

CLINTON TOWN COUNCIL

September 24, 2025

7:00 P.M.

Amended

FLAG SALUTE

ROLL CALL

STATEMENT OF ADEQUATE NOTICE

1. APPROVAL OF MINUTES: Regular Meeting, September 10, 2025
2. APPROVAL OF MONTHLY REPORTS
3. PUBLIC COMMENTS
4. MAYOR'S COMMENTS
5. APPROVAL FOR TOWN ARBORIST MARK SPANNER
6. SPECIAL EVENT: AT COMMUNITY CENTER: IN THEIR SHOES FAMILY WALK/RUN AND VIGIL 10/25/25
7. SPECIAL EVENT: DAY OF THE DEAD STREET FESTIVAL 11/1/25
8. APPROVAL FOR WATER REFUND FOR ACCOUNT #3931-0
9. RESOLUTION #148-25 PERMITTING BYO AT HUNTS MILL PARK DURING TOWN PICNIC ON 9/27/25
10. RESOLUTION #149-25 PERMITTING FIREWORKS AT HUNTS MILL PARK DURING TOWN PICNIC ON 9/27/25
11. RESOLUTION #150-25 CHAPTER 159 FOR HIGHLANDS TOURISM EXPANSION GRANT
12. RESOLUTION #151-25 AUTHORIZING CFO TO REFUND PROPERTY OWNER TAXES DUE TO DISABLED VETERAN EXEMPTION
13. RESOLUTION #152-25 AUTHORIZING CANCELLATION OF TAXES
14. RESOLUTION #153-25 AUTHORIZING THE HIRING OF A SPECIAL APPRAISER
15. RESOLUTION #154-25 AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH CDP PROPERTIES, LLC
16. RESOLUTION #155-25 CONDITIONALLY AWARDING CONTRACT TO SIV AMBULANCES, LLC
17. CORRESPONDENCE
18. REPORTS OF COUNCIL
19. STANDBY AND OVERTIME
20. PAYMENT OF BILLS

21. EXECUTIVE SESSION – IF NECESSARY

22. ADJOURNMENT

**TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY**

RESOLUTION # 148-25

RESOLUTION PERMITTING BYO AT HUNTS MILL PARK DURING TOWN PICNIC

WHEREAS, the Code of the Town of Clinton, Chapter 32, Section 7, prohibits consumption of alcoholic beverages in, on, or upon any public street, or land owned or occupied by any federal, state, county, or municipal government, or as further explained in the Section 32-7 A through D; and

WHEREAS, alcoholic beverages may be consumed at occasions or events held by bona fide nonprofit organizations or other groups if specifically permitted by resolution of the Mayor and Council; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey that BYO (Bring Your Own) consumption of alcoholic beverages shall be permitted at the Hunts Mill Park during the Town of Clinton Town Picnic to be held on September 27, 2025 beginning at 3:00 PM.

Janice Kovach
Mayor

Adopted: September 24, 2025

ATTEST:

Suzannah Givone, RMC/CMR
Town Clerk

**TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY**

RESOLUTION # 149-25

RESOLUTION PERMITTING FIREWORKS AT HUNTS MILL PARK DURING TOWN PICNIC

WHEREAS, the Town of Clinton Recreation Committee has requested permission from the Mayor and Council of the Town of Clinton, to have a Fireworks Display at the Town Picnic to be held on September 27, 2025 at Hunts Mill Park; and

WHEREAS, the town is in the process of securing the proper vendor to provide this service, to which the appropriate Liability Insurance will be provided to the Town; and

WHEREAS, the Town of Clinton Recreation Committee will request the Clinton Fire Department and the South Branch Emergency Services to standby at the scene.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey that the Recreation Committee's request for a fireworks display at the Town Picnic on September 27, 2025 at dark, be approved.

Janice Kovach
Mayor

Adopted: September 24, 2025

Attest:

Suzannah Givone, RMC/CMR
Town Clerk

**TOWN OF CLINTON
HUNTERDON COUNTY**

RESOLUTION #150-25

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN
THE 2025 BUDGET FOR HIGHLANDS TOURISM EXPANSION GRANT
(CHAPTER 159, P.L. 1948)**

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 \$9,450.00 from the Highlands Tourism Expansion Grant from the State of New Jersey and wishes to amend its 2025 budget to include this amount as a revenue.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for the year 2025 in the sum of \$9,450.00 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:

Highlands Tourism Expansion Grant, and

BE IT FURTHER RESOLVED, that a like sum of \$9,450.00 is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from the .5% Cap

Public and Private Programs Off-Set by Revenues:

Highlands Tourism Expansion Grant:

Other Expenses

Resolution# 150-25

Janice Kovach, Mayor

Adopted: September 24, 2025

Attest:

Suzannah Givone, RMC, CMR
Town Clerk

**TOWN OF CLINTON
COUNTY OF HUNTERDON**

RESOLUTION #151-25

**RESOLUTION AUTHORIZING CFO TO REFUND PROPERTY OWNER TAXES DUE TO
DISABLED VETERAN EXEMPTION**

WHEREAS, the owner of property located at 26 Georges Place, Block 19 Lot 12.02, in the Town of Clinton was declared a 100% disabled Veteran effective August 23, 2025 by the Tax Assessor; and

WHEREAS, the owner made application to the Town of Clinton on August 23, 2025 for tax exempt status, and took ownership on the property on September 30, 2014; and

WHEREAS, the property owners bank had already paid the 3rd quarter of 2025, a refund of \$2,300.45 is due to the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey that the Chief Financial Officer refund the property owner \$2,300.45 and the Tax Collector remove the remaining taxes due for the 4th quarter of 2025 in the total amount of \$2,300.45 and the 1st and 2nd quarters of 2026 in the amount of \$4,461.80.

I, Suzannah Givone, 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 September 24, 2025.

Suzannah Givone, RMC, CMR
Town Clerk

Janice Kovach, Mayor

Adopted: September 24, 2025

**TOWN OF CLINTON
COUNTY OF HUNTERDON**

RESOLUTION #152-25

RESOLUTION AUTHORIZING CANCELLATION OF TAXES

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

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 \$28.91 for 3rd & 4th quarter of 2025 and \$29.48 for the 1st & 2nd quarter of 2026 be cancelled; and

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

I, Suzannah Givone, 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 September 24, 2025.

Suzannah Givone, RMC, CMR
Town Clerk

Janice Kovach, Mayor

Adopted: September 24, 2025

**TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY**

RESOLUTION #153-25

A RESOLUTION AUTHORIZING THE HIRING OF A SPECIAL APPRAISER

WHEREAS, Property Owner is the owner of certain property that is known and designated Block 25, Lot 20 on the Tax Map of the Town of Clinton, Hunterdon County, State of New Jersey, and more commonly known as 19 W. Main Street (the “Property”); and

WHEREAS, the New Jersey Economic Development Authority (“EDA”) awarded the Town a grant to purchase the Property; and

WHEREAS, as a condition of the grant funding, the Town must obtain an appraisal report on the Property by an EDA-approved appraiser in order to determine the purchase price of the Property; and

WHEREAS, as a condition of the grant funding, such appraiser must be on a list of EDA-approved appraisers; and

WHEREAS, the Parties have each presented an appraisal report to the EDA in order to negotiate a purchase of the Property; however, the Parties have been unable to agree on a sales price for the Property; and

WHEREAS, the Town’s appraiser was approved by EDA, but the Property Owner’s was not; and

WHEREAS, the Property Owner has requested that the Town seek a third appraisal from an EDA-approved appraiser in an attempt to further negotiate the purchase price of the Property; and

WHEREAS, the Property Owner has agreed to establish an escrow to pay for work required to be performed by an appraiser employed by the Town in connection with the Property Owner’s request; and

WHEREAS, the Town has selected Russell Sterling from the list of approved appraisers; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) authorizes the hiring of a professional without competitive bidding providing that the resolution authorizing the award of contracts for “Professional Services” without competitive bidding and the contract itself be made available for public inspection; and

WHEREAS, nothing herein shall obligate the Town to agree to a specific purchase price of the Property or to purchase the Property.

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

1. Russel Sterling is hired as a special appraiser to provide an appraisal of the Property consistent with guidelines for EDA grant funding.

2. The Mayor and Clerk are hereby authorized and directed to execute an agreement with Mr. Sterling consistent with this Resolution and in a form approved by the Town Attorney.
3. The amount of such contract shall not exceed \$5,000.00.
4. This contract is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public contracts Law, subject to N.J.S.A. 40A:5-11, which states that “No local unit shall be required to advertise for bids for any of the work performed pursuant to 40A:5-4.
5. A notice of this action shall be printed once in an official newspaper of the Town.
6. This Resolution shall take effect immediately and in accordance with applicable laws.

I Suzannah Givone hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Clinton Council at a meeting held on September 24, 2025.

Suzannah Givone, RMC, CMR
Town Clerk

Janice Kovach, Mayor

Adopted: September 24, 2025

**TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY**

RESOLUTION #154-25

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

WHEREAS, Property Owner is the owner of certain property that is known and designated Block 25, Lot 20 on the Tax Map of the Town of Clinton, Hunterdon County, State of New Jersey, and more commonly known as 19 W. Main Street (the “Property”); and

WHEREAS, the New Jersey Economic Development Authority (“EDA”) awarded the Town a grant to purchase the Property; and

WHEREAS, as a condition of the grant funding, the Town must obtain an appraisal report on the Property by an EDA-approved appraiser in order to determine the purchase price of the Property; and

WHEREAS, the Parties have each presented an appraisal report to the EDA in order to negotiate a purchase of the Property; however, the Parties have been unable to agree on a sales price for the Property; and

WHEREAS, the Town’s appraiser was approved by EDA, but the Property Owner’s was not; and

WHEREAS, the Property Owner has requested that the Town seek a third appraisal from an EDA-approved appraiser in an attempt to further negotiate the purchase price of the Property; and

WHEREAS, the Property Owner has agreed to establish an escrow to pay for work required to be performed by an appraiser employed by the Town in connection with the Property Owner’s request; and

WHEREAS, nothing herein shall obligate the Town to agree to a specific purchase price of the Property or to purchase the Property; and

WHEREAS, both parties feel that it is appropriate to reduce this understanding to written form.

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 Suzannah Givone hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Clinton Council at a meeting held on September 24.

Suzannah Givone, RMC, CMR

Janice Kovach, Mayor

Adopted: September 24, 2025

**TOWN OF CLINTON
COUNTY OF HUNTERDON,**

RESOLUTION# 155-25

**RESOLUTION CONDITIONALLY AWARDING CONTRACT TO SIV AMBULANCES, LLC
FOR THE PURCHASE OF TWO (2) AMBULANCE REMOUNTS THROUGH THE SAVVIK
BUYING GROUP, LLC COOPERATIVE PURCHASING PROGRAM**

WHEREAS, the Town of Clinton's emergency services provider, South Branch Emergency Services, Inc. ("South Branch"), recommends that the Town of Clinton (the "Town") obtain services and materials to remount two (2) ambulances for South Branch to continue providing emergency medical services to the residents of the Town; and

WHEREAS, South Branch has researched vendors that would achieve the Town's goals and determined that the desired services and equipment may be procured through a nationally recognized and accepted cooperative purchasing contract between the Savvik Buying Group, LLC ("Savvik") and SIV Ambulances, LLC ("SIV"); and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011,c. 139) and LFN 2012-10, a New Jersey municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of -recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey or another state; and

WHEREAS, also pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011,c. 139) and LFN 2012-10, prior to making purchases under nationally-recognized and accepted cooperative purchasing contracts, the municipality must determine that the use of the cooperative purchasing contract shall result in cost savings after all factors, including charges for service, material, and delivery, have been considered; and

WHEREAS, South Branch has determined that the Town's use of the Savvik cooperative purchasing contract to procure the desired ambulance remounting services and materials will result in cost savings to the Town; and

WHEREAS, consistent with the Savvik cooperative purchasing Contract and needs of the Town, SIV has submitted a proposal to provide two (2) remounts of ambulances for the sum of \$367,688.50; and

WHEREAS, according to the Town's Chief Financial Officer, there are sufficient funds available for this purchase for this purchase in Capital Ordinance # 25-10.

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

1. A contract for the purchase of services and materials to remount two (2) ambulances for the sum of \$367,688.50 is hereby awarded to SIV Ambulances, LLC without public bidding as permitted by law conditioned upon:

a. SIV providing certain required documentation, including proof of New Jersey Business Registration, proof of affirmative action compliance, a W-9, and any other documentation required under applicable purchasing rules and regulations.

- b. Review and approval of a form of contract by the Town Attorney.
- c. Certification of availability of funds from the Town Chief Financial Officer.

2. The Mayor and Clerk are hereby authorized and directed to execute all documents necessary to effectuate the purposes of this Resolution once all of the above conditions are met.

3. The form and terms of any documents to be signed by the Mayor and Clerk shall be consistent with this Resolution and are subject to approval of the Town Attorney and Chief Financial Officer.

4. This Resolution shall take effect after any required notices are duly published.

Janice Kovach, Mayor

Adopted: September 24, 2025

Attest:

Suzannah Givone, RMC, CMR
Town Clerk