

**CLINTON TOWN COUNCIL
CLINTON FIRE DEPARTMENT
MARCH 11, 2026
7:00 P.M.
REVISED 3-11-26**

FLAG SALUTE
ROLL CALL
STATEMENT OF ADEQUATE NOTICE

1. APPROVAL OF MINUTES: REGULAR MEETING MINUTES FROM FEBRUARY 25, 2026
2. APPROVAL OF MONTHLY REPORTS
3. PUBLIC COMMENTS
4. MAYOR'S COMMENTS
5. SWEARING IN CEREMONY:
CHIEF OF POLICE, TIMOTHY MCGUIRE
SERGEANT ALBERTO BONILLA
CORPORAL JOSE GONZALEZ
6. BANNER REQUEST FOR UNCORK SUMMER WINE FESTIVAL, JUNE 6 & 7, 2026
7. PUBLIC HEARING FOR ORDINANCE #26-02 REPLEALING AND REPLACING CHAPTER 88 FOR AFFORDABLE HOUSING REQUIREMENTS
8. PUBLIC HEARING FOR ORDINANCE #26-03 REPLEALING AND REPLACING CHAPTER 88 FOR DEVELOPMENT FEE
9. PUBLIC HEARING FOR ORDINANCE #26-04 AMENDING PROVISIONS OF CHAPTER 88 FOR LAND USE ARTICLE VII ZONING REGULATIONS FOR RESIDENTIAL DEVELOPMENT
10. INTRODUCTION OF BOND ORDINANCE #26-05 AMENDING SECTION 1,2 AND 8 OF BOND ORDINANCE #24-15
11. INTRODUCTION OF BOND ORDINANCE #26-06 PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$2,000,000 FOR IMPROVEMENTS TO WELLS 3A AND 16
12. INTRODUCTION OF BOND ORDINANCE #26-07 PROVIDING FOR ROAD IMPROVEMENTS TO RUPELL ROAD
13. RESOLUTION #66-26 AUTHORIZING THE RECYCLING TONNAGE GRANT APPLICATION
14. RESOLUTION #67-26 ESTABLISHING A DEDICATION BY RIDER FOR SNOW REMOVAL
15. RESOLUTION #68-26 DISABLED VETERAN TAX EXEMPTION
16. RESOLUTION #69-26 PROFESSIONAL SERVICE AGREEMENT WITH CGP&H, LLC FOR AFFORDABLE HOUSING SERVICES

17. RESOLUTION #70-26 AUTHORIZING TOC PARTICIPATION IN THE 2026 HUNTERDON AREA ENERGY COOP ENERGY PROGRAM
18. RESOLUTION #71-26 APPROVING THE HIRING CATHERINE INNELLA TO FILL ALLISON WITT'S POSITION
19. RESOLUTION #72-26 AUTHORIZING TOC TO SIGN MOA WITH RARITAN HEADWATERS ASSOC.
20. RESOLUTION #73-26 APPOINTING MATTHEW ELLIS AS A FULL-TIME POLICE OFFICER
21. RESOLUTION #74-26 APPROVING A SEWER TRANSFER AGREEMENT
22. RESOLUTION #75-26 AUTHORIZING A CERTIFICATE OF COMPLETION AND DISCHARGE OF REDEVELOPMENT AGREEMENT FOR OLD 22 URBAN RENEWAL ASSOC.
23. RESOLUTION #76-26 AUTHORIZING CONDITIONAL RELEASE OF A MAINTENANCE BOND
24. RESOLUTION #77-26 ADOPTING AFFORDABLE HOUSING AFFIRMATIVE MARKETING PLAN
25. RESOLUTION #78-26 ADOPTIN AN AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
26. CORRESPONDENCE- HUNTERDON 300TH IS HOLDING A LIBERTY POLE RAISING HOSTED BY KINGWOOD TOWNSHIP
27. REPORTS OF COUNCIL
28. STANDBY AND OVERTIME
29. PAYMENT OF BILLS
30. EXECUTIVE SESSION (IF NECESSARY)
31. ADJOURNMENT

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

BOND ORDINANCE #2026-05

ORDINANCE AMENDING SECTIONS 1, 2 AND 8 OF BOND
ORDINANCE #24-15 OF THE TOWN OF CLINTON, IN THE
COUNTY OF HUNTERDON, NEW JERSEY, FINALLY ADOPTED
SEPTEMBER 11, 2024, IN ORDER TO INCLUDE A \$900,000 CDS
COMMUNITY FEDERAL GRANT

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLINTON, IN THE
COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof
affirmatively concurring) AS FOLLOWS:

Section One. Section 1 of Bond Ordinance #24-15 of the Town of Clinton, in the County
of Hunterdon, New Jersey (the "Town"), finally adopted September 11, 2024 ("Bond Ordinance
#24-15"), is hereby amended to include a \$900,000 CDS Community Federal Grant and to read
as follows:

"The improvement described in Section 3(a) of this bond ordinance is hereby
authorized to be undertaken by the Town of Clinton, in the County of Hunterdon,
New Jersey (the "Town"). For the improvement or purpose described in Section
3(a), there is hereby appropriated the sum of \$1,300,000, including a \$900,000
CDS Community Federal Grant (the "Federal Grant"). Pursuant to N.J.S.A. 40A:2-
11(c), no down payment is provided for the cost of the improvement or purpose
since the improvement or purpose described in Section 3(a) hereof is being funded
through the New Jersey Infrastructure Bank and because the improvement or
purpose authorized herein is deemed self-liquidating and the bonds and bond
anticipation notes authorized herein are deductible from the gross debt of the
Town, as more fully described in Section 6(e) of this bond ordinance."

Section Two. Section 2 of Bond Ordinance #24-15 is hereby amended to read as follows:

"In order to finance the cost of the improvement or purpose and in anticipation of
receipt of the Federal Grant, negotiable bonds are hereby authorized to be issued
in the principal amount of \$1,300,000 pursuant to the Local Bond Law. In
anticipation of the issuance of the bonds, negotiable bond anticipation notes are
hereby authorized to be issued pursuant to and within the limitations prescribed by
the Local Bond Law."

Section Three. Section 8 of Bond Ordinance #24-15 is hereby amended to read as follows:

"Any grant moneys received for the purpose described in Section 3(a) hereof, including the Federal Grant, shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used."

Section Four. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Town is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section Five. This ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

BOND ORDINANCE #2026-06

BOND ORDINANCE PROVIDING FOR ROAD IMPROVEMENTS
TO RUPELL ROAD IN AND BY THE TOWN OF CLINTON, IN THE
COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING
\$180,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$100,000 BONDS OR NOTES OF THE TOWN TO FINANCE PART
OF THE COST THEREOF.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLINTON, IN THE
COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof
affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby
authorized to be undertaken by the Town of Clinton, in the County of Hunterdon, New Jersey
(the "Town") as a general improvement. For the improvement or purpose described in Section
3(a), there is hereby appropriated the sum of \$180,000, including a grant in the amount of
\$80,000 expected to be received from the State of New Jersey Department of Transportation
(the "State Grant"). Pursuant to N.J.S.A. 40A:2-11(c), no down payment is being provided for
the costs of the project since the project is partially funded by the State Grant.

Section 2. In order to finance the cost of the improvement or purpose not covered by
application of the State Grant, negotiable bonds are hereby authorized to be issued in the
principal amount of \$100,000 pursuant to the Local Bond Law. In anticipation of the issuance of
the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to
and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is road improvements to Rupell Road, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Town may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Town as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$100,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$30,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Town hereby declares the intent of the Town to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received, other than those referred to in Section 1 hereof, shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Town is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Town and to execute such disclosure document on behalf of the Town. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Town pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Town and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Town fails to comply with its undertaking, the Town shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Town, and the Town shall be obligated

to levy *ad valorem* taxes upon all the taxable property within the Town for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

BOND ORDINANCE #2026-07

BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$2,000,000 FOR THE IMPROVEMENT OF WELLS 3A AND 16 IN AND BY THE TOWN OF CLINTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, AND AUTHORIZING THE ISSUANCE OF \$2,000,000 BONDS OR NOTES OF THE TOWN TO FINANCE THE COST THEREOF.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLINTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance has heretofore been authorized to be undertaken by the Town of Clinton, in the County of Hunterdon, New Jersey (the "Town") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the supplemental amount of \$2,000,000, such sum being in addition to the \$7,700,000 appropriated therefor by Bond Ordinance #25-05 of the Town, finally adopted April 23, 2025 (the "Original Bond Ordinance"). Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the costs of the improvement since the project described in Section 3(a) hereof is being funded through the New Jersey Infrastructure Bank and because the purpose authorized herein is deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Town, as more fully described in Section 6(e) of this bond ordinance.

Section 2. In order to finance the additional cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,000,000

pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement heretofore authorized and the purpose for the financing of which the bonds are to be issued is the improvement of Wells 3A and 16, including general process/mechanical upgrades and centralized treatment for PFAS removal at the Well 16 location and installation of a new "raw untreated" water main from Well 3A to Well 16, instrumentation upgrades, chemical feed system improvements, installation of PFAS removal improvements for compliance and structural modifications to Well 16 to house new treatment, including, but not limited to, site work, engineering services for planning, design, surveying, preparation of plans and specifications, permits, bid documents, construction observation and contract administration services, including all work and materials necessary therefor and incidental thereto, as described in the Original Bond Ordinance.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is \$9,700,000, including the \$7,700,000 authorized by the Original Bond Ordinance and the \$2,000,000 bonds or bond anticipation notes authorized herein.

(c) The estimated cost of the improvement or purpose is \$9,700,000, including the \$7,700,000 appropriated by the Original Bond Ordinance and the \$2,000,000 appropriated herein.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The

chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Town may lawfully undertake as a self-liquidating purpose of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Town as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,000,000, but that the net debt of the Town determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$2,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement. Of this amount, \$1,775,625 was estimated for these items of expense in the Original Bond Ordinance and an additional \$224,375 is estimated therefor herein.

(e) This bond ordinance authorizes obligations of the Town solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Town pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Town hereby declares the intent of the Town to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Town is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Town and to execute such disclosure document on behalf of the Town. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Town pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Town and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Town fails to comply with its undertaking, the Town shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Town, and the Town shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Town for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

RESOLUTION #66-26

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE
RECYCLING TONNAGE GRANT APPLICATION**

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L.1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to Implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for the 2025 Recycling Tonnage Grant will memorialize the commitment of this municipality to recycling and to indicate the assent of Mayor and Council of the Town of Clinton to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Richard Phelan to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED, that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

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

DEDICATION BY RIDER RESOLUTION

RESOLUTION #67-26

**REQUESTING APPROVAL OF THE DIRECTOR OF LOCAL GOVERNMENT SERVICES
TO ESTABLISH A DEDICATION BY RIDER FOR SNOW REMOVAL RESERVE TRUST
FUND PURSUANT TO PL2001, C.138 AND N.J.S.A. 40A:4-62.1**

WHEREAS, permission is required of the Director of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 provides that the Director of Local Government Services may approve expenditures of monies by dedication by rider.

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

1. The Mayor and Council hereby request permission of the Director of the Division of Local Government Services to pay expenditures for Snow Removal Reserve Trust Fund.
2. The Municipal Clerk of the Town of Clinton is hereby directed to forward a Certified Copy of this resolution to the Chief Financial Officer so that it may be filed in the FAST Program for the Director of the Division of Local Government Services.

Adopted: March 11, 2026

Janice Kovach, Mayor

ATTEST:

Suzannah Givone, RMC/CMR
Municipal Clerk

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

RESOLUTION #68-26

RESOLUTION AUTHORIZING DISABLED TAX EXEMPTION

WHEREAS, the owner of property located at 22 Rolling Hill Road, Block 31 Lot 7 C0122, in the Town of Clinton was declared a 100% disabled Veteran effective 2/1/2026 by the Tax Assessor; and

WHEREAS, the owner made application to the Town of Clinton on February 1, 2026, for tax exempt status, and took ownership on the property on June 4, 2014; and

WHEREAS, the property owner's bank had already paid the 1st quarter of 2026, a refund of \$745.46 is due to the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Clinton, Hunterdon County that the Chief Financial Officer refund the property owner \$745.46 and the Tax Collector remove the remaining taxes due for the 2nd quarter in the amount of \$1,118.17 .

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 March 11, 2026

Suzannah Givone, RMC, CMR
Town Clerk

Adopted: March 11, 2026

Janice Kovach, Mayor

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

RESOLUTION #69-26

**RESOLUTION AUTHORIZING THE PROFESSIONAL
SERVICES CONTRACT WITH CGP&H, LLC**

WHEREAS, the Town Council of the Town of Clinton has a need to contract the services for municipal services relating to affordable housing as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the Purchasing Agent has certified that the costs of this contract may or will exceed \$10,400; and

WHEREAS, the term of this contract is 1 year; and

WHEREAS, CGP&H, LLC has submitted a proposal indicating they will provide the above referenced services at the rates listed in their fee schedule for 2026; and

WHEREAS, CGP&H, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that CGP&H, LLC has not made any reportable contributions to a political or candidate committee in the Town of Clinton in the previous one year, and that the contract will prohibit the CGP&H, LLC from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer certifies to the Town Clerk the availability of funds in the Affordable Housing Administration, Other Expenses, Account #6-01-21-190-2300 not to exceed \$10,400.00.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Clinton to enter into a contract with CGP&H, LLC as described herein; and

BE IT FURTHER RESOLVED, that notice of this appointment will be published as required by law within ten days of the passage of this resolution; and

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Chief Financial Officer and Stephanie Rubin, CGP&H, 1249 South River Road, Suite 301, Cranbury, NJ 08512-3633.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

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

RESOLUTION #70-26

**AUTHORIZING THE COMPLETION AND SUBMISSION OF THE 2026 PARTICIPATION
FORM FOR THE HUNTERDON AREA ENERGY COOPERATIVE ENERGY
AGGREGATION PROGRAM**

WHEREAS, the State of New Jersey has enacted a regulatory scheme designed to encourage and support energy aggregation for the purchase of electric utility service (N.J.A.C. 14:4-6.1 et seq.); and

WHEREAS, by Ordinance #17-06, the Town of Clinton established an energy aggregation program, the purpose of which is to provide a savings to Clinton's residential customers on their electrical bills; and

WHEREAS, by Resolution No. 147-17, the Town of Clinton joined the Hunterdon Area Energy Cooperative as a participating member of the cooperative pricing system (DCA ID# 270HAEC); and

WHEREAS, Concord Energy Services ("CES") serves as the energy consultant for the Hunterdon Area Energy Cooperative; and

WHEREAS, at the direction of the Borough of Califon, the Lead Agent for the Hunterdon Area Energy Cooperative, CES is preparing a Request for Proposals ("RFP") to solicit participation by licensed electric power suppliers in an online auction in calendar year 2026, for the supply of electric power to residential customers in the Hunterdon Area Energy Cooperative, and an Agreement for Provision of Energy Supply Services ("Supply Agreement") for the prevailing bidder to execute with the Lead Agency for the Hunterdon Area Energy Cooperative; and

WHEREAS, CES has requested participating members of the Hunterdon Area Energy Cooperative, including the Town of Clinton, to complete and return a Participation Form before April 17, 2026, which indicates the Town of Clinton's decision to be included in or excluded from the online auction date in 2026.

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

1. The completed Participation Form for the 2026 energy auction(s) for the Cooperative Pricing System known as the Hunterdon Area Energy Cooperative (DCA

ID #270HAEC), of which the Town of Clinton is a participating member, is required from each participating member prior to the bid release for any energy auction for the HAEC.

2. The Mayor is hereby authorized and directed to authorize the appropriate representative of the Town of Clinton to complete and return the 2026 HAEC Participation Form to Concord Energy Services prior to close of business on Friday, April 17, 2026.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Clinton Council at a meeting held on March 11, 2026.

Suzannah Givone, RMC, CMR
Town Clerk

Janice Kovach, Mayor

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

RESOLUTION #71-26

RESOLUTION APPROVING THE HIRING OF CATHERINE INNELLA

WHEREAS, with the retirement of Allison Witt, the Land Use Board Secretary, Construction Technical Assistant, Affordable Housing Trust Fund Monitor and Zoning Enforcement Officer, the Town of Clinton is in need of a replacement, and;

WHEREAS, the Mayor, Personnel Committee, Business Administrator and CFO performed interviews, and;

WHEREAS, they recommend that the following person be hired to fill the open positions at a rate of \$85,000.00 annually.

CATHERINE INNELLA

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey hire Catherine Innella to fill the open positions of Land Use Board Secretary, Construction Technical Assistant, Affordable Housing Trust Fund Monitor and Zoning Enforcement Officer effective Monday, April 13, 2026.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

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

RESOLUTION #72-26

**RESOLUTION AUTHORIZING THE TOWN SIGN A MEMORANDUM OF AGREEMENT
WITH THE RARITAN HEADWATERS ASSOCIATION**

WHEREAS, the Town of Clinton has applied to the Raritan Headwaters Association (RHA) for a non-monetary grant through the 2024 Raritan Woods & Waterways Grant Program; and

WHEREAS, the purpose of the grant if awarded would be to engage the RHA in tree planting activities within the riparian areas along the North Branch of the Raritan River and any of their tributaries at no cost to the Town of Clinton; and

WHEREAS, after conducting a site visit in 2025, the RHA has advised that the Town of Clinton would be the recipient of this grant and has agreed to plant trees at various approved locations throughout Hunts Mill Park; and

WHEREAS, in order to proceed with the tree plantings, the Town of Clinton is required to enter into a Memorandum of Agreement (MOA).

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Town of Clinton, Hunterdon County, New Jersey hereby authorize the Mayor of the Town of Clinton to sign the attached MOA with the RHA's Raritan Woods & Waterways Grant Program.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

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

RESOLUTION #73-26

RESOLUTION APPOINTING MATTHEW ELLIS AS A FULL-TIME POLICE OFFICER

WHEREAS, the Town of Clinton hired Matthew Ellis on February 27, 2025, as a 10th class police officer; and

WHEREAS, he was required to complete a one-year probation period; and

WHEREAS, the Police Chief and his supervisors have spent numerous hours on training and guidance for Matthew Ellis; and

WHEREAS, Matthew has met all the departmental and State requirements for a police officer, the Police Chief/Sergeant recommends that he be removed from probationary status and permanently appointed as a full-time member of the Town of Clinton Police Department.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey appoint Matthew Ellis as a full-time member of the Town of Clinton Police Department effective February 27, 2026.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

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

RESOLUTION #74-26

**RESOLUTION AUTHORIZING THE EXECUTION OF A SEWER CAPACITY TRANSFER
AGREEMENT FOR 9 MAIN STREET, LLC
(Block 49, Lot 25; Block 47, Lots 18 and 19, Township of Clinton)**

WHEREAS, 9 Main Street, LLC (the “Developer”) is the owner of certain property that is known and designated as Block 49, Lot 25, Block 47, Lots 18 and 19 on the Tax Maps of the Township of Clinton (collectively, the “Property”); and

WHEREAS, the Clinton Township Sewerage Authority (“CTSA”) provides sewer capacity to the Property; and

WHEREAS, pursuant to a Bill of Sale dated June 25, 2025, Kevin Benbrook (“Seller”) sold One Thousand, Eight Hundred gallons per day (1,800 GPD) of sewer capacity to Developer (attached hereto as Exhibit A); and

WHEREAS, this capacity constitutes all the remaining capacity owned by Kevin Benbrook of the 35,915 gallons of capacity pursuant to an Assignment of Sewer Capacity dated June 1, 2022, filed with the Clinton Township Sewerage Authority; which constitutes all the remaining capacity owned by Robert and Kevin Benbrook of the 45,225 gallons of capacity conveyed in Bills of Sale from Country Club Drive Associates, LLC (“CCD”) dated October 16, 2017; and

WHEREAS, the Developer has provided the Clinton Township Sewerage Authority (“CTSA”) and Clinton Township (the “Township”) with a copy of the above-referenced Bill of Sale for the purpose of memorializing the transfer of capacity; and

WHEREAS, the Township waived its right of first refusal to purchase such capacity and approved such transfer of sewer capacity pursuant to Resolution 2026-35 adopted on January 14, 2026; and

WHEREAS, pursuant to a 2001 Agreement between the Town of Clinton and Country Club Drive Associates, LLC in order to effectuate the transfer of capacity, Seller and Developer are required to (1) enter into an agreement with the Town, Township, CTSA, and the transferee; and (2) comply with the conditions of Town Resolution #77-99; and

WHEREAS, Town Resolution #77-99 permits transfers of sewer capacity Developer and Seller must provide data noting the excess capacity and proof that such is being transferred in compliance with any applicable CTSA regulations; and

WHEREAS, based upon the approvals of the transfer issued by the Township and CTSA, Seller and Developer have met the required conditions; and

WHEREAS, to memorialize the above, the parties desire to enter into an Agreement in a form substantially similar to that 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 Sewer Capacity Transfer Agreement amongst the Town of Clinton, the Developer, and the Seller in a form substantially similar as attached hereto.
2. This Resolution shall take effect immediately.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Clinton Council at a meeting held on March 11, 2026.

Suzannah Givone, Clerk

Janice Kovach, Mayor

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

RESOLUTION #75-26

**RESOLUTION AUTHORIZING (1) EXECUTION OF A CERTIFICATE OF COMPLETION
AND COMPLIANCE; AND (2) EXECUTION OF A DISCHARGE OF THE
REDEVELOPMENT AGREEMENT**

WHEREAS, the 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 “Resolution”); and

WHEREAS, pursuant to Section 2.03 of the Redeveloper’s Agreement, the Redeveloper may request a Certificate of Substantial Completion, subject to the Town finding that the above-referenced development has been completed in conformity with the Resolution and Redevelopment Plan; and

WHEREAS, the Redeveloper requested the issuance of a Certificate of Substantial Completion by letter dated January 15, 2026; and

WHEREAS, the Town Planner and Engineer have confirmed that all improvements have been installed and have no objection to the issuance of a Certificate of Substantial Completion; and

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

1. The Mayor and Clerk are hereby authorized to execute the Certificate of Completion in substantially the same form as attached hereto.

2. The Mayor and Clerk are hereby authorized to execute the Discharge of the Developer's Agreement in substantially the same form as attached hereto, which may be recorded in the Hunterdon County Clerk's Office.

3. This Resolution shall take effect immediately.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY
RESOLUTION #76-26

RESOLUTION AUTHORIZING CONDITIONAL RELEASE OF A MAINTENANCE BOND

WHEREAS, the 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 “Resolution”); and

WHEREAS, pursuant to Section 2 of the Developer’s Agreement, the Developer posted a maintenance bond; and

WHEREAS, the Redeveloper requested release of the maintenance bond by letter dated January 15, 2026; and

WHEREAS, the Town Planner and Engineer have conducted inspections of the site; and

WHEREAS, the Town Engineer has noted that certain items must be addressed as noted in a memo dated March 2, 2026 (attached hereto); and

WHEREAS, the Town Planner has recommended a landscape maintenance bond in the amount of \$3,000 be posted as a condition of the release of the maintenance bond to ensure the replacement of dead or dying landscaping; and

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

1. The Mayor and Council authorize a release of the maintenance bond in the amount of \$7,619.40, conditioned upon the following:
 - a. Developer, or its successor in interest, shall address all of the items noted in the Town Engineer's Memo attached hereto.
 - b. Developer, or its successor in interest, shall post a landscape maintenance bond in the amount of \$3,000.
2. Upon written confirmation from the Town Engineer that all conditions have been satisfied, posting of the landscape maintenance bond, and a certification of availability of funds, the Chief Financial Officer is hereby instructed to refund \$7,619.40 to the Developer.
3. This Resolution shall take effect immediately.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

TOWN OF CLINTON, HUNTERDON COUNTY

RESOLUTION #77-26

RESOLUTION ADOPTING AFFIRMATIVE MARKETING PLAN

WHEREAS, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, *et seq.*, the Town of Clinton is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the rehabilitation of rental housing units within the Town of Clinton, are affirmatively marketed to low and moderate income households, particularly those living and/or working within Housing Region 3, the COAH Housing Region encompassing the Town of Clinton.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Clinton, County of Hunterdon, State of New Jersey, as follows:

1. The Affirmative Marketing Plan attached hereto is adopted in substantially the same form attached hereto.
2. The Town Attorney is authorized to file this Resolution and Affirmative Marketing Plan with the Superior Court.
3. This Resolution shall take effect immediately.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk

Affirmative Marketing Plan

A. All affordable housing units in the Town of Clinton shall be marketed in accordance with the provisions herein.

B. This Affirmative Marketing Plan shall apply to all developments that contain or will contain low and moderate income units, including those that are part of the Town's prior round Fair Share Plan, Third Round Fair Share Plan, and its current Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan. This Affirmative Marketing Plan shall also apply to any rehabilitated rental units that are vacated and re-rented during the applicable period of controls for rehabilitated rental units.

C. The Affirmative Marketing Plan shall be implemented by one or more Administrative Agent(s) designated by and/or under contract to the Town of Clinton. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.

D. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Town of Clinton is located in COAH Housing Region 3, consisting of Hunterdon, Somerset and Middlesex Counties.

E. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:

1. The primary marketing shall be in the form of an advertisement on the Town's website and the Housing Resource Center's website (www.njhousing.gov) that will appear until the applicable affordable unit is occupied.
2. The secondary marketing shall take the form of at least one press release and a paid display advertisement in *The Star Ledger* online newspaper once a week for four consecutive weeks.

3. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
4. All advertisements shall include a description of the:
 - i. Location of the units;
 - ii. Directions to the units;
 - iii. Range of prices for the units;
 - iv. Size, as measured in bedrooms, of units;
 - v. Maximum income permitted to qualify for the units;
 - vi. Location of applications;
 - vii. Business hours when interested households may obtain an application; and
 - viii. Application fees.
5. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:
 - i. Clinton Town Hall
 - ii. Clinton Town Web Site
 - iii. Clinton Town Library
 - iv. Developer's Sales/Rental Offices
 - v. Hunterdon County Administration Building
 - vi. Somerset County Administration Building
 - vii. Middlesex County Administration Building
 - viii. Hunterdon County Library (all branches).
 - ix. Somerset County Library (all branches)
 - x. Middlesex County Library (all branches)
6. Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request.
7. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center for dissemination to their respective constituents.
8. Informational flyers and applications shall be mailed to community organizations as set forth in Subsection (F) below.

F. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Hunterdon, Somerset and Middlesex Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's ***Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 3*** as well as the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.

1. When units are available, quarterly informational flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members: Hunterdon County Board of Realtors Somerset County Board of Realtors Middlesex County Board of Realtors
2. When units are available, quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Hunterdon, Somerset and Middlesex: Welfare or Social Service Board (via the Director) Rental Assistance Office (local office of DCA) Office on Aging Housing Authority (municipal or county) Community Action Agencies Community Development Departments
3. When units are available, quarterly informational circulars and applications shall be sent to the chief personnel administrators of all of the major employers within the region, as listed on Attachment A, Part III, Marketing, Section 3d.
4. In addition, specific notification of the availability of affordable housing units in Clinton (along with copies of the application form) shall be provided to the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.

G. The following is a listing of community contact person(s) and/or organizations in Hunterdon, Somerset and Middlesex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low, low and moderate income units:

1. Central Jersey Housing Resource Center, 600 First Avenue, Suite 3, Raritan, NJ 08869
2. Brunswick and Raritan Housing Corporation, 56 Throop Avenue, New Brunswick, NJ 08901
3. Housing Coalition of Central Jersey (PRAB), 100 Bayard Street, New Brunswick, NJ 08901

4. Northwest New Jersey Community Action Program, Inc. (NORWESCAP), 350
Marshall Street, Phillipsburg, NJ 08865

- H. A random selection method to select occupants of very low, low and moderate income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80- 26.16 (l). The Affirmative Marketing Plan shall provide a regional preference for very low, low and moderate income households that live and/or work in COAH Housing Region 3, comprised of Hunterdon, Somerset and Middlesex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low, low and moderate income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the Town prior to the affirmative marketing of the units.
- I. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26-1, *et seq.*
- J. The Administrative Agent shall provide or direct qualified very low, low and moderate income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- K. All developers/owners of very low, low and moderate income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.
- L. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.

M. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, *et seq.*

TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY
RESOLUTION #78-26

RESOLUTION ADOPTING AN AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301 *et al.*); and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located"; and

WHEREAS, the Town filed a Declaratory Judgement on January 23, 2025, captioned *IMO Town of Clinton*, Docket No. HNT-L-48-25, identifying its present and prospective fair share obligation for the Fourth Round and committing to adopting and submitting a fourth-round housing element and fair share plan as required by the FHA; and

WHEREAS, the Town has in place a Development Fee Ordinance (Town Code Chapter 88, Art. XII) that establishes standards for the collection, maintenance, and expenditure of development fees to be used for providing low- and moderate-income housing in the Town; and

WHEREAS, the Development Fee Ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of construction of affordable units on-site, barrier free escrow funds, repayments from affordable housing program loans, recapture funds, proceeds from the sale of affordable units; and

WHEREAS, N.J.A.C. 5:97-8.1(d) and N.J.S.A. 52:27D-329.2 require a municipality with an affordable housing trust fund to receive approval of a spending plan from a court of competent jurisdiction prior to spending any of the funds in its housing trust fund; and

WHEREAS, the Town Planner has prepared a spending plan consistent with N.J.A.C. 5:97-8.10, which is attached hereto; and

WHEREAS, the Town wishes to continue to provide affordable housing opportunities through expenditure of funds through the Affordable Housing Trust Fund.

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

1. The Town Council approves and adopts the Spending Plan attached hereto.
2. The Town Council directs its professionals to file the attached Spending Plan with the Court.

3. The Town Council to amend the Spending Plan, should that be necessary.
4. This Resolution shall take effect immediately.

Janice Kovach, Mayor

Adopted: March 11, 2026

ATTEST:

Suzannah Givone, RMC, CMR
Town Clerk