

RESOLUTION

RESOLUTION APPOINTING CHRIS SORRENTINO AS ACTING FIRE MARSHAL

WHEREAS, an opening for the position of a Acting Fire Official exists within the Township, and;

WHEREAS, it is the opinion of the Administrator that Chris Sorrentino has the experience and expertise to successfully carry out the duties of the Acting Fire Marshal and pursuant to N.J.A.C 5:71-4.3 is certified to perform said function, and does hereby recommend that Mr. Sorrentino be hired by the Township as the Acting Fire Marshall.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Clinton, County of Hunterdon, State of New Jersey, that Chris Sorrentino is hereby appointed the acting Fire Marshall effective October 7, 2022 through December 31, 2022, and;

BE IT FURTHER RESOLVED, Mr. Sorrentino’s starting salary shall be commenced with the hire offer letter and not to exceed up to 24 hours per week.

ATTEST:

Carla Conner, Township Clerk

Brian Mullay, Mayor

Adopted: October 26, 2022

CERTIFICATION

I, Carla Conner, Municipal Clerk of the Township of Clinton, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 26th day of October, 2022.

Conner Conner, Municipal Clerk

TOWNSHIP OF CLINTON

RESOLUTION

RESOLUTION RE-DESIGNATING THE PROPERTIES LOCATED AT 2, 10 & 12 GRAYROCK ROAD (BLOCK 77.01, LOTS 2, 3 & 4) AND 42 FAIRVIEW AVENUE, 173 CENTER STREET AND 3 GRAYROCK ROAD (BLOCK 74, LOTS 16, 17.01 & 19) AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 *ET SEQ.*

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 at N.J.S.A. 40A:12A-5 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

WHEREAS, the LRHL at N.J.S.A. 40A:12A-6 also 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 produce a report containing its findings as to whether the initial subject area met one or more of the criteria set forth at N.J.S.A. 40A:12A-5, and to 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, Board planning expert Tom Behrens, PP, AICP prepared, at the direction of and for the Planning Board, a study dated October 27, 2021 titled “Grayrock Road Area in Need of Redevelopment Study, Block 77.01, Lots 2, 3 and 4, Clinton Township, Hunterdon County, New Jersey” (the “initial study”), which initial study concluded that the initial subject area should be designated as an AINR, and the Board held a duly noticed public hearing on the initial study on November 15, 2021 to determine whether or not to recommend to the Mayor and Council that the initial subject area be designated as an AINR; and

WHEREAS, after reviewing the initial study, hearing testimony from Tom Behrens, PP, AICP, and hearing questions and comments from a member of the public who owns two of the lots in the Study Area as well as questions and comments from various Board members during the

November 15, 2021 hearing, the Board determined, for the reasons set forth in the initial study, that the initial subject area qualified under criteria “a”, “d” and “h” of N.J.S.A. 40A:12A-5 as well as under N.J.S.A. 40A:12A-3, to be designated as an AINR, and the Board further determined for the reasons set forth in the initial study to recommend to the Mayor and Council that it designate the initial subject area 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, Board planning expert Tom Behrens, PP, AICP prepared, at the direction of and for the Planning Board, an amended study dated May 17, 2022 titled “Grayrock Road Non-Condensation 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 “amended study”), which amended study concluded that the expanded subject area should be designated as an AINR, and the Board held a duly noticed public hearing on the amended study on June 6, 2022 to determine whether or not to recommend to the Mayor and Council that the expanded subject area be designated as an AINR; and

WHEREAS, following the public hearing, the Planning Board concluded that there was sufficient evidence to support findings and satisfy the criteria set forth in the LRHL for designating the expanded subject area as a non-condemnation area in need of redevelopment, and by motion made and seconded recommended to the Mayor and Council that for the reasons set forth in the amended study, it should designate the expanded subject area as a non-condemnation redevelopment area under the standards set forth in the LRHL at N.J.S.A. 40A:12A-5a, -5d, and -5h and N.J.S.A. 40A:12A-3; and

WHEREAS, on July 18, 2022 the Planning Board adopted Resolution CTPB-2022-0B, which memorialized the Board’s June 6, 2022 decision; and

WHEREAS, on August 10, 2022, the Mayor and Council adopted Resolution #163-2022 designating the expanded subject area as a non-condemnation area in need of redevelopment, for the reasons set forth in the amended study and in Resolution CTPB-2022-0B; 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; and

WHEREAS, following the October 17, 2022 public hearing, the Planning Board adopted Resolution CTPB-2022-0D, in which it again concluded that there was sufficient evidence to support findings and satisfy the criteria set forth in the LRHL for designating the expanded subject area as a non-condemnation area in need of redevelopment, and again recommended to the Mayor

and Council that for the reasons set forth in the amended study, it should designate the expanded subject area as a non-condemnation redevelopment area under the standards set forth in the LRHL at N.J.S.A. 40A:12A-5a, -5d, and -5h and N.J.S.A. 40A:12A-3; and

WHEREAS, the Mayor and Council wish again to implement the Planning Board's (renewed) recommendation that the expanded subject area be designated as a non-condemnation area in need of redevelopment, for the reasons set forth in the amended study and in Planning Board Resolution CTPB-2022-0D;

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 more fully restated herein.
2. Pursuant to N.J.S.A. 40A:12A-6b(5)(b), the Mayor and Council hereby accepts the renewed recommendation of the Planning Board set forth in Resolution CTPB-2022-0D and re-designates 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)

As set forth in the LRHL at N.J.S.A. 40A:12A-6b(5)(f), the designation of the above-listed properties as a non-condemnation area in need of redevelopment shall not authorize the Township or any other entity to exercise the power of eminent domain to acquire any properties in the Grayrock Road AINR.

3. The Township Clerk shall forthwith transmit a certified copy of the within 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 to the Planning Board Chair and Administrative Secretary.
4. The Township Clerk shall within ten days of the date of adoption of this resolution serve notice of the Mayor and Council's determination and a certified copy of this resolution upon all record owners of property located within the Grayrock Road AINR, as shown on the tax assessor's records, and upon each person who filed a written objection to the determination and stated, in or upon the written submission, an address to which notice of determination may be sent, in accordance with the requirements of the LRHL set forth at N.J.S.A. 40A:12A-6b(5)(d).
5. Pursuant to N.J.S.A. 40A:12A-7f, the Planning Board continues to be directed to prepare a redevelopment plan for the Grayrock Road AINR.
6. This resolution shall take effect immediately. The Mayor and Council's determination, however, shall not take effect until it has been re-reviewed and re-approved by the DCA

Commissioner or thirty days have elapsed from the date on which the Township Clerk transmitted this resolution to the DCA Commissioner, whichever occurs first.

ATTEST:

Carla Conner, RMC, Township Clerk

Brian Mullay, Mayor

Adopted: October 26, 2022

I, Carla Conner, Clerk of the Township of Clinton in Hunterdon County, New Jersey, do hereby certify that the foregoing is a true copy of a resolution duly passed by the Clinton Township Mayor and Council at its regular meeting held on October 26, 2022.

Carla Conner, RMC, Township Clerk