MEETING MINUTES

Township of Clinton Mayor and Council
October 14, 2026, | 7:01 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 Hunterdon Review and posted on the bulletin board on October 9, 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	Present
Councilman Kochanowski	Present
Council President Glaser	Present
Mayor Mullay	Present

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

APPROVAL OR CORRECTIONS OF MINUTES

1. Special Meeting Minutes from September 23, 2026
2. Executive Session Minutes from September 23, 2026
3. Regular Meeting Minutes from September 23, 2026

Councilman Rhinehart motioned to approve the above Meeting Minutes from September 23, 2026; Councilman Hardiman seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

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

There were no 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.

Mayor Mullay removed resolution 2026-207 from the Agenda and Consent Agenda.

Council President Glaser removed Resolutions 2026-208, 2026-209, 2026-210 and 2026-211 from the Consent Agenda.

Councilman Rhinehart motioned to approve the Consent Agenda; Mayor Mullay seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

1. Approval of bills/vouchers from October 14, 2026.

TOTALS	
CURRENT	$624,796.04
TRUSTS	$34,677.50
ESCROW	$9,770.50
PERFORMANCE GUARANTEE	$59,712.50
RECREATION	$54,720.72
CAPITAL	$367,274.84
DOG LICENSE	$45.00
OPEN SPACE	$95.63
GRAND TOTAL:	$1,151,092.73

2. Resolution 2026-205 – RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON APPOINTING AARON WILSON AS CLINTON TOWNSHIP TAX ASSESSOR

   WHEREAS, N.J.S.A. 40A:9-146 requires every municipality to provide for the appointment of a tax assessor; and

   WHEREAS, the current non- tenured Tax Assessor retired/resigned his position; and

   WHEREAS, it is the desire of the Mayor and Council of the Township of Clinton to

appoint Aaron Wilson for the former assessor's full unexpired term of office, starting on October 1, 2026 to June 30, 2027 and then July 1, 2027 – June 30, 2031; and

WHEREAS, the assessor will hold public office hours as needed; and

WHEREAS, Mr. Wilson will be employed on a part-time basis, at an annual salary of $50,000; and

WHEREAS, Mr. Wilson shall also be afforded all benefits accorded to part-time employees of the Township pursuant to the Township's personnel policies and any applicable collective bargaining agreement;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Clinton, County of Hunterdon, State of New Jersey, that Resolution 2026-xxx was duly adopted by the Municipal council at a public meeting held on October 14, 2026 to appoint Aaron Wilson as the Clinton Township Tax Assessor; and

BE IT FURTHER RESOLVED that certified copies of said Resolution shall be forwarded to the following:

Director, Division of Taxation
Administrator, Board of Taxation
Clinton Township Administrator
Clinton Township Tax Assessor

3. Resolution 2026-206 – 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**
Kaitlyn Price (Wyatt Price)	Built by Me – Inventors Club	$185.00
Sarah Regula (Gabriel Regula)	Built by Me – Inventors Club	$185.00
Angela Pfeffer (Sophie Pfeffer)	Chef It Up – Little Chefs	$175.00

Christine Davies (Harrison Griggs)	Chef It Up – Junior Chefs	$175.00

2. This resolution shall take effect immediately.

4. Resolution 2026-212 – RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE USING THE ONLINE AUCTION SERVICES OF GOVDEALS

WHEREAS, the Township of Clinton is the owner of certain surplus personal property that is no longer needed for public use; and

WHEREAS, the items to be sold are listed on Schedule A attached hereto and made a part hereof; and

WHEREAS, the Township seeks to sell said surplus property in an "as is" condition without express or implied warranties; and

WHEREAS, N.J.S.A. 40A:11-36 authorizes the sale of surplus personal property at public auction to the highest bidder; and

WHEREAS, the Township intends to use the online auction services of GovDeals located at GovDeals.com; and

WHEREAS, the auction of this surplus personal property will begin at 9 a.m. prevailing time on October 23, 2026, and conclude at 4 p.m. prevailing time on October 30, 2026; and

WHEREAS, the sale is being conducted pursuant to N.J.S.A. 40A:11-36, N.J.A.C. 5:34-5.8, and the guidance set forth in the Division of Local Government Services' Local Finance Notice 2019-15.

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 Township is hereby authorized to sell the surplus personal property listed on Schedule A using the online auction website entitled GovDeals, located at GovDeals.com.

2. The surplus property identified on Schedule A shall be sold in an "as-is" condition without express or implied warranties, and the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.

3. The Township reserves the right to reject all bids if such rejection is in the public interest.

4. The terms and conditions of the agreement entered into between GovDeals and the Township are available at GovDeals.com and in the Township Clerk's office.

REPORTS FROM MAYOR AND COUNCIL MEMBERS

Councilman Rhinehart had nothing to report.

Councilman Hardiman said that recreation has been offering STEM programs for children and adult basketball. He noted that Trunk or Treat is scheduled for this weekend in Bundt Park and that there will be a volleyball tournament on October 24.

Councilman Kochanowski complimented Mr. Jotz on his tie.

Council President Glaser commented on the proposed ordinance and that the Planning Board will meet on October 19. He said that the Sewerage Authority is planning to raise rates and will have a public hearing on the first Thursday of December.

Mayor Mullay commented on new hires at Public Works and Police. He said that the Environmental Commission met on October 1 and planted trees with New Jersey American Water at the Prostak West property. He added that he plans to appoint an Environmental Commission chair.

RESOLUTIONS

1. Resolution 2026-208 – A RESOLUTION OF THE MAYOR & COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING CONTRACTS WITH CERTAIN APPROVED NEW JERSEY COOPERATIVE PURCHASING ALLIANCE CONTRACT VENDORS, CONTRACT BC-BID-24-43, FOR A 2026 FORD EXPLORER AWD FOR THE FIRE PREVENTION BUREAU IN THE AMOUNT OF $42,438.26

WHEREAS, the Township of Clinton may by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services under the New Jersey Cooperative Purchasing Alliance (CK-04); and

WHEREAS, the Township has the need on a timely basis to purchase goods and services utilizing New Jersey Cooperative Purchasing Alliance (CK-04) Cooperative Contracts, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

WHEREAS the Township intends to enter into contract for the below listed vehicles through BC-BID-24-43, from All American Ford:

2026 FORD EXPLORER AWD FOR FIRE PREVENTION BUREAU $42,438.26

; and

WHEREAS, the New Jersey Cooperative Purchasing Alliance (CK-04) has extended pricing authorized under the cooperative from All American Ford; and

WHEREAS the Chief Financial Officer certifies funding is available in the amount of $42,438.26 from: 04-215-55-929-004 ($21, 219.13) and 13-260-05-000-013 ($21, 219.13).

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Clinton, County of Hunterdon as follows:

1. The Mayor is authorized to enter into a contract with approved New Jersey Cooperative Purchasing Alliance (CK-04) Cooperative Contract Vendors, through contract BC-Bid-24-43, extended to municipal units, pursuant to all conditions of the individual contracts through All American Ford for:

2026 FORD EXPLORER AWD $42,438.26.

Councilman Kochanowski motioned to approve Resolution 2026-208; Mayor Mullay seconded.

Result: Motion passed by vote of 4 in favor. Council President Glaser voted no.

2. Resolution 2026-209 – A RESOLUTION OF THE MAYOR & COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING CONTRACTS WITH CERTAIN APPROVED NEW JERSEY COOPERATIVE PURCHASING ALLIANCE CONTRACT VENDORS, CONTRACT BC-BID-24-43, FOR A 2026 FORD EXPLORER AWD FOR THE CONSTRUCTION DEPARTMENT IN THE AMOUNT OF $42,438.26

   WHEREAS, the Township of Clinton may by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services under the New Jersey Cooperative Purchasing Alliance (CK-04); and

   WHEREAS, the Township has the need on a timely basis to purchase goods and services utilizing New Jersey Cooperative Purchasing Alliance (CK-04) Cooperative Contracts, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

   WHEREAS the Township intends to enter into contract for the below listed vehicles through BC-BID-24-43, from All American Ford:

   2026 FORD EXPLORER AWD FOR CONSTRUCTION DEPARTMENT $42,438.26

; and

WHEREAS, the New Jersey Cooperative Purchasing Alliance (CK-04) has extended pricing authorized under the cooperative from All American Ford; and

WHEREAS the Chief Financial Officer certifies funding is available in the amount of $42,438.26 from: 04-215-55-929-005 ($21,219.13) and 13-260-05-000-019 ($21,219.13).

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Clinton, County of Hunterdon as follows:

1. The Mayor is authorized to enter into a contract with approved New Jersey Cooperative Purchasing Alliance (CK-04) Cooperative Contract Vendors, through contract BC-Bid-24-43, extended to municipal units, pursuant to all conditions of the individual contracts through All American Ford for:

2026 FORD EXPLORER AWD $42,438.26.

Councilman Kochanowski motioned to approve Resolution 2026-209; Councilman Rhinehart seconded.

Result: Motion passed by vote of 4 in favor. Council President Glaser voted no.

3. Resolution 2026-210 – A RESOLUTION OF THE MAYOR & COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING CONTRACTS WITH CERTAIN APPROVED NEW JERSEY COOPERATIVE PURCHASING ALLIANCE CONTRACT VENDORS, CONTRACT BC-BID-24-43, FOR A 2026 FORD POLICE INTERCEPTOR UTILITY AWD IN THE AMOUNT OF $47,822.50

   WHEREAS, the Township of Clinton may by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services under the New Jersey Cooperative Purchasing Alliance (CK-04); and

   WHEREAS, the Township has the need on a timely basis to purchase goods and services utilizing New Jersey Cooperative Purchasing Alliance (CK-04) Cooperative Contracts, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

   WHEREAS the Township intends to enter into contract for the below listed vehicles through BC-BID-24-43, from All American Ford:

   2026 FORD POLICE INTERCEPTOR UTILITY AWD $47,822.50

   ; and

WHEREAS, the New Jersey Cooperative Purchasing Alliance (CK-04) has extended pricing authorized under the cooperative from All American Ford; and

WHEREAS the Chief Financial Officer certifies funding is available in the amount of $47,822.50 from: 13-260-05-000-017.

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Clinton, County of Hunterdon as follows:

1. The Mayor is authorized to enter into a contract with approved New Jersey Cooperative Purchasing Alliance (CK-04) Cooperative Contract Vendors, through contract BC-Bid-24-43, extended to municipal units, pursuant to all conditions of the individual contracts through All American Ford for:

2026 FORD POLICE INTERCEPTOR UTILITY AWD $47,822.50

Councilman Hardiman motioned to approve Resolution 2026-210; Mayor Mullay seconded.

Result: Motion passed by vote of 4 in favor. Council President Glaser voted no.

4. Resolution 2026-211 – A RESOLUTION OF THE MAYOR & COUNCIL OF THE TOWNSHIP OF CLINTON AUTHORIZING PURCHASE OF EMERGENCY LIGHTING FROM EAST COAST EMERGENCY LIGHTING STATE CONTRACT 17-FLEET-00761, IN AN AMOUNT NOT TO EXCEED $20,660.70

   WHEREAS, the Township of Clinton Police Department wishes to enter into an agreement with East Coast Emergency Lighting LLC. for the purchase of Emergency lights through contract awarded by NJ State 17-FLEETt-00761; and

   WHEREAS, the purchase of goods and services by local contracting units is authorized by Local Public contracts, N.J.S.A. 40A: 11-12; and,

   WHEREAS, East Coast Emergency Lighting LLC is an authorized vendor; and

   WHEREAS, the cost for the NJ State 17-FLEET-0761 service agreement with East Coast Emergency Lighting LLC is an amount not to exceed $20,660.70; and

   WHEREAS, the Chief Finance Officer has certified the funds not to exceed $20,660.70 from account number as follows: DEA Trust Reserve 13-260-05-000-017.

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

   1. That a NJ State Contract 17-FLEET-00761 for emergency lighting agreement is approved not to exceed $20,660.70.

2. That the Chief Finance Officer has certified the funds not to exceed $20,660.70 shall be from the DEA Trust Reserve Account.

Council President Glaser motioned to approve Resolution 2026-211; Councilman Rhinehart seconded.

Result: Motion passed by vote of 5 in favor.

5. Resolution 2026-213 – RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF CLINTON APPOINTING ELLA MALECKI-RUTA TO SERVE AS CLINTON TOWNSHIP'S REGISTRAR OF VITAL STATISTICS FOR A THREE-YEAR TERM BEGINNING AS OF OCTOBER 1, 2026 AND ENDING ON SEPTEMBER 30, 2029

WHEREAS, N.J.S.A. 26:8-11 requires the appointment of a local registrar of vital statistics, which appointment is to be made by the governing body if the registration district does not have a separate board of health; and

WHEREAS N.J.S.A. 26:8-13 provides that the term of office of the local registrar shall be three years, and shall continue until his or her successor has been appointed and qualified, except that if the local registrar is the municipal clerk, the registrar's term of office shall be concurrent with his or her term of office as clerk; and

WHEREAS, N.J.S.A. 26:8-14 provides that at least 10 days before the expiration of the term of the office of the local registrar, the appointing authority shall appoint his or her successor; and

WHEREAS, pursuant to N.J.S.A. 26:8-15, any vacancy in the office of local registrar is to be filled in the same manner as an original appointment, but only for the unexpired term; and

WHEREAS, N.J.S.A. 26:8-15 further provides that if the appointing authority does not fill the vacancy, the State department can make the appointment, and in the meantime the municipal clerk shall act as the local registrar; and

WHEREAS, on September 13, 2023, the Mayor and Council appointed then-Clerk Lindsay Heller to serve as the Township's local registrar for a term concurrent with her term as Clerk; and

WHEREAS, Ms. Heller's third and final appointment as Clerk—and, therefore, her term as local registrar—was set to expire on August 10, 2026; and

WHEREAS, Ms. Heller resigned from her employment with the Township at the beginning of April, 2026; and

WHEREAS, the Township's interim Acting Deputy Clerk, Paula M. Delia, CMR, temporarily fulfilled the functions of local registrar for the Township following Ms. Heller's resignation, as provided for by N.J.S.A. 26:8-15; and

WHEREAS, it was nonetheless necessary to officially fill the vacancy created by Ms. Heller's resignation and to appoint an individual to serve as the Township's local registrar for the unexpired portion of Ms. Heller's term and until such time as his or her successor had been appointed; and

WHEREAS, pursuant to Resolution No. 2026-41 adopted on July 8, 2026, the Mayor and Council appointed Ms. Delia to continue serving as the Township's local registrar for the unexpired portion of Ms. Heller's term and until such time as a permanent successor could be appointed; and

WHEREAS, Ella Malecki-Ruta, RMC, CMR, possesses the qualifications and experience to serve as the Township's Registrar of Vital Statistics; and

WHEREAS, the Mayor and Council wish to appoint Ms. Ruta to serve as the Township's Registrar of Vital Statistics for a three-year term effective as of October 1, 2026;

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 findings and explanatory material set forth in the preamble to this resolution are hereby incorporated as if restated in full.

2. Ella Malecki-Ruta, RMC, CMR is hereby appointed to serve as the Township's local registrar for a three-year term beginning as of October 1, 2026 and terminating on September 30, 2029.

3. Ms. Ruta shall be retained as a part-time employee of the Township and shall be paid a salary of $400 per month. Ms. Ruta shall also be subject to all terms, conditions and policies of Clinton Township's employee manual pertaining to part-time employees.

4. This resolution shall take effect immediately.

Councilman Rhinehart motioned to approve Resolution 2026-213; Councilman Hardiman seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

1. Resolution 2026-214 – RESOLUTION AUTHORIZING THE REIMBURSEMENT OF STATE LOCAL ENFORCEMENT AGENCY (LEAA) REBATE FUNDS TO THE TOWNSHIP OF LEBANON DATED SEPTEMBER 9, 2026

   WHEREAS , the State of New Jersey Department of Community Affairs (DCA) routinely remits Local Enforcement Agency (LEA) rebate funds generated under the Uniform Fire Safety Act; and

   WHEREAS, due to an administrative routing error by the State of New Jersey, quarterly LEAA rebate disbursements intended for the Township of Lebanon were erroneously remitted to the Township of Clinton; and

   WHEREAS, upon notification from the Township of Lebanon, the Chief Financial Officer and Fire Marshal of the Township of Clinton conducted a comprehensive audit to reconcile state payment records against actual municipal receipts to determine the exact reimbursement amount due to the Township of Lebanon; and

   WHEREAS, the Chief Financial Officer has verified the reconciliation and confirmed that LEAA rebate funds belonging to the Township of Lebanon were received by the Township of Clinton and placed into general municipal accounts; and

   WHEREAS, the Fire Marshal has been directed to coordinate with the State of New Jersey Department of Community Affairs to ensure State disbursement records and municipal administrative contacts are updated to prevent future routing; and

   WHEREAS, the Chief Financial Officer recommends the immediate authorization and disbursement of reimbursement funds to the Township of Lebanon in the verified amount of $30,066.76.

   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 Mayor, Township Administrator, and Chief Financial Officer are hereby authorized and directed to execute all necessary documents and issue payment reimbursing the Township of Lebanon for erroneous State LEAA rebate funds received by the Township of Clinton.

   2. The Chief Financial Officer is directed to include said payment as an item on the official Bills List for approval at the Mayor and Council.

   3. The Fire Marshal and Chief Financial Officer are authorized to notify the New Jersey Depa1tment of Community Affairs of the completed reconciliation and to ensure all State administrative, contact, and banking routing records for the Township of Clinton are accurate.

4. A certified copy of this Resolution shall be provided to the Chief Financial Officer, the Clinton Township Fire Marshal, and Township Administrator.

5. This resolution shall take effect immediately.

Mayor Mullay motioned to approve Resolution 2026-214; Council President Glaser seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

ORDINANCES – FIRST READING

1. Ordinance 1238-2026 – AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY REPEALING AND REPLACING CHAPTER 133, "FIRE PREVENTION" OF THE CODE OF THE TOWNSHIP OF CLINTON

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

   SECTION 1. Existing chapter 133 repealed and replaced with a new chapter 133. Chapter 133, "Fire Prevention" of the "Code of the Township of Clinton" ("Code" or "Township Code") is hereby repealed and replaced in its entirety with a new Chapter 133, "Fire Prevention", the contents of which are set forth in Exhibit A attached hereto and made a part hereof.

   SECTION 2. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

   SECTION 3. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

   SECTION 4. This ordinance shall take effect 20 days after final passage in accordance with N.J.S.A. 40:69A-181.

Councilman Rhinehart motioned to introduce Ordinance 1238-2026; Councilman Hardiman seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

The Public Hearing for Ordinance 1238-2026 has been set for October 28 2026 at 7 pm.

2. Ordinance 1239-2026 – AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY REPEALING AND REPLACING CHAPTER 133, "FIRE PREVENTION" OF THE CODE OF THE TOWNSHIP OF CLINTON

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY, AMENDING CHAPTER 135, "FLOODPLAIN MANAGEMENT REGULATIONS" OF THE "CODE OF THE TOWNSHIP OF CLINTON"

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq. and N.J.S.A. 40:55D-1 et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency ("FEMA") has identified special flood hazard areas within the boundaries of the Township of Clinton ("Township") and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the Township was previously accepted for participation in the National Flood Insurance Program and the Township Mayor and Council desire to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70, which is necessary for such participation; and

WHEREAS, the Township is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the Township is required, pursuant to N.J.S.A. 58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at a minimum conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP);

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

SECTION 1. RECITALS. The foregoing "whereas" clauses are incorporated herein by reference and made a part hereof.

SECTION 2. FLOODPLAIN MANAGEMENT REGULATIONS AMENDED. Chapter 135, "Floodplain Management Regulations" of the "Code of the Township of Clinton" ("Code")

is hereby amended as shown on Exhibit A attached hereto and made a part hereof (new text is underlined thus; deleted text is in bold brackets [thus]).

SECTION 3. SUBMISSION TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION. Following the introduction of this ordinance, the Township Clerk and/or Township Engineer shall forthwith transmit a full copy of this ordinance together with the notice of introduction/public hearing to the New Jersey Department of Environmental Protection. A signed and certified copy of the ordinance shall also be submitted to the New Jersey Department of Environmental Protection once adopted.

SECTION 4. REPEALER. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

SECTION 5. SEVERABILITY. 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 portion thereof.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect on November 13, 2026 and upon approval by the New Jersey Department of Environmental Protection.

Councilman Hardiman motioned to introduce Ordinance 1239-2026; Council President Glaser seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

The Public Hearing for Ordinance 1239-2026 has been set for October 28 2026 at 7 pm.

ORDINANCES – SECOND READING/ADOPTION

1. Ordinance 1237-2026 – AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY ADOPTING AN AMENDMENT TO THE 3 GRAYROCK ROAD NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PLAN

   WHEREAS, the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq., authorizes municipalities to determine whether certain parcels of land located within their boundaries constitute areas in need of redevelopment, pursuant to enumerated criteria set forth in said statute at N.J.S.A. 40A:12A-5; and

   WHEREAS, the LRHL provides that before making such a designation, the governing body of the municipality must direct the municipal planning board to conduct an investigation into whether the parcels in question meet one or more of the criteria set forth in the LRHL for designation as an area in need of redevelopment ("AINR" or "area in need"), and further requires the governing body to specify whether the area being

investigated will be a condemnation area in need of redevelopment or a non-condemnation area in need of redevelopment; and

WHEREAS, by Resolution #107-2021 adopted July 14, 2021, the Mayor and Council directed the Clinton Township Planning Board ("Board" or "Planning Board") to investigate a subject area comprising the properties located at 2, 10 and 12 Grayrock Road and designated on the Township tax maps as Block 77.01, Lots 2, 3 & 4 respectively (the "initial subject area") and make a recommendation to the Mayor and Council as to whether all or a portion of the initial subject area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, by Resolution #25-2022 adopted January 12, 2022, the Mayor and Council directed the Planning Board to expand its preliminary investigation of the initial subject area to an expanded subject area (the "expanded subject area") to include property designated on the Township tax map as Block 74 Lots 16, 17.01 and 19, and which lots are located at 42 Fairview Avenue, 173 Center Street and 3 Grayrock Road, to determine whether that expanded subject area should be designated as a non-condemnation AINR; and

WHEREAS, the Planning Board completed its investigation of the expanded subject area, received and reviewed a report from its planning expert Thomas Behrens, Jr., PP, AICP dated May 17, 2022 titled "Grayrock Road Non-Condemnation Area in Need of Redevelopment Study, Block 74 Lots 16, 17.01 and 19, Block 77.01, Lots 2, 3 and 4, Clinton Township, Hunterdon County, New Jersey" (the "Report"), and, following a duly noticed public hearing on June 6, 2022 acted to recommend that the expanded subject area be declared a non-condemnation area in need of redevelopment, said action being memorialized by Resolution CTPB-2022-0B adopted on July 18, 2022; and

WHEREAS, by Resolution #163-2022 adopted on August 10, 2022, the Mayor and Council accepted the Planning Board's findings and the Report, and determined the Property to be a non-condemnation area in need of redevelopment; and

WHEREAS, by letter dated August 15, 2022, the Township Clerk transmitted a certified copy of the resolution to the Commissioner of the New Jersey Department of Community Affairs ("DCA") for review, in accordance with the requirements of the LRHL set forth at N.J.S.A. 40A:12A-6b(5)(c); and

WHEREAS, the DCA Commissioner issued a letter on September 6, 2022 stating that the designated area in need was "situated in a sewer service area and a Highlands Existing Community Capability Zone where development and redevelopment are encouraged pursuant to State law or regulation" and that "[a]ccordingly, pursuant to

N.J.S.A. 40A:12A-6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA"; and

WHEREAS, it was subsequently learned that the owner of one of the properties included in the expanded subject area did not receive notice of the Planning Board's June 6, 2022 public hearing; and

WHEREAS, as a result, the Planning Board scheduled a new public hearing on the amended study and provided a new notice of said public hearing in accordance with all applicable requirements, which hearing was held on October 17, 2022, following which the Planning Board acted to again recommend to the Mayor and Council that it should designate the expanded subject area, as a non-condemnation area in need of redevelopment, said action being memorialized by Resolution CTPB-2022-0D adopted on October 17, 2022; and

WHEREAS, by Resolution #194-2022 adopted on October 26, 2022, the Mayor and Council accepted the renewed recommendation of the Planning Board set forth in Resolution CTPB-2022-0D and re-designated the following properties as a non-condemnation area in need of redevelopment (the "Grayrock Road AINR"):

Block 74, Lot 16 (42 Fairview Avenue)
Block 74, Lot 17.01 (173 Center Street)
Block 74, Lot 19 (3 Grayrock Road)
Block 77.01, Lot 2 (2 Grayrock Road)
Block 77.01, Lot 3 (10 Grayrock Road)
Block 77.01, Lot 4 (12 Grayrock Road)

and

WHEREAS, by letter dated November 9, 2022, the Township Clerk transmitted a certified copy of the resolution to the Commissioner of the New Jersey Department of Community Affairs ("DCA") for review, in accordance with the requirements of the LRHL set forth at N.J.S.A. 40A:12A-6b(5)(c); and

WHEREAS, in accordance with the DCA Commissioner's September 6, 2022 letter, the re-designation took effect upon transmittal; and

WHEREAS, the LRHL at N.J.S.A. 40A:12A-7a. states that "[n]o redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment";

and

WHEREAS, the LRHL at N.J.S.A. 40A:12A-7c states that "[t]he redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area"; and

WHEREAS, Township Planner Thomas Behrens, Jr., PP, AICP, prepared a redevelopment plan for a portion of the Grayrock Road AINR — specifically, Block 74, Lot 19 located at 3 Grayrock Road ("the Property"), which plan was dated July 21, 2025 and titled "3 Grayrock Road Non-Condemnation Area in Need of Redevelopment Plan, Block 74, Lot 19, Township of Clinton, Hunterdon County, New Jersey" (the "3 Grayrock Road Redevelopment Plan"); and

WHEREAS, on August 13, 2025 the Mayor and Council, finding it in the best interest of the Township, adopted the 3 Grayrock Road Redevelopment Plan by Ordinance No. 1215-2025, which in accordance with N.J.S.A. 40A:12A-7c replaced and superseded the development regulations then applicable to the Property; and

WHEREAS, the 3 Grayrock Road Redevelopment Plan incorporates a concept plan that shows how the site is expected to be developed; and

WHEREAS, through the adoption of Resolution #2025-168 on August 13, 2025, the Mayor and Council designated Ingerman Development Company LLC ("Ingerman") as the redeveloper of the Property, as authorized by the LRHL at N.J.S.A. 40A:12A-8; and

WHEREAS, Ingerman received preliminary site plan approval from the Clinton Township Planning Board on October 6, 2025, as memorialized in Planning Board Resolution No. 2025-06, to construct a 25-unit multifamily affordable housing development consistent with the 3 Grayrock Redevelopment Plan, including the concept plan incorporated therein; and

WHEREAS, Ingerman was awarded NJHMFA's 9% LIHTC financing in the Fall 2025 Round for the 25-unit 100% affordable housing redevelopment project on the Property; and

WHEREAS, reservations remain in effect for sufficient sewer and water capacities from the Clinton Township Sewerage Authority and Town of Clinton Water Department, respectively, to accommodate the 25-unit development; and

WHEREAS, Ingerman in preparing the final site plan and construction estimates for the project realized that the revised NJDEP stormwater management requirements that

went into effect July 1, 2026 and the steep slopes areas on the site have triggered increased construction costs that will render development of the site infeasible based on the 2025 Redevelopment Plan requirements without a substantial additional monetary contribution from the Township; and

WHEREAS, Ingerman has therefore proposed a revised development concept plan (the "Revised Concept") for the site that takes advantage of the existing stormwater infrastructure on the site installed in connection with a previously-approved medical office development that had been abandoned, thereby minimizing site grading and greatly reducing the need to install large retaining walls; and

WHEREAS, a copy of the Revised Concept is attached hereto as Exhibit A; and

WHEREAS, the Revised Concept replaces the prior two multifamily building design with one multifamily building in a location generally consistent with the prior medical office approval and initial redevelopment concepts, relocates the parking from behind the buildings to the northern area of the site with adequate landscape buffering and other minor adjustments; and

WHEREAS, in order for Ingerman to develop the property in accordance with the Revised Concept, it is necessary to make certain amendments to the 3 Grayrock Road Redevelopment Plan, including by replacing the concept plan set forth therein with the Revised Concept; and

WHEREAS, the proposed amendments to the Redevelopment Plan are set forth in an updated plan prepared Township Planner Thomas Behrens, Jr., PP, AICP dated September 18, 2026 and titled "Amended 3 Grayrock Road Non-Condemnation Area in Need of Redevelopment Plan, Block 74, Lot 19, Township of Clinton, Hunterdon County, New Jersey" (the "Amended 3 Grayrock Road Redevelopment Plan"); and

WHEREAS, the Mayor and Council have reviewed and find that the Revised Concept maintains the intent of the original concept in providing for a minimum of 25 affordable housing units to address a portion of the Township's Fourth Round affordable housing obligation in a manner that is consistent with the surrounding character of the community and in recognition of site and regulatory constraints; and

WHEREAS, the Mayor and Council find it in the best interest of the Township to adopt the Amended 3 Grayrock Road Redevelopment Plan;

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

1. Findings. The findings set forth in the preamble to this ordinance are hereby incorporated as if fully restated herein.

2. Adoption of amended redevelopment plan. The plan prepared by Thomas Behrens, Jr., PP, AICP dated September 18, 2026 and titled “Amended 3 Grayrock Road Non-Condemnation Area in Need of Redevelopment Plan, Block 74, Lot 19, Township of Clinton, Hunterdon County, New Jersey” (the “Amended 3 Grayrock Road Redevelopment Plan”) is hereby adopted pursuant to N.J.S.A. 40A:12A-7 as the redevelopment plan for Block 74, Lot 19.

3. Amendment to Chapter 165 to reflect adoption of the amended redevelopment plan. Section 165-155.84 of the “Code of the Township of Clinton” is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus)]:

§165-155.84. Amended 3 Grayrock Road Non-Condemnation Redevelopment Plan

See the redevelopment plan entitled "Amended 3 Grayrock Road Non-Condemnation Redevelopment Plan, Block 74, Lot 19, Township of Clinton, Hunterdon County, New Jersey" prepared by Thomas M. Behrens, Jr., PP, AICP of Burgis Associates and dated September 18, 2026 [July 21, 2025], a copy of which is incorporated herein by reference, maintained on file in the Office of the Township Clerk, and [is] included among the attachments to Chapter 165.

4. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency only.

5. Severability. If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

6. Referral to Planning Board. In accordance with the requirements of the LRHL set forth at N.J.S.A. 40A:12A-7e, the Township Clerk shall promptly transmit a copy of this ordinance and the Amended 3 Grayrock Road Redevelopment Plan to the Clinton Township Planning Board for the Board to issue a report prior to the ordinance’s adoption identifying the specific provisions of said plan (if any) that are inconsistent with the Clinton Township Master Plan and containing its recommendations regarding said inconsistencies (if any) and any other matters the Board might deem appropriate.

7. Filing with the Hunterdon County Planning Board. The Township Clerk shall promptly

cause a certified copy of this ordinance to be filed with the Hunterdon County Planning Board upon its adoption.

8. Filing with the New Jersey Highlands Council. In accordance with the requirements of section 165-271 of the Township Code, the Township Clerk shall promptly transmit a certified copy of this ordinance to the New Jersey Highlands Council upon its adoption.

9. Effective date. This ordinance shall take effect 20 days after its final passage in accordance with N.J.S.A. 40:69A-181 and upon having been (a) filed with the Hunterdon County Planning Board and (b) deemed by the New Jersey Highlands Council to be either consistent with the Highlands Regional Master Plan or not subject to Council review.

Mayor Mullay opened the public hearing on the ordinance.

Township Planner Tom Behrens provided an overview of the ordinance and stated that it is not inconsistent with the Township Master Plan.

Jeff Long of Ingerman Developers stated that this ordinance will result in a high-quality development while meeting HMFA requirements.

Seeing that there were no more comments from the public, Mayor Mullay closed the public hearing.

Council President Glaser motioned to adopt Ordinance 1237-2026; Councilman Kochanowski seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

OLD BUSINESS

NEW BUSINESS

Mayor Mullay and the Council requested to Mr. Jotz that the date of the November 18, 2026 regular meeting be changed to Thursday, November 19, 2026.

CORRESPONDENCE

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

South Branch Emergency Services Chief Frank Setnicki informed the Council that they received 441 calls in September, with approximately 25% of those calls in Clinton Township.

He added that his squad has received over 3,500 calls for the year and that often, those calls require more than one ambulance.

Seeing that there were no comments from the public, Mayor Mullay closed the public hearing.

ADJOURNMENT

Councilman Rhinehart motioned to adjourn the meeting; Councilman Hardiman seconded.

Result: Motion passed by vote of 5 in favor and none opposed.

The Council adjourned the meeting at 7:46 pm.

Respectfully Submitted,

Jeffrey Jotz
Township Clerk

Hon. Brian K. Mullay
Mayor

Adopted by Mayor and Council: October 28, 2026