

CLINTON TOWN COUNCIL

February 11, 2026

7:00 P.M.

Amended-2-9-26

FLAG SALUTE

ROLL CALL

STATEMENT OF ADEQUATE NOTICE

1. APPROVAL OF MINUTES: REGULAR MEETING MINUTES FROM JANUARY 28, 2026, AND EXECUTIVE SESSION MINUTES FROM JANUARY 28, 2026
2. APPROVAL OF MONTHLY REPORTS
3. PUBLIC COMMENTS
4. MAYOR'S COMMENTS
5. APPOINTMENT TO THE RECREATION COMMITTEE AS ALTERNATE #1-Danielle Gibson
6. SPECIAL EVENTS: LOBSTER, STEAK AND STREET FEST. ON MAY 17, 4PM TO 7PM AND ART IN BLOOM ON APRIL 12, 11AM TO 4PM WITH RAIN DATE APRIL 19
BANNER REQUESTS: LOBSTER, STEAK AND STREET FEST. AND NEW JERSEY MAKERS DAY.
7. PUBLIC HEARING FOR ORDINANCE #26-01 VIEW 22 SALE
8. RESOLUTION #53-26 PERMITTING FIREWORKS AT THE ANNUAL TOWN BONFIRE
9. RESOLUTION #54-26 PERMITTING BYO AT HUNTS MILL PARK DURING TOWN BONFIRE
10. RESOLUTION #55-26 DISABLED VETERAN TAX EXEMPTION
11. CORRESPONDENCE
12. REPORTS OF COUNCIL
13. STANDBY AND OVERTIME
14. PAYMENT OF BILLS
15. EXECUTIVE SESSION -RESOLUTION #56-26 CONTRACTURAL/ATTORNEY CLIENT PRIVILEGDE
16. ADJOURNMENT

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

ORDINANCE NO. #26-01

ORDINANCE AUTHORIZING ASSIGNMENT OF FINANCIAL AGREEMENT FOR BLOCK 21, LOTS 29, 30.01, 31, 32 AND 33 (VIEW 22).

WHEREAS, Old 22 Urban Renewal Associates, LLC (the “Developer”) is the owner of certain property that is known and designated as Block 21, Lots 29, 30.01, 31, 32 and 33 on the Tax map of the Town of Clinton, Hunterdon County, State of New Jersey, consisting of a total of approximately 5.74 acres (the “Property”); and

WHEREAS, pursuant to Resolution #141-19 adopted on October 22, 2019, the Town Council designating the Property an “Area in Need of Redevelopment” in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-3 et seq. (the “LRHL”); and

WHEREAS, in consultation with the Town Planner, Jim Kyle, P.P. of Kyle & McManus Associates, the Land Use Board prepared a redevelopment plan dated January 10, 2020, which was subsequently amended and adopted by the Town Council on August 12, 2020 pursuant to Ordinance #20-16 (the “Redevelopment Plan”).

WHEREAS, pursuant to Resolution 137-20 adopted on September 23, 2020, the Town designated the Developer as the redeveloper of the Property and authorized the execution of a Redeveloper’s Agreement, which was amended by Addendum dated June 23, 2021 (collectively, the “Redeveloper’s Agreement”); and

WHEREAS, the Town of Land Use Board (hereinafter the “Board”), granted Developer Preliminary and Final Major Site Plan approval consistent with the Redevelopment Plan to the Developer for a mixed-use project consisting of 6,005 square feet of retail / commercial space and one hundred twenty (120) residential rental units (the “Project”); and

WHEREAS, the Redeveloper has requested that the Town issue a Certificate of Substantial Completion for the Project pursuant to Section 2.03 of the Redevelopment Agreement; and

WHEREAS, the issuance of a Certificate of Substantial Completion releases the Developer from all obligations, responsibilities and liabilities under the Redevelopment Agreement, except for the provisions of Article XII regarding the deed-restricted affordable housing units in the Project; and

WHEREAS, the Town entered into a Financial Agreement dated February 24, 2021, pursuant to the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1 *et seq.*) with Redeveloper relating to the above-referenced Project and Property; and

WHEREAS, by email dated November 10, 2025, Redeveloper advised that it sought to sell the Property and Project and transfer its rights and obligations under the Financial Agreement and Redevelopment Agreement to View Urban Renewal LLC (“View URE”); and

WHEREAS, N.J.S.A. 40A:20-10(a) requires the Town to consent to such assignment provided that the following conditions are met:

1. The assignee is a qualified urban renewal entity.
2. The assignee does not own another project subject to a long-term tax exemption.
3. The assignor is not in default of the Financial Agreement.

4. The assignee executes an Assignment and Assumption Agreement; and

WHEREAS, the Redeveloper has certified as to the required information; and

WHEREAS, Article VII of the Redevelopment Agreement and Section 8.01 of the Financial Agreement permit Redeveloper to assign its rights under such agreements with the Town's consent; and

WHEREAS, Redeveloper has agreed to pay the Township an administrative fee associated with processing its request consistent with N.J.S.A. 40A:20-10(d); and

WHEREAS, the parties desire to execute an Assignment and Assumption Agreement (the "Assignment and Assumption Agreement") (attached hereto as Exhibit A) to memorialize the assignment of the Redevelopment Agreement and Financial Agreement and the Town's consent thereto.

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

1. Based upon the information provided by Redeveloper that the transfer complies with the requirements of N.J.S.A. 40A:20-10(a), the Town hereby consents to the assignment by Redeveloper of its rights and obligations under the Redevelopment Agreement and Financial Agreement in connection with the Property and Project. Such assignment will be effective upon View URE's purchase of the Property and execution of the Assignment and Assumption Agreement.
2. The Mayor and Clerk are authorized to execute all documents necessary to effectuate the Assignment and Assumption described herein, including the Assignment and Assumption Agreement and the Escrow Agreement, in substantially the same form as attached hereto.
3. In the event any requirements of N.J.S.A. 40A:20-10(a) are not met, this Resolution shall be void and of no effect.
4. This Resolution shall take effect immediately.

Introduction: January 28, 2026

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

RESOLUTION #53-26

RESOLUTION PERMITTING FIREWORKS AT THE ANNUAL TOWN BONFIRE

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 annual Town bonfire on January 31, 2026 at Hunts Mill Park, and

WHEREAS, the Town has selected Garden State Fireworks to provide the 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 Bonfire March 7, 2026, at dark, be approved.

Janice Kovach, Mayor

Adopted: February 11, 2026

ATTEST:

Suzannah Givone, RMC/CMR
Town Clerk

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

RESOLUTION #54-26

RESOLUTION PERMITTING BYO AT HUNTS MILL PARK DURING TOWN BONFIRE

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 annual Town Bonfire to be held on March 7, 2026.

Janice Kovach, Mayor

Adopted: February 11, 2026

ATTEST:

Suzannah Givone, RMC/CMR
Town Clerk

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

RESOLUTION #55-26

RESOLUTION AUTHORIZING DISABLED TAX EXEMPTION

WHEREAS, the owner of property located at 1 Helen Road, Block 31 Lot 20.01, in the Town of Clinton was declared a 100% disabled Veteran effective December 17, 2025, by the Tax Assessor; and

WHEREAS, the owner made application to the Town of Clinton on December 17, 2025, for tax exempt status, and took ownership on the property on October 26, 2023; and

WHEREAS, the property owners bank had already paid the 1st quarter of 2026, a refund of \$3,780.08 is due to the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey that the Chief Financial Officer refund the property owner \$3,780.08 and the Tax Collector remove the remaining taxes due for the 2nd quarter in the amount of \$3,780.07.

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 February 11, 2026.

Suzannah Givone, RMC, CMR
Town Clerk

Janice Kovach, Mayor

Adopted: February 11, 2026

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

RESOLUTION # 56-26

**RESOLUTION AUTHORIZING FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED
PURPOSES**

BE IT RESOLVED, by the Mayor and Council of the Town of Clinton that in compliance with N.J.S.A.10:4-12B et seq., this meeting will be closed to the public to discuss the follow matter:

- Contractual/Attorney Client Privilege

Minutes will be kept and once the matter involving the confidentiality of the above no longer exists, then the minutes can be made public.

Mayor Janice Kovach

Adopted: February 11, 2026

Suzannah Givone, RMC, CMR
Municipal Clerk