MEETING MINUTES

Township of Clinton Mayor and Council
February 11, 2026, | 7:03 p.m.
1370 Route 31 North, Annandale, New Jersey 08801

To ensure access to this meeting any member of the public with special needs requiring accommodation is asked to notify the Township Clerk at least 24 hours in advance so any necessary arrangements can be made.

Mayor Mullay read the following statement into record: "Adequate notice and electronic notice of this meeting were provided in accordance with the requirements of the Open Public Meetings Act. A copy of this agenda for this meeting was sent to the Courier News and the Hunterdon Review and posted on the bulletin board on February 6, 2026, and was made available to the public for download on the Township's website prior to the meeting."

SALUTE TO THE FLAG

ROLL CALL

Councilman Rhinehart	Present
Councilman Hardiman	Absent
Councilman Kochanowski	Absent (arrived at 7:07 pm)
Council President Glaser	Present
Mayor Mullay	Present

Also Present:
Jeffrey Jotz, Acting Township Clerk
Trishka Waterbury Cecil, Township Attorney

APPROVAL OR CORRECTIONS OF MINUTES

1. Regular Meeting Minutes from January 28, 2026.

Councilman Rheinhart motioned to approve the Meeting Minutes from January 28, 2026; Mayor Mullay seconded.

Result: Motion passed by vote of 2 in favor and none opposed. Council President Glaser Abstained. Councilman Hardiman and Councilman Kochanowski were absent.

Councilman Kochanowski arrived at 7:07 pm.

COMMENTS FROM THE PUBLIC FOR ITEMS LISTED ON THE AGENDA ONLY – Comments should be limited to three (3) minutes.

Council President Bill Glaser briefed the public on affordable housing items on the agenda.

Kathleen Farrar, Annandale, asked Council President Glaser about the 4th Round Affordable Housing settlement.

Audrey Melnyk, Annandale, asked Council President Glaser about the 4th Round Affordable Housing timeline.

Council President Glaser answered the speakers' questions.

There were no more comments from the public.

CONSENT AGENDA

The items listed below are considered to be routine by the Mayor and Council and will be enacted by a single motion. There will be no separate discussion of these items unless requested by the Mayor, a Council Member, or member of the public, in which event the item will be removed from the Consent Agenda and voted on separately.

Councilman Rheinhart motioned to approve the Consent Agenda; Councilman Kochanowski seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

1. Approval of bills/vouchers from February 11, 2026.

TOTALS:

Current	$ 4,036,248.30
Trusts	$32,438.67
Escrow	$2,000.00
Recreation	$1,367.50
Capital	$95,013.89
Dog License	$4,083.20
Grants	$35,033.34
GRAND TOTAL:	**$ 4,206,184.90**

2. Resolution 2026-52 – Resolution of the Mayor and Council of the Township of Clinton Authorizing the Refund of Recreation Fees

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING THE REFUND OF RECREATION FEES

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

1. The Chief Financial Officer is hereby authorized and directed to refund the following recreation registration fees:

Registrant	Program	Amount
Angela Karpowicz – Harry Schwartz (child)	Built by Me – LEGO Robotics and Coding with Scratch MIT - Adventures in Space	$175.00

This resolution shall take effect immediately.

3. Resolution 2026-53 - Resolution of the Mayor and Council of the Township of Clinton Awarding a Required Disclosure Contract to Tex-Net, Inc., N.J.S.A. 19:44A-20.5

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AWARDING A REQUIRED DISCLOSURE CONTRACT TO TEX-NET, INC., N.J.S.A. 19:44A-20.5

WHEREAS, the Township of Clinton has a need to multi use sport field nets and accessories procured in accordance with N.J.S.A. 40A:11-6.1 in multiple quotes and as a required disclosure award in accordance with N.J.S.A. 19:44A-20.5; and,

WHEREAS, The proposal is in excess of the pay to play threshold of $17,500.00; and

WHEREAS, Fox Lumber Company has proposed supply of paint machine and accessories in the amount of $28,966.00; and

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

WHEREAS, the Chief Financial Officer certifies that funding is available for the

contract through line item:

Line item: 02-213-41-710-020

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

1 That the Department of Recreation is authorized to procure multi use sports field nets and accessories in accord with the proposal from Tex Net Inc. in the amount of $28,966.00 as a required disclosure award in accordance with N.J.S.A.19:44A-205; and

2. That the Business Disclosure Entity Certification be placed on file with the resolution.

4. Resolution 2026-54 – Resolution of the Mayor and Council of the Township of Clinton Authorizing a Transfer of Funds Within the Township's Accounts for Prior Year Appropriations.

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING A TRANSFER OF FUNDS WITHIN THE TOWNSHIP'S ACCOUNTS FOR PRIOR YEAR APPROPRATIONS.

WHERAS, various 2025 bill have been presented for payment this year, which bills represents obligation of the prior fiscal year, and

WHEREAS, NJSA 40A:4-5 provides that all unexpended balances carried forward after the close of the fiscal year are available until lapsed at the closed of the succeeding year to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allows transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year, and

WHEREAS, there are certain budget year 2025 appropriations that require transfers to meet the charges and obligations that will be incurred by the end of the first three months of this fiscal year,

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Clinton in Hunterdon County, New Jersey that the following transfers below are hereby authorized to be made between the 2025 Budget Appropriation Reserve:

FROM

Utilities Phones	O/E	$13,000.00

	TO	
Engineering	O/E	$13,000.00

REPORTS FROM MAYOR AND COUNCIL MEMBERS

Councilman Rheinhart said that the Open Space meeting was cancelled due to the lack of a quorum but he plans to attend the next meeting.

Councilman Kochanowski had nothing to report.

Council President Glaser stated that the Planning Board will meet on March 2. He added that the Sewerage Authority reorganized earlier this month, the leadership remains the same and that rates will increase from $150-$160/gallon.

Mayor Mullay said that the Environmental Commission met last week and will purchase trees for Community Day. He added that they announced the winner of the lead testing contest and that the Commission will be working on planting native plants and addressing invasive species. He thanked former Councilwoman Switlyk for installing a weather station. He thanked DPW for their work after the storm and thanked the public for its patience.

RESOLUTIONS

1. Resolution 2026-55 – Resolution of the Mayor and Council of the Township of Clinton Approving and Authorizing the Execution of a New Collective Negotiations Agreement Between the Township of Clinton and the Fraternal Order of Police, Lodge No. 182 for the Period 2023-2026 (Patrol Officers).

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON APPROVING AND AUTHORIZING THE EXECUTION OF A NEW COLLECTIVE NEGOTIATIONS AGREEMENT BETWEEN THE TOWNSHIP OF CLINTON AND THE FRATERNAL ORDER OF POLICE, LODGE NO. 182 FOR THE PERIOD 2023-2026 (PATROL OFFICERS)

WHEREAS, representatives of the Township of Clinton and the Fraternal Order of Police, Lodge 182 ("F.O.P") have agreed upon the terms of a new collective bargaining agreement between the Township and the F.O.P. covering the Clinton Township Police Department's full-time permanent patrolmen and corporals for the period January 1, 2023 through December 31, 2026, entitled "Collective Negotiations Agreement between the Township of Clinton and the Fraternal Order of Police, Lodge No. 182, January 1, 2023 through December 31, 2026" and dated January 22, 2026 (the "CNA"), a copy of which is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the CNA has been reviewed and approved as to form and substance by the Township's Labor Counsel; and

WHEREAS, the CNA has been signed by the President of the F.O.P.; and

WHEREAS, the Mayor and Council are satisfied that the terms of the CNA are consistent with and correctly implement the terms of the Memorandum of Understanding that was signed by representatives of the Township and F.O.P. on October 31, 2024 and ratified by the Township Mayor and Council on November 13, 2024 (see Resolution No. 2024-232), and therefore wish to authorize its execution;

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

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.

2. The agreement entitled "Collective Negotiations Agreement between the Township of Clinton and the Fraternal Order of Police, Lodge No. 182, January 1, 2023 through December 31, 2026" and dated January 22, 2026, which agreement covers all full-time, permanent patrolmen and corporals of the Clinton Township Police Department (see Exhibit A attached hereto), is hereby approved, and the Mayor and Clerk are hereby authorized and directed to execute same on behalf of the Township.

3. This resolution shall take effect immediately.

Councilman Kochanowski motioned to approve Resolution 2026-55; Councilman Rheinhart seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

2. Resolution 2026-56 – Resolution of the Mayor and Council of the Township of Clinton Authorizing a Shared Servies Agreement for a Shared Munciipal Court Between the Township of Clinton and the Township of Union for a Two-Year Term Beginning as of Jan. 1, 2026 and Ending Dec. 31, 2027.

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING A SHARED SERVICES AGREEMENT FOR A SHARED MUNICIPAL COURT BETWEEN THE TOWNSHIP OF CLINTON AND THE TOWNSHIP OF UNION FOR A TWO-YEAR TERM BEGINNING AS OF JAN. 1, 2026 AND ENDING DEC. 31, 2027

WHEREAS, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 *et seq.* authorizes municipalities to enter into agreements providing for shared services among

municipalities is permitted under; and

WHEREAS, N.J.S.A. 2B:12-1c provides that two or more municipalities may agree to provide jointly for courtrooms, chambers, equipment, supplies and employees for their municipal courts and agree to appoint judges and administrators without establishing a joint municipal court; and

WHEREAS, N.J.S.A. 2B:12-1c further provides that where municipal courts share facilities, the identities of the individual courts shall continue to be expressed in the captions of orders and process; and

WHEREAS, Clinton Township and Union Township wish to share municipal court services, personnel and facilities as permitted by N.J.S.A. 2B:12-1c, and to that end wish to authorize and enter into the shared court agreement;

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

1. The preamble to this resolution is hereby incorporated as if fully restated.
2. The formation of a Shared Municipal Court between Clinton Township and the Township of Lebanon is hereby authorized and approved on the terms and conditions set forth in that certain agreement entitled "Municipal Court Shared Services Agreement Between the Township of Clinton and the Township of Union, CY 2026 and 2027" and marked "*(Clinton Township-Union Township 2026-2027 Shared Ct. Agreement -- subject to Judiciary Approval)*". The final form of the agreement shall be subject to the review and approval of the Administrative Office of the Courts ("AOC") and the Vicinage 13 Assignment Judge.
3. The Mayor and Clerk are hereby authorized and directed to execute the said agreement on Clinton Township's behalf, or such other substantially similar agreement as shall have been approved by the AOC Vicinage 13 Assignment Judge.
4. The Mayor, Township Clerk, Township Administrator, Township Attorney, Municipal Court Administrator and other court personnel are hereby authorized and directed to undertake any and all acts and sign any and all documents as may be required to implement the terms hereof.
5. The shared court shall begin effective immediately or such later date as shall be approved and authorized by the AOC and the Vicinage 13 Assignment Judge.
6. The Township Clerk shall forthwith submit a certified copy of this resolution and a copy of the draft agreement approved herein to the Honorable Michael V. Cresitello, Jr., A.J.S.C., Assignment Judge for Vicinage 13.
7. This resolution shall take effect immediately.

Councilman Rheinhart motioned to approve Resolution 2026-56; Councilman Kochanowski seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

3. Resolution 2026-57 – Resolution of the Mayor and Council of the Township of Clinton Adopting an Updated Affordable Housing Spending Plan for the Township of Clinton.

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON ADOPTING AN UPDATED AFFORDABLE HOUSING SPENDING PLAN FOR THE TOWNSHIP OF CLINTON

WHEREAS, Clinton Township has adopted an affordable housing compliance plan, including a fair share plan ("plan" or "fair share plan"), that promotes an affordable housing program pursuant to *In re Adoption of N.J.A.C. 5:96 & 5:97*, 221 N.J. 1 (2015)("Mount Laurel IV"), the Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 *et seq.*, and the New Jersey Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 *et seq.*; and

WHEREAS, the Township is required to take various actions and adopt various documents relative to the Township's implementation of its affordable housing plan and overall compliance with its affordable housing obligations; and

WHEREAS, the FHA requires the Township among other things to adopt a spending plan, which plan shall set forth the funds and expenditures relative to the Township's implementation of and overall compliance with its affordable housing obligations;

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

1. The preamble to this resolution is hereby incorporated as if restated in full herein.

2. The spending plan prepared by Burgis Associates, Inc. dated February 11, 2026 setting forth the explanation of funds and expenditures to implement the Township's affordable housing plan, a copy of which is on file in the Office of the Township Clerk and is attached to this resolution as Exhibit A, is hereby adopted.

3. This resolution shall take effect immediately.

Council President Glaser motioned to approve Resolution 2026-57; Councilman Rheinhart seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

4. Resolution 2026-58 - Resolution of the Mayor and Council of the Township of Clinton Authorizing Intent to Fund Affordable Housing Programs in Clinton Township's Fourth Round Housing Element & Fair Share Plan in the Event of a Spending Plan Shortfall.

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING INTENT TO FUND AFFORDABLE HOUSING PROGRAMS IN CLINTON TOWNSHIP'S FOURTH ROUND HOUSING ELEMENT & FAIR SHARE PLAN IN THE EVENT OF A SPENDING PLAN SHORTFALL

WHEREAS, certain portions of the Township's Fourth Round Housing Element and Fair Share Plan adopted by the Clinton Township Planning Board and endorsed by the Clinton Township Mayor and Council on June 30, 2025 includes the development of one or more municipally-sponsored affordable housing projects that may require a financial commitment by the Township; and

WHEREAS, the Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 *et seq.* and applicable regulations require a municipality to resolve to address any shortfall in the funding of its affordable housing programs as set forth in its Spending Plan and the Fair Share Plan, including its willingness to incur bonded indebtedness, if necessary, to provide the funds required for the timely implementation of the Fair Share Plan;

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

1. The preamble of this resolution is hereby incorporated as if fully restated herein.

2. To the degree that the funds required for the implementation of the Township's Fourth Round Housing Element & Fair Share Plan, as will be more particularly set forth in the Township's approved Spending Plan, are not available at the time they are needed from all available affordable housing funding sources, the Township will provide the funding needed to cover any shortfall through appropriations in the Township's annual budget, bonding, or any other legal means, with the understanding that any future affordable housing funding which becomes available may be used to reimburse the Township for the costs incurred.

3. This resolution shall take effect upon the entry of a final Certification of Compliance and Repose pursuant to N.J.S.A. 52:27D-304.1.

Council President Glaser motioned to approve Resolution 2026-58; Mayor Mullay seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

5. Resolution 2026-59 – Resolution of the Mayor and Council of the Township of Clinton Committing to Adopt an Amended Fourth Found Housing Element and Fair Share Plan ("HEFSP") and any Amendments to the Township's Implementing Ordinances and Resolutions as May Be Needed Upon Conclusion of the Court's Disposition of the Pending Disputes Over the Township's HEFSP.

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON COMMITTING TO ADOPT AN AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN ("HEFSP") AND ANY AMENDMENTS TO THE TOWNSHIP'S IMPLEMENTING ORDINANCES AND RESOLUTIONS AS MAY BE NEEDED UPON CONCLUSION OF THE COURT'S DISPOSITION OF THE PENDING DISPUTES OVER THE TOWNSHIP'S HEFSP

WHEREAS, on March 20, 2024, Governor Murphy signed into law amendments to the Fair Housing Act ("FHA") that govern the Fourth Round (2025-2035) of affordable housing obligations of all municipalities in New Jersey (the "Fourth Round") , which amendments are codified at N.J.S.A. 52:27D-301 *et seq.* (hereinafter the "Amended FHA"); and

WHEREAS, on January 23, 2025, the Township of Clinton ("Township") timely filed a complaint for declaratory judgment pursuant to N.J.S.A. 52:27D-304.1 seeking a certification of compliance with its Fourth Round obligations (the "DJ Action"); and

WHEREAS, on June 30, 2025 the Clinton Township Planning Board adopted, and the Clinton Township Maor and Council endorsed, Fourth Round Housing Element and Fair Share Plan ("HEFSP") in accordance with N.J.S.A. 52:27D-304.1(f)(2)(a), which the Township thereafter filed with the Affordable Housing Dispute Resolution Program (the "Program") established by the Amended FHA; and

WHEREAS, the following three interested parties subsequently filed challenges to the HEFSP in accordance with N.J.S.A. 52:27D-304.1(f)(2)(b), alleging that the HEFSP was not in compliance with the Amended FHA: Fair Share Housing Center ("FSHC"), ExxonMobil Research Technology and Engineering Company ("ExxonMobil"), and CNC Ventures, LLC, d/b/a Beaver Brook Country Club ("CNC"); and

WHEREAS, the challenges fell into two categories: (1) "look back" challenges to two of the Township's Third Round inclusionary development projects, and (2) challenges to the Township's use of the Highlands Council "Build-out" analysis as a basis of a Vacant Land Adjustment; and

WHEREAS, the Township disputed the validity of the challenges and, in accordance with Administrative Office of the Courts ("AOC") Directive #14-24, the Township participated in settlement conferences with the challengers but was unable to settle the disputes; and

WHEREAS, the Township and interested parties thereafter participated in a session on December 19, 2025 during which oral argument was heard by the Program Judge on the challenges by the attorneys for the challengers and the attorney for the Township; and

WHEREAS, on January 29, 2026, the Program Judge issued his recommendations on the challenges; and

WHEREAS, the Program Judge recommended that the challenges to the Township's Third Round affordable housing projects be rejected; and

WHEREAS, the Program Judge found that the Township's late filings resulted in a situation that made it unfair for the Program to make a recommendation to the County Mount Laurel Judge with respect to the challenges to the Township's Fourth Round plan, and that there was not a sufficient factual record in order for the complex issues involved to be analyzed and considered; and

WHEREAS, accordingly, the Program Judge recommended to the County Mount Laurel Judge that the proceedings be continued in a manner deemed appropriate by the County Mount Laurel Judge to create the necessary record in order to evaluate the competing and seemingly irreconcilable circumstances offered by the parties; and

WHEREAS, the Program Judge further recommended that the County Mount Laurel Judge extend the Township's immunity from exclusionary zoning suits pending resolution of the disputes provided the Township continued to participate in good faith, and he also recommended that the Township explore alternatives to its plan in the event that its legal arguments in defense of the HEFSP ultimately proved unsuccessful; and

WHEREAS, on February 4, 2026, the County Mount Laurel Judge filed a decision and order finding that the HEFSP was not currently compliant with the Amended FHA and transferring the matter to the Superior Court for further proceedings, and extending immunity from exclusionary zoning suits pursuant to N.J.A.C. 52:27D-304.1(f)(2)(d); and

WHEREAS, the February 4, 2026 decision and order direct the Township to: (1) adopt and file its proposed amended HEFSP (as was recommended by the Special Adjudicator appointed by the Program who assisted the Program Judge) and to adopt and file all implementing ordinances and resolutions by March 16, 2026 (which is a Monday as the March 15, 2026 deadline established in N.J.S.A. 52:27D-304.1(f)(2)(c) and (d) is a Sunday) or, in the alternative, (2) adopt and file a binding resolution to commit to adopting the implementing ordinance and resolutions required following resolution of the disputes, with necessary adjustments to reflect the terms of the resolution of the disputes; and

WHEREAS, the Township intends to adopt and file by March 16, 2026 its proposed amended HEFSP (as was recommended by the Special Adjudicator appointed by the Program who assisted the Program Judge) and all implementing ordinances and resolutions but, in

addition, the Township wishes to also adopt the within resolution committing to adopt an amended HEFSP and implementing ordinances and resolutions following resolution of the disputes over the HEFSP, with necessary adjustments to the HEFSP, ordinance and resolutions to reflect the terms of the resolution of the disputes;

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

1. The preamble to this resolution is hereby incorporated as if fully restated herein.

2. Notwithstanding the Township's intent to adopt and file by March 16, 2026 its proposed amended HEFSP (as was recommended by the Special Adjudicator appointed by the Program who assisted the Program Judge) and all implementing ordinances and resolutions, in the event that the Township misses that deadline, the Township hereby commits to adopt an amended HEFSP and implementing ordinances and resolutions following resolution of the disputes over the HEFSP, with necessary adjustments to the HEFSP, ordinance and resolutions to reflect the terms of the resolution of the disputes.

3. The Township authorizes and directs its affordable housing counsel to submit and/or file this resolution with eCourts in the Township's DJ Action.

4. This resolution shall take effect immediately.

Council President Glaser motioned to approve Resolution 2026-59; Councilman Rheinhart seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

6. Resolution 2026-60 - Resolution of the Mayor and Council of the Township of Clinton Authorizing the Sale of Annandale Hose Company's 2005 Seagrave Marauder Engine #46-1 Fire Truck to Ewing Township

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING THE SALE OF ANNANDALE HOSE COMPANY'S 2005 SEAGRAVE MARAUDER ENGINE #46-1 FIRE TRUCK TO EWING TOWNSHIP

WHEREAS, the Township of Clinton is the owner of a 2005 Seagrave Marauder pumper fire truck (Engine #46-1); and

WHEREAS, the Township recently acquired a new pumper truck to replace the 20-year-old Seagrave Marauder pumper truck; and

WHEREAS, as a result, the Township no longer has a need for the 2005 Seagrave Marauder fire truck; and

WHEREAS, the Township of Ewing is interested in purchasing the truck for $35,000.00; and

WHEREAS, N.J.S.A. 40A:11-36(2) authorizes municipalities to sell personal property not needed for a public use to another municipality without the need to advertise for bids; and

WHEREAS, the Township wishes to sell the 2005 Seagrave Marauder fire truck to Ewing Township for $35,000; and

WHEREAS, the fire truck is to be sold in an "as is" condition, without express or implied warranties;

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

5. Clinton Township is hereby authorized to sell the Annandale Hose Company's 2005 Seagrave Marauder pumper fire truck (Engine #46-1) to the Township of Ewing for the sum of $35,000.

6. The fire truck shall be sold in an "as-is" condition without express or implied warranties.

7. The Mayor and Acting Clerk are hereby authorized to execute any and all agreements or other documents and to undertake any and all acts necessary to effectuate the terms of this resolution, provided that any agreements or other documents shall have first been reviewed and approved by the Township Attorney.

Mayor Mullay motioned to approve Resolution 2026-60; Councilman Rheinhart seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

7. Resolution 2026-61 – Resolution of the Mayor and Council of the Township of Clinton Authorizing Salary Adjustments for Municipal Court Personnel

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

1. Clinton Township Deputy Municipal Court Administrator Savannah Hetteman's annual salary shall be $62,000.00, effective as of January 1, 2026.

2. Clinton Township Municipal Court Violations Clerk Lisa Saharic's annual salary shall be $50,000.00, effective as of January 1, 2026.

3. Clinton Township Municipal Court Administrator Kimberly Marino's annual salary shall be $90,150.00, effective as of January 1, 2026.

4. This resolution shall take effect immediately.

Mayor Mullay motioned to approve Resolution 2026-61; Councilman Rheinhart seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

8. Resolution 2026-62 – Resolution of the Mayor and Council of the Township of Clinton, In the County of Hunterdon, State of New Jersey, Authorizing Change Order for 25-02 – Telecommunications System, Service Software and Hardware Provider

A RESOLUTION OF THE TOWNSHIP OF CLINTON, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER FOR 25-02 – TELECOMMUNICATIONS SYSTEM, SERVICE, SOFTWARE AND HARDWARE PROVIDER

WHEREAS, the Township of Clinton awarded Bid # 25-02 to USA Phones, 1790 Route 70 E, Cherry Hill, N.J.,; and

WHEREAS, the change order number one (1) showing an unforeseen circumstance warranted a proposed change order in the of an additional $731.40/month to add 11 phones/extensions for the Fire Department, on top of the add-on order for 25 phones/extensions already added for the Police, acceptable to the Township.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Clinton, County of Hunterdon, State of New Jersey, that, it authorizes a written amendment in the form of Change Order #1 for a total contract price of $22,926.24 Year 1 Total due to the aggregate unforeseen circumstances of adding 36 lines.

Mayor Mullay motioned to approve Resolution 2026-62; Councilman Kochanowski seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

ORDINANCES – FIRST READING

1. Ordinance 1222-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Amending Chapter 165 of the "Code of the Township of Clinton" Pertaining to the Codification of the Existing AH-4 Affordable Housing District (Beaver Brook Homestead Non-Condemnation Redevelopment Area)

Council President Glaser motioned to introduce Ordinance #1222-2026; Councilman Rheinhart seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

The Public Hearing for Ordinance #1222-2026 is set for March 11, 2026, at 7 p.m.

2. Ordinance 1223-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Amending Section 165-155.74A(2) of the "Code of the Township of Clinton" to Correct an Error in the Density Requirements for the Existing AH-10 Affordable Housing District

Councilman Kochanowski motioned to introduce Ordinance #1223-2026; Council President Glaser seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

The Public Hearing for Ordinance #1223-2026 is set for March 11, 2026, at 7 p.m.

3. Ordinance 1224-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Creating a New Zoning District to be Known as the "AH-11 Affordable Housing District" and Establish Development Regulations Applicable Thereto, to Facilitate the Conversion of Existing Commercial Space into Multi-Family Residential Units, Including Affordable Units, on Property Located at 9 West Main Street and Designated on the Clinton Township Tax Maps as Block 49, Lot 25, in Accordance with the Township's Fourth Round Affordable Housing Element and Fair Share Plan, and Amending Chapter 165, "Land Use Regulations" of the "Code of the Township of Clinton" Accordingly

Mayor Mullay motioned to introduce Ordinance #1224-2026; Councilman Kochanowski seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

The Public Hearing for Ordinance #1224-2026 is set for March 11, 2026, at 7 p.m.

4. Ordinance 1225-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Amending Chapter 165 of the "Code of the Township of Clinton" to Add Thereto the AH-12 Affordable Housing Redevelopment District, As Called for in the "3 Grayrock Road Non-Condemnation Redevelopment Plan" Adopted on August 13, 2025 Pursuant to Ordinance #1215-2025

Councilman Rheinhart motioned to introduce Ordinance #1225-2026; Council President Glaser seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

The Public Hearing for Ordinance #1225-2026 is set for March 11, 2026, at 7 p.m.

ORDINANCES, SECOND READING/ ADOPTION

1. Ordinance #1220-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Amending Clinton Township's Salary Ordinance (Ordinance #1216-2025) to Increase the Salary Range for the Position of Fire Marshal.

Councilman Rheinhart motioned to adopt Ordinance #1220-2026; Council President Glaser seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

2. Ordinance #1221-2026 – Ordinance Reappropriating $1,950,000, Including $1,857,100 of Proceeds of Obligations not Needed for their Original Purposes and $92,900 from the Capital Improvement Fund, in Order to Provide for Various Capital Improvements in and by the Township of Clinton, in the County of Hunterdon, State of New Jersey.

Mayor Mullay motioned to adopt Ordinance #1221-2026; Councilman Kochanowski seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

OLD BUSINESS

NEW BUSINESS

CORRESPONDENCE

1. 1/27/26 letter to Police Department from Board of Education– 1/27/26 Bus Accident

2. Hunterdon County Bicycle Plant – Public Meeting – 2/26/26

3. Appointment of Elizabeth K. McManus as Special Adjudicator, Affordable Housing

4. Hunterdon County Municipal Collaboration Forum – 3/27/26

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA – Comments should be limited to three (3) minutes.

Kathleen Farrar asked for the installation of speed monitoring signs on Country Club Dr.

Walter Wilson asked about an update on zoning changes in the Blossom Hill area.

There were no more comments from the public.

EXECUTIVE SESSION

The Mayor and Council went into Executive Session at 7:46 pm.

BE IT RESOLVED that the Mayor and Council will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to section 7B of the Open Public Meetings Act.

The general nature of the subject(s) to be discussed in this session is as follows:

1. Pending or anticipated litigation and matters falling within the attorney-client privilege:

   a. *In the Matter of the Application of Clinton Township*, Docket No. HNT-L-49-25 (Affordable Housing Complaint for Declaratory Relief Pursuant to AOC Directive #14-24)

   b. *Exxon Capital Corp via Township of Clinton,* Tax Court Case #004858-2025 (Exxon tax appeal)

It is unknown precisely when the matters discussed in this session will be disclosed to the public.

Matters concerning litigation may be announced upon the conclusion of any trial or settlement of the litigation. Other matters may be made public when the need for confidentiality no longer exists.

Formal action may be taken after the conclusion of the closed session.

Councilman Rheinhart motioned to enter Executive Session; Councilman Kochanowski seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

The Mayor and Council returned to Open Session at 9:14 pm.

ADJOURNMENT

Councilman Rheinhart motioned to adjourn the meeting; Mayor Mullay seconded.

Result: Motion passed by vote of 4 in favor and none opposed. Councilman Hardiman was absent.

The Council adjourned the meeting at 9:14 pm.

Respectfully Submitted

Jeffrey Jotz
Acting Township Clerk

Hon. Brian K. Mullay
Mayor

Adopted by Mayor and Council: February 25, 2026

Meeting Minutes
Township of Clinton
County of Hunterdon | State of New Jersey
February 11, 2026
Executive Session

Present: Mayor Mullay
Council President Glaser
Councilwoman Rheinhart
Councilman Kochanowski

Also Present: Trishka Waterbury Cecil, Township Attorney
Jeffrey Jotz, Acting Township Clerk

EXECUTIVE SESSION

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a. *In the Matter of the Application of Clinton Township*, Docket No. HNT-L-49-25 (Affordable Housing Complaint for Declaratory Relief Pursuant to AOC Directive #14-24)

The Township Council was briefed by Township Affordable Housing Counsel Jonathan E. Drill of Stickel Koenig & Sullivan regarding the status of the above matter and next steps, including strategic considerations.

b. *Exxon Capital Corp via Township of Clinton,* Tax Court Case #004858-2025 (Exxon tax appeal)

The Township Council was briefed by Township tax attorneys Kyle A. Fisher and Robert Rossmeissl of Dorsey & Semrau regarding a potential settlement of the above tax appeal. Also participating in the discussion were Mr. Drill and Township Tax Assessor Jeff Ward.

The Council then returned to open session.

Respectfully submitted

Jeffrey Jotz
Acting Township Clerk

Hon. Brian K. Mullay
Mayor

Adopted by Mayor and Council: February 25, 2026