

**CLINTON TOWN COUNCIL**

**June 11, 2025**

**7:00 P.M.**

FLAG SALUTE

ROLL CALL

STATEMENT OF ADEQUATE NOTICE

1. APPROVAL OF MINUTES: Regular Meeting, May 14, 2025  
Regular Meeting and Executive Session Meeting, May 28, 2025
2. APPROVAL OF MONTHLY REPORTS – MAY
3. PUBLIC COMMENTS
4. MAYOR’S COMMENTS
5. APPROVAL OF A WATER REFUND ACCOUNT #3843-0
6. APPROVAL OF A TEMP. FOOD PERMIT REFUND TO KEYSTONE FARMS CHEESE
7. PUBLIC HEARING FOR ORDINANCE #25-08 PROHIBITING DOGS ON PUBLIC  
PLAYGROUNDS
8. PUBLIC HEARING FOR ORDINANCE #25-09 CAPITAL ORDINANCE FOR SEWER UTILITY
9. PUBLIC HEARING FOR ORDINANCE #25-10 CAPITAL ORDINANCE FOR WATER UTILITY
10. PUBLIC HEARING OF BOND ORDINANCE #25-11 PROVIDING FOR CAPITAL  
IMPROVEMENTS
11. PUBLIC HEARING FOR ORDINANCE #25-12 FIXING POSITION TITLES SALARY RANGES
12. RESOLUTION #108-25 ENDORSING HOUSING ELEMENT AND FAIR SHAIR PLAN
13. RESOLUTION #109-25 AUTHORIZING THE CHIEF FINANCIAL OFFICER TO REFUND AN  
ESCROW BALANCE- LATINO
14. RESOLUTION #110-25 AUTHORIZING THE CHIEF FINANCIAL OFFICER TO REFUND AN  
ESCROW BALANCE- CONROY
15. RESOLUTION #111- 25 CHAPTER 159 FOR CLEAN COMMUNITIES PROGRAM
16. RESOLUTION #112-25 AUTHORIZING CHIEF FINANCIAL OFFICER TO ISSUE A CHECK  
FOR LIEN REDEMPTION AND PREMIUM
17. RESOLUTION #113-25 RENEWAL LIQUOR LICENSE FOR THE CLINTON HOUSE
18. RESOLUTION #114-25 RENEWAL CLUB LICENSE FOR THE HUNTERDON ART MUSEUM
19. RESOLUTION #115-25 RENEWAL LIQUOR LICENSE FOR JD CORPORATION
20. RESOLUTION #116-25 DISSOLUTION OF CLUB LICENSE FOR HUMAN EXCELLENCE OF NJ

21. RESOLUTION #117-25 DISSOLUTION OF HOTEL/MOTEL LICENSE FOR A HUNTS MILLS ASSOCIATES LLC
22. CORRESPONDENCE
23. REPORTS OF COUNCIL
24. STANDBY AND OVERTIME
25. PAYMENT OF BILLS
26. EXECUTIVE SESSION – IF NECESSARY
27. ADJOURNMENT

**TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY  
ORDINANCE #25-08**

**ORDINANCE PROHIBITING DOGS ON CERTAIN PUBLIC PLAYGROUNDS AND  
RECREATIONAL COURTS**

**WHEREAS**, the Town of Clinton recently installed a new playground at Halstead Street Park;  
and

**WHEREAS**, dogs can create an unsanitary condition on the surfaces of playgrounds and  
recreational courts; and

**WHEREAS**, the Mayor and Town Council, therefore, desire to prohibit dogs in certain public  
playgrounds and certain recreational courts within the Town of Clinton; and

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

**SECTION 1.** Section 64-8(H) of the Code of the Town of Clinton (the “Code”), entitled “Dogs Prohibited  
in Certain Public Areas” is hereby added as follows:

Dogs Prohibited in Certain Public Areas. Dogs, whether running at large or on a leash, are  
prohibited on public playgrounds containing play equipment intended for children, including (but  
not limited to) the playground at Halstead Street Park, and on public recreational basketball, tennis,  
and pickleball courts.

**SECTION 2.** All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such  
inconsistencies.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any  
reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be  
deemed a separate, distinct and independent provision, and such holding shall not affect the validity of  
the remaining portions thereof.

**SECTION 4.** This Ordinance shall take effect upon final passage and publication according to law.

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

**SEWER UTILITY**

**CAPITAL ORDINANCE #25-09**

**CAPITAL ORDINANCE OF THE TOWN OF CLINTON SEWER UTILITY, IN THE  
COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING THE  
MAKING OF IMPROVEMENTS IN, BY AND FOR THE TOWN OF CLINTON SEWER  
UTILITY AND APPROPRIATING THEREFOR THE SUM OF \$304,600.00 FROM THE  
SEWER CAPITAL IMPROVEMENT FUND FOR SEWER UTILITY IMPROVEMENTS**

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

**Section 1.** The Town of Clinton in the County of Hunterdon, State of New Jersey, is hereby authorized to make the following improvements to the Sewer Utility in, by and for the Town, including all work, materials and appurtenances necessary and suitable therefore:

<u>PURPOSE</u>	<u>ESTIMATED COST</u>
Water Purification System	\$ 30,000.00
Centrifial Blower Motors	\$ 30,000.00
Phosphorous Analyzer	\$ 60,000.00
GIS Data, Maps & Applications	\$ 34,000.00
Paving Ramsey Road	\$150,000.00
<b>TOTAL</b>	<b>\$304,600.00</b>

**Section 2.** The aggregate sum of \$304,600.00 is hereby appropriated from the Sewer Utility Capital Improvement Fund for Sewer Utility Improvements within the Town of Clinton Sewer Utility to the payment of the cost of the improvements as described in Section 1 hereof.

**Section 3.** Said improvements are lawful capital improvements of the Water Utility having a period of usefulness of at least five (5) years. Said improvements shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefited.

**Section 4.** The capital budget of the Town of Clinton Sewer Utility is hereby amended to conform with provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

**Section 5.** This capital ordinance shall take effect after final passage and publication as required by law.

ATTEST:

TOWN OF CLINTON  
IN THE COUNTY OF HUNTERDON

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Suzannah Givone  
Town Clerk

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Mayor Janice Kovach

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

**WATER UTILITY**

**CAPITAL ORDINANCE #25-10**

**CAPITAL ORDINANCE OF THE TOWN OF CLINTON WATER UTILITY, IN THE  
COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING THE  
MAKING OF IMPROVEMENTS IN, BY AND FOR THE TOWN OF CLINTON  
WATER UTILITY AND APPROPRIATING THEREFOR THE SUM OF \$127,000.00  
FROM THE WATER CAPITAL IMPROVEMENT FUND FOR WATER UTILITY  
IMPROVEMENTS**

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

**Section 1.** The Town of Clinton in the County of Hunterdon, State of New Jersey, is hereby authorized to make the following improvements to the Water Utility in, by and for the Town, including all work, materials and appurtenances necessary and suitable therefore:

<u>PURPOSE</u>	<u>ESTIMATED COST</u>
SCADA Improvements	\$ 50,000.00
Valve Turner	\$ 15,000.00
New Truck	\$ 62,000.00
<b>TOTAL</b>	<b>\$127,000.00</b>

**Section 2.** The aggregate sum of \$127,000.00 is hereby appropriated from the Water Utility Capital Improvement Fund for Water Utility Improvements within the Town of Clinton Water Utility to the payment of the cost of the improvements as described in Section 1 hereof.

**Section 3.** Said improvements are lawful capital improvements of the Water Utility having a period of usefulness of at least five (5) years. Said improvements shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefited.

**Section 4.** The capital budget of the Town of Clinton Water Utility is hereby amended to conform with provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

**Section 5.** This capital ordinance shall take effect after final passage and publication as required by law.

ATTEST:

TOWN OF CLINTON  
IN THE COUNTY OF HUNTERDON

\_\_\_\_\_  
Suzannah Givone  
Town Clerk

\_\_\_\_\_  
Mayor Janice Kovach

TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

BOND ORDINANCE #25-11

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL  
IMPROVEMENTS IN AND BY THE TOWN OF CLINTON, IN THE  
COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING  
\$464,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF  
\$441,000 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 several improvements described in Section 3 of this bond ordinance  
are hereby respectively authorized to be undertaken by the Town of Clinton, in the County of  
Hunterdon, New Jersey (the "Town") as general improvements. For the several improvements  
or purposes described in Section 3, there are hereby appropriated the respective sums of money  
therein stated as the appropriation made for each improvement or purpose, such sums  
amounting in the aggregate to \$464,200, and further including the aggregate sum of \$23,200 as  
the several down payments for the improvements or purposes required by the Local Bond Law.  
The down payments have been made available by virtue of provision for down payment or for  
capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not  
covered by application of the several down payments, negotiable bonds are hereby authorized  
to be issued in the principal amount of \$441,000 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. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) <b><u>Police Department:</u></b> Acquisition of sport utility vehicles, including all related costs and expenditures incidental thereto.	\$140,000	\$133,000	5 years
b) <b><u>Public Works:</u></b> Replacement of a truck lift gate, including all related costs and expenditures incidental thereto.	\$5,500	\$5,225	10 years
c) <b><u>Fire Department:</u></b> (i) Acquisition of hardware, tools, adapters and turnout gear, including all related costs and expenditures incidental thereto.	\$20,000	\$19,000	5 years
(ii) Acquisition of a dual band radio and accessories and a secure dual key control system, including all related costs and expenditures incidental thereto.	\$21,700	\$20,625	10 years
(iii) Acquisition of cordless tools and SuperVac battery fans, including all related costs and expenditures incidental thereto.	\$22,000	\$20,900	15 years
d) <b><u>Rescue Squad:</u></b> Retrofitting of two rescue vehicles, including all related costs and expenditures incidental thereto.	\$230,000	\$218,500	5 years



e) **Buildings and Grounds:**

(i) Acquisition and installation of the internet setup at the Community Center and a multi-factor authentication network, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.

\$15,000

\$14,250

5 years

(ii) Acquisition of cameras for the Community Center, including all related costs and expenditures incidental thereto.

\$10,000

\$9,500

10 years

TOTALS:

\$464,200

\$441,000

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

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 improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Town may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 5.87 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 \$441,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$25,000 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 purposes or improvements.

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 or improvements described in Section 3 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 purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements 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**

**ORDINANCE #25-12**

**AN ORDINANCE FIXING THE POSITION TITLES AND SALARY RANGES OF CERTAIN  
OFFICERS AND EMPLOYEES IN THE TOWN OF CLINTON  
IN THE COUNTY OF HUNTERDON AND FOR THE WATER UTILITY AND THE  
SEWER UTILITY IN THE TOWN OF CLINTON IN THE COUNTY OF HUNTERDON**

BE IT ORDAINED by the Mayor and Council of the Town of Clinton in the County of Hunterdon and State of New Jersey as follows, until a subsequent salary ordinance is adopted:

The salary ranges per annum for the following officers and employees of the Town of Clinton, the Water Utility, the Solid Waste Utility and the Sewer Utility shall be as follows:

<b><u>TITLE</u></b>	<b><u>SALARY RANGE</u></b>
Town Clerk	25,000.00 - 125,000.00
Deputy Town Clerk	8,000.00 - 25,000.00
Assessor of Taxes	15,000.00 - 45,000.00
Assistant to Tax Assessor	3,000.00 - 10,000.00
Collector of Taxes	7,000.00 - 35,000.00
Deputy Tax Collector	6,000.00 - 45,000.00
Collector of Water Rents	30,000.00 - 90,000.00
Collector of Solid Waste Utility	5,000.00-10,000.00
Chief Financial Officer	25,000.00 - 110,000.00
Deputy Treasurer	6,000.00 - 55,000.00
Treasurer of Water Department	15,000.00 - 70,000.00
Finance Assistant	8,000.00 - 60,000.00
Secretary to Land Use Board	4,000.00 - 50,000.00
Public Works/Business Administrator	65,000.00 - 220,000.00
Superintendent of Water Department	45,000.00 - 150,000.00
Assistant Superintendent of Water Department	40,000.00 – 130,000.00
Superintendent of Wastewater Plant	45,000.00 - 160,000.00
Laboratory Supervisor/Manager	35,000.00 - 95,000.00
Public Works Employee/Foreman	10.00 - 85.00/Hr.
Public Works Crew Leader	2,000.00 – 7,500.00
Chief of Police	65,000.00 - 220,000.00
Sergeant	50,000.00 - 175,000.00
Patrolman	30,000.00 - 150,000.00
Corporal	4,000.00 – 10,000.00
School Resource Officer	30.00 – 60.00/Hr.
Emergency Management Coordinator	1,000.00 - 10,000.00
Emergency Management Administrator	250.00 – 2,500.00
Building Sub-Code Official	10,000.00 - 45,000.00
Electrical Sub-Code Official	3,000.00 - 15,000.00
Plumbing Sub-Code Official	3,000.00 - 15,000.00
Fire Sub-Code Official	2,500.00 – 12,000.00
Construction Control Officer	12,000.00 - 55,000.00
Zoning Officer	2,500.00 - 20,000.00

2.

**TITLE**

**SALARY RANGE**

Code Enforcement/Housing Officer	3,000.00 - 35,000.00
Fire Prevention Officer	7,500.00 - 30,000.00
Animal Control Officer	3,000.00 - 10,000.00
Mayor	4,900.00
Council Member	4,400.00
Laborer/Seasonal Help	6.00 - 25.00/Hr.
Clerical/Bookkeeping Help	6.00 - 27.00/Hr.
Janitor Community Center	10.00 - 27.00/Hr.
School Crossing Guards	14.00 - 32.00/Hr.
Recreation Adult Instructors	700.00 - 10,000.00
Recreation – Teachers	25.00 – 60.00/Hr.
Recreation Senior Counselors	15.00 – 25.00/Hr.
Recreation Junior Counselors	10.00 - 20.00/Hr.
Stand-by Hourly Rate	5.00 - 10.00/Hr.
Mileage	Per IRS Regulations

All employees shall be paid on a biweekly basis except for the Mayor and Council, who shall be paid on a quarterly basis. The above schedules are subject to changes required on account of calendar year requirements.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

The foregoing Ordinance shall take effect immediately upon final passage and publication thereof according to law.

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JANICE KOVACH, Mayor

Adopted: June 11, 2025

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Suzannah Givone, RMC, CMR  
Town Clerk

**TOWN OF CLINTON  
HUNTERDON COUNTY**

**RESOLUTION #108-225**

**RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN  
ADOPTED BY THE PLANNING BOARD**

**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 N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; 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" within 48 hours of adopting the municipal resolution of fair share obligations; and

**WHEREAS**, the Town of Clinton (the "Town") adopted a binding resolution on January 22, 2025 identifying its present and prospective fair share obligation for the Fourth Round; 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 New Jersey Builder's Association ("NJBA") filed a challenge to the Declaratory Judgment Action; and

**WHEREAS**, the Affordable Housing Dispute Resolution Program held a settlement conference on March 31, 2025 presided over by the Honorable Thomas C. Miller, A.J.S.C. (ret.); and

**WHEREAS**, Christine Cofone, P.P. served as the Special Adjudicator at the Settlement Conference; and

**WHEREAS**, NJBA and the Town reached a settlement agreement during the Settlement Conference, which was placed on the record and endorsed by Judge Miller and Special Adjudicator Cofone setting the Town's Fourth Round Affordable Housing Obligations as follows:

Present Need: 3

Prospective Need: 49

**WHEREAS**, the Court entered an Order on April 8, 2025 approving such settlement and authorizing the Town to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025;

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:44D-13, the Land Use Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan (the “HEFSP”) on June 3, 2025 and adopted the HEFSP on the same day; and

**WHEREAS**, a true copy of the HEFSP and the resolution of the Land Use Board adopting the HEFSP is attached hereto as Exhibit A; and

**WHEREAS**, the Town of Clinton Council wishes to endorse the HEFSP and seeks approval of the HEFSP from the Court.

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

1. That it hereby endorses the Housing Element and Fair Share Plan, as adopted by the Town of Clinton Land Use Board on June 3, 2025 via the resolution, attached hereto as part of Exhibit A.
2. That it authorizes and directs its professionals to file with the Court (i) the Housing Element and Fair Share Plan, (ii) the resolution of the Land Use Board adopting and the Town Council endorsing the Housing Element and Fair Share Plan, and (iii) any additional documents the professionals deem necessary or desirable.
3. That it reserves the right to amend the Housing Element and Fair Share Plan, should that be necessary.
4. This Resolution shall take effect immediately.

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Janice Kovach, Mayor

Adopted: June 11, 2025

ATTEST:

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Suzannah Givone, RMC, CMR



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

**RESOLUTION #109-25**

**RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO REFUND AN  
ESCROW BALANCE**

**WHEREAS**, on February 21, 2021 Salvatore Latino provided Escrow Funds to be deposited in a Town of Clinton escrow account, for work associated with the Riverside Drive project, including a cash performance bond; and

**WHEREAS**, the project has been completed and the Land Use Board Engineer and Town Administrator have approved its release.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey to authorize the Chief Financial Officer to issue a check to Salvatore Latino in the amount of \$26,250.00 and to close the current escrow account.

\_\_\_\_\_  
Mayor Janice Kovach

Adopted: June 11, 2025

Attest:

\_\_\_\_\_  
Suzannah Givone, RMC, CMR  
Town Clerk

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

**RESOLUTION #110-25**

**RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO REFUND AN ESCROW  
BALANCE**

**WHEREAS**, the below applicants posted escrow funds in connection with their applications before the Land Use Board, and

**WHEREAS**, all professional fees have been paid leaving a balance in their escrow account, and

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Town of Clinton that the Chief Financial Officer be authorized to refund the balance for the following accounts:

<u><b>BLOCK</b></u>	<u><b>LOT</b></u>	<u><b>OWNER</b></u>	<u><b>AMOUNT</b></u>
31	32	Francesca Conroy	\$ 154.50

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 June 11, 2025.

\_\_\_\_\_  
Suzannah Givone, RMC, CMR  
Town Clerk

Adopted: June 11, 2025

\_\_\_\_\_  
Janice Kovach, Mayor

ATTEST:

\_\_\_\_\_  
Suzannah Givone., RMC, CMR  
Town Clerk

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

**RESOLUTION #111-25**

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN  
THE 2025 BUDGET FOR CLEAN COMMUNITIES PROGRAM  
(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 \$7,362.92 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 requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for they year 2025 in the sum of \$7,362.92 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:

Clean Communities Program, and

**BE IT FURTHER RESOLVED**, that a like sum of \$7,362.92 is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from the .5% Cap

Public and Private Programs Off-Set by Revenues:

Clean Communities Program:

Other Expenses

\_\_\_\_\_  
Janice Kovach, Mayor

Adopted: June 11, 2023

Attest:

\_\_\_\_\_  
Suzannah Givone, RMC, CMR

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

**RESOLUTION #112-25**

**RESOLUTION AUTHORIZING CHIEF FINANCIAL OFFICER TO ISSUE A CHECK FOR  
LIEN REDEMPTION AND PREMIUM**

**WHEREAS**, the Tax Collector of the Town of Clinton has been paid \$3,079.70, the amount necessary to redeem Tax Sale Certificate #23-00002 on Block 14, Lot 29, as assessed to Byron Gamble, and purchased by Bala Partners, LLC.

**NOW THEREFORE BE IT RESOLVED**, on this 11th day of June, 2025 by the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey that the Chief Financial Officer be authorized to issue a check in the amount of \$2,827.51 for the lien redemption and a check in the amount of \$1,300.00 for the premium, Bala Partners, LLC, P.O. Box 303, Pottersville, NJ 07979, upon receipt of the Original Tax Sale Certificate endorsed for cancellation, and;

**BE IT FURTHER RESOLVED** that the Tax Collector be authorized to cancel Lien on Block 14, Lot 29, as assessed to Byron Gamble, from the Town of Clinton Tax Records.

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 June 11, 2025.

\_\_\_\_\_  
Suzannah Givone, RMC, CMR

\_\_\_\_\_  
Janice Kovach, Mayor

Adopted: June 11, 2025

Attest:

\_\_\_\_\_  
Suzannah Givone, RMC, CMR  
Town Clerk

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

**RESOLUTION # 113-25**

**RESOLUTION FOR RENEWAL OF PLENARY RETAIL COMSUMPTION LIQUOR  
LICENSE FOR THE PERIOD OF JULY 1, 2025 TO JUNE 30, 2025- SIDIRONDA, LLC**

**WHEREAS**, the Town of Clinton Governing Body is in receipt of an application for the renewal of **PLENARY RETAIL CONSUMPTION LICENSE, #1005-33-003-008** for:

**SIDIROUND, LLC.  
t/a THE CLINTON HOUSE  
2 WEST MAIN STREET  
CLINTON, NEW JERSEY 08809**

**WHEREAS**, the submitted application form is complete in all respects, fees have been paid and tax clearance has been received from the New Jersey Department of the Treasury.

**NOW THEREFORE BE IT RESOLVED**, that the Town of Clinton's Governing Body does hereby approve, effective July 1, 2025 through June 30, 2026 renewal of the above captioned license and that a copy of this Resolution be forwarded to the Division of Alcoholic Beverage Control.

I, Suzannah Givone, Clerk of the Town of Clinton, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Town of Clinton Mayor and Council at a meeting on June 11, 2025.

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Suzannah Givone, RMC/CMR,  
Town Clerk

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Janice Kovach, Mayor

Adopted: June 11, 2025

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

**RESOLUTION #114-25**

**RESOLUTION FOR RENEWAL OF CLUB LICENSE FOR THE PERIOD JULY 1, 2025 TO  
JUNE 30, 2026 - HUNTERDON ART MUSEUM**

**WHEREAS** the Town of Clinton's Governing Body is in receipt of an application for the renewal of **CLUB LICENSE # 1005-31-005-001** for:

**HUNTERDON ART MUSEUM  
A NJ NOT FOR PROFIT CORPORATION  
9 LOWER CENTER STREET  
CLINTON, NEW JERSEY 08809**

**WHEREAS** the submitted application form is complete in all respects, fees have been paid and clearance has been received from the New Jersey Department of the Treasury;

**NOW THEREFORE BE IT RESOLVED**, that the Town of Clinton's Governing Body does hereby approve, effective July 1, 2025 through June 30, 2026 renewal of the above captioned license and that a copy of this Resolution be forwarded to the Division of Alcoholic Beverage Control.

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 and Council at a meeting held June 11, 2025.

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Suzannah Givone, RMC/CMR  
Town Clerk

Adopted: June 11, 2025

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Janice Kovach, Mayor

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

**RESOLUTION #115-25**

**RESOLUTION FOR RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE  
FOR THE PERIOD OF JULY 1, 2025 TO JUNE 30, 2026- JD CORPORATION**

**WHEREAS** the Town of Clinton Governing Body is in receipt of an application for the renewal of **PLENARY RETAIL DISTRIBUTION LICENSE # 1005-44-001-007** for:

**JD CORPORATION  
41, 41 ½ & 43 OLD HIGHWAY ROUTE 22  
CLINTON, NEW JERSEY 08809**

**WHEREAS** the submitted application form is complete in all respects, fees have been paid and clearance has been received from the New Jersey Department of the Treasury;

**NOW THEREFORE BE IT RESOLVED**, that the Town of Clinton Governing Body does hereby approve, effective July 1, 2025 through June 30, 2026 renewal of the above captioned license and that a copy of this Resolution be forwarded to the Division of Alcoholic Beverage Control.

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 and Council at a meeting held June 11, 2025.

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Suzannah Givone, RMC/CMR  
Municipal Clerk

Adopted: June 11, 2025

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Janice Kovach, Mayor

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

**RESOLUTION # 116-25**

**RESOLUTION ACKNOWLEDGING DISSOLUTION OF CLUB LIQUOR LICENSE FOR THE  
RENEWAL PERIOD OF JULY 1, 2025 TO JUNE 30, 2025-INSTITUTE FOR HUMAN  
EXCELLENCE OF NEW JERSEY INC.**

**WHEREAS**, the Institute for Human Excellence of New Jersey Inc. dba BaseCamp 31 has held a Club Liquor License for many years; and

**WHEREAS**, the Town of Clinton has received a letter from the Institute for Human Excellence of New Jersey Inc., stating that they wish to surrender their Club Liquor License effective July 1, 2025 and not to be renewed for the 2025-2026 license term.

**NOW, THEREFORE, BE IT RESOLVED**, that the Club Liquor License Number 1005-31-006-001 issued to Institute for Human Excellence of New Jersey Inc. dba BaseCamp 31 located at 56 Main Street, Clinton, NJ 08809 is hereby surrendered/dissolved; and

**BE IT FURTHER RESOLVED**, that the Town of Clinton's Governing Body does hereby direct the Borough Clerk to remit a copy of this resolution to the Division of Alcoholic Beverage Control.

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 and Council at a meeting held June 11, 2025.

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Suzannah Givone, RMC, CMR  
Town Clerk

Adopted: June 11, 2025

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Janice Kovach, Mayor



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

**RESOLUTION # 117-25**

**RESOLUTION ACKNOWLEDGING DISSOLUTION OF PLENARY RETAIL  
CONSUMPTION LICENSE (HOTEL/MOTEL EXCEPTION) FOR THE RENWAL PERIOD  
OF JULY 1, 2025 TO JUNE 30, 2025-A HUNTS MILLS ASSOCIATES LLC**

**WHEREAS**, A Hunts Mills Associates LLC has held a Plenary Retail Consumption License (Hotel/Motel Exception) for many years; and

**WHEREAS**, the Town of Clinton has received a letter from A Hunts Mills Associates LLC, stating that they wish to surrender their Plenary Retail Consumption License (Hotel/Motel Exception) effective July 1, 2025 and not to be renewed for the 2025-2026 license term.

**NOW, THEREFORE, BE IT RESOLVED**, that the Plenary Retail Consumption License (Hotel/Motel Exception) issued to A Hunts Mills Associates LLC located at 111 West Main Street, Clinton, NJ 08809 is hereby surrendered/dissolved; and

**BE IT FURTHER RESOLVED**, that the Town of Clinton's Governing Body does hereby direct the Borough Clerk to remit a copy of this resolution to the Division of Alcoholic Beverage Control.

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 and Council at a meeting held June 11, 2025.

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Suzannah Givone, RMC, CMR  
Town Clerk

Adopted: June 11, 2025

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Janice Kovach, Mayor