots 6 & 6.01, Tax Map Page 13, located at 1726-1730 Route 31 North); and

**WHEREAS**, on June 30, 2023, the Town’s Water Consulting Engineer, Suburban Consulting Engineers, informed the Town of Clinton Water Committee of their recommendation of approval of the aforementioned application which proposes development of 96 affordable residential dwellings with a resident-only clubhouse; and

**WHEREAS**, this project is part of the Township of Clinton’s Affordable Housing Plan and there was a previous water reservation approved/assigned for these properties held by the Township of Clinton for their affordable housing plan, L20-06, in the amount of 14,052 GPD, and this supplemental application being sought by Ingerman Development Company, LLC is only seeking the balance of the GPD needed to complete the project; and

**WHEREAS**, on July 19, 2023, the Town’s Water Committee held their monthly meeting in which they have reviewed and approved said application and deemed it complete, to which they have granted final approval.

**NOW, THEREFORE BE IT RESOLVED**, that in accordance with Chapter 142, Section 1, Sub-section J(3) of the Town's Ordinances, the Mayor and Council hereby approved Water Reservation Application # L23-05 in the amount of 822 GPD.

**BE IT FURTHER RESOLVED**, that this permit approval will be valid for twelve (12) months and will expire on July 26, 2024.

**BE IT FURTHER RESOLVED**, that certified copies of this resolution be provided to the Applicant, Suburban Consulting Engineers, and the Town of Clinton Superintendent of Water.

Vote all ayes  
Motion carried

**RESOLUTION #121-23 – WATER RESERVATION**

A motion was made by Mr. Perloff, seconded by Ms. Johnson, to adopt Resolution #121-23 as submitted:

**RESOLUTION # 121-23  
RESOLUTION APPROVING WATER CAPACITY RESERVATION  
APPLICATION # L23-06**

**WHEREAS**, on March 24, 2015, the Mayor and Council of the Town of Clinton adopted Ordinance 15-1, which amended Chapter 142 of the General Ordinances of the Town of Clinton by creating procedures for applying for and receiving approval for water reservations; and

**WHEREAS**, the Town has received Water Reservation Application # L23-06, dated June 7, 2023, submitted in the name of Salvatore A. Latino (Town of Clinton Block 23, Lots 6.02 & 6.03, Tax Map Page 3, located at 4-6 & 8-10 Riverside Drive); and

**WHEREAS**, on June 30, 2023, the Town's Water Consulting Engineer, Suburban Consulting Engineers, informed the Town of Clinton Water Committee of their recommendation of approval of the aforementioned application which proposes development of (2) two-family dwellings, for a total of 4 units of which each unit is a 3-bedroom dwelling; and

**WHEREAS**, on July 19, 2023, the Town's Water Committee held their monthly meeting in which they have reviewed and approved said application and deemed it complete, to which they have granted final approval.

**NOW, THEREFORE BE IT RESOLVED**, that in accordance with Chapter 142, Section 1, Sub-section J(3) of the Town's Ordinances, the Mayor and Council hereby approved Water Reservation Application # L23-06 in the amount of 800 GPD.

**BE IT FURTHER RESOLVED**, that this permit approval will be valid for twelve (12) months and will expire on July 26, 2024.

**BE IT FURTHER RESOLVED**, that certified copies of this resolution be provided to the Applicant, Suburban Consulting Engineers, and the Town of Clinton Superintendent of Water.

Vote all ayes  
Motion carried



**RESOLUTION #122-23 – WATER RESERVATION**

A motion was made by Mr. Bruno, seconded by Mr. Perloff, to adopt Resolution #122-23 as submitted:

**RESOLUTION # 122-23  
RESOLUTION APPROVING WATER CAPACITY RESERVATION  
APPLICATION # L23-07**

**WHEREAS**, on March 24, 2015, the Mayor and Council of the Town of Clinton adopted Ordinance 15-1, which amended Chapter 142 of the General Ordinances of the Town of Clinton by creating procedures for applying for and receiving approval for water reservations; and

**WHEREAS**, the Town has received Water Reservation Application # L23-07, dated June 9, 2023, submitted in the name of American Baptist Churches of New Jersey (Township of Clinton Block 33, Lot 13, Tax Map Page 1, located at 79 Blossom Hill Road); and

**WHEREAS**, on June 30, 2023, the Town’s Water Consulting Engineer, Suburban Consulting Engineers, informed the Town of Clinton Water Committee of their recommendation of approval of the aforementioned application which proposes the installation of a dedicated fire service line only with no anticipated daily water; and

**WHEREAS**, on July 19, 2023, the Town’s Water Committee held their monthly meeting in which they have reviewed and approved said application and deemed it complete, to which they have granted final approval.

**NOW, THEREFORE BE IT RESOLVED**, that in accordance with Chapter 142, Section 1, Sub-section J(3) of the Town’s Ordinances, the Mayor and Council hereby approved Water Reservation Application # L23-07 for the installation of a fire service line with no daily water use.

**BE IT FURTHER RESOLVED**, that this permit approval will be valid for twelve (12) months and will expire on July 26, 2024.

**BE IT FURTHER RESOLVED**, that certified copies of this resolution be provided to the Applicant, Suburban Consulting Engineers, and the Town of Clinton Superintendent of Water.

Vote all ayes  
Motion carried

**CORRESPONDENCE**

Thank you notes from the recipients of Clinton’s Good Kid Awards. Faith Del Polito, Voorhees student and Jessica Latanzio-Crespo, Clinton Public School 7<sup>th</sup> Language Arts teacher and Middle School Library Coach thanking Town for our continued support.

**REPORTS OF COUNCIL**

**Councilwoman Padmos**

1. Ms. Padmos reported that Ragozine Landscaping is donating the mulch for the playground and anyone interested can come and help spread it. Pints for the Park will be held August 25, 2023 from 7pm to 10pm at Sunken Silo! Great time and great music!

**Councilman Bruno**

1. Clinton Fire Department – 201 calls to date. Next Grill Night will be August 11, 2023. July 9 rain events had the guys sandbagging and 17 emergencies. The Pierce firetruck will be delivered in July, 2025. Tanner Rogers completed his Fire One training.
2. No Buildings and Grounds meeting for August.

**Councilman Perloff**

1. Recreation - Tennis Camp has 12 sign ups!
2. The Canoe race will be August 19, 2023. Carpool Cinema September 30, 2023. Thank you, Mayor Kovach, for obtaining an extension on the permit.
3. Economic Development Committee has three new faces on the Committee with great ideas! John Creech and the Communications Committee are pushing out the new branding.
4. Clinton Guild sidewalk sale was not very busy but it was successful!
5. Water Committee – water leak detection continues

**Kathy Olsen, CFO**

Tax bills have been mailed out!

**Councilman Kashwick**

1. Green Team – Attended the Green Fair at Bundt Park and thanks to Mario Caballero of the Clinton Township Green Team for all the work he did organizing and inviting the Town to partner with them. There was a decent turnout but not as much as prior years, the weather was brutally hot.
2. Sustainable Jersey application has been submitted with 205 points. Town of Clinton need to get 150 to be bronze certified. Thank you to all that helped get points for this round including Norma Kania, Chief Kubinak, Administrator Phelan, Denise Birmingham, Councilman Perloff and Caroline Conboy.
3. Shade Tree met last week. A tree was planted and dedicated on July 1 to Jack Holt with the assistance of the Clinton Sunrise Rotary. Shade Tree is finalizing our planting plan which needs to be submitted to the State before we start planting. Commission is moving their next regular meeting to 6:30 pm on August 17, 2023, meeting at the Landsdown Trail.
4. Environmental Commission discussed our Sustainable Jersey application but also had a discussion about flooding. A question was brought up and how we notify residents in the event of an emergency outside of social media. Mayor Kovach said reverse 911 goes out.

**Councilwoman Johnson**

1. The swings and tots equipment will be delivered next week. Mike Ragozine is delivering mulch this Friday. Volunteers welcome! A formal ribbon cutting will be in September.
2. Summer Rec was an amazing success! Thank you to Dr. D, Just Chill and Samantha LaStrange. Samantha did a fabulous job! Fire house hose down this Friday.

3. Waiting on fireworks for the Town picnic, pricing will remain the same as last year.

**Councilman Traphagen**

1. Rescue Squad – 314 calls for the month of June, 37 in Clinton and 1942 for the first half of 2023.
2. Historic Commission – the Welcome to Clinton signs are getting sponsorships through the work of Rosemarie Platt and Karen Romagna is working on getting them repainted.

**STANDBY AND OVERTIME**

A motion was made by Mr. Traphagen, seconded by Mr. Bruno to approve the standby and overtime attached to these minutes for the period of June 23 through July 7 and July 7 through July 20, 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 Mr. Perloff 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. Traphagen to adjourn the meeting at 8:34 p.m.

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Cecilia Covino, RMC/CMC  
Municipal Clerk

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Janice Kovach, Mayor

July 26, 2023  
Regular council meeting