



MINUTES

Township of Clinton Mayor and Council September 13, 2023

1370 Route 31, Lebanon, New Jersey 08833

Mayor Mullay called the meeting to order at 7:00 pm.

The following notice was read into the record: "Adequate notice of this meeting has been provided in accordance with the requirements of the Open Public Meetings Act. On September 11, 2023, a copy of this agenda was sent to the Hunterdon County Democrat, posted on the bulletin board in the Municipal Building and made available to the public on the Township's website."

SALUTE TO THE FLAG

ROLL CALL

Councilman Glaser	Present
Councilman Kochanowski	Present
Councilwoman Switlyk	Present
Council President Strauss	Present
Mayor Mullay	Present

Also Present:

Trishka Waterbury Cecil, Township Attorney
William Close, Acting Township Administrator
Lindsay Heller, Acting Township Clerk

COMMENTS FROM THE PUBLIC FOR ITEMS LISTED ON THE AGENDA ONLY

Nick Corcodilos, Clinton Township – asked that the Transfer Station resolution be removed and the Council look into this due to issues with the County and not supplying the proper documents requested. Mayor Mullay agreed to pull the resolution from the Consent Agenda and act on it separately.

REPORTS FROM MAYOR AND COUNCIL MEMBERS

Councilman Glaser commented on the Sewage Authority and the Audit that was adopted at the last meeting along with other regular items. There was an update on the Cannabis Committee and the micro license that is being requested from the Township. There was a change to the retail side of the business and the type of licensing was discussed, as well as rules and regulations. Councilwoman Switlyk asked about public feedback and if there was a way that the Council can receive it regarding this license. Councilman Glaser mentioned a working session would be beneficial for the public and the Council; the

Cannabis Regulatory Commission was invited to the Council meeting tonight but was unavailable and they won't participate in a working session. The interested party will be invited to a working session in the future.

Councilman Kochanowski reported on the Hunterdon Games that was hosted two and a half weeks ago; Clinton Township placed third. Councilman Kochanowski reflected on the events that happened and that Clinton Township possibly will host the event next year with the Town of Clinton.

Councilwoman Switlyk gave updates on the Environmental Commissioner meeting and the clearing issues of land at the Fountain Motel near Windy Acres. The DEP has been notified of the work that has been conducted. Community Day preparation is going well for the end of this month. There are herbicides being sprayed throughout open space locations in the Township; residents are concerned and would like to know ahead of time and requested that notices be posted. Councilwoman Switlyk questioned when the power company, JCP&L sprays and if they check for wetlands. There is a member of the Environmental Commission who will be leaving the Board. The Green Team train station cleanup has been canceled due to the cleaning only being allowed to take place between Monday and Friday during work hours, but there are other events that are scheduled, along with a new cleaning event. The hunting program has started and so far, three deer have been tagged. There are seats expiring on the Open Space Committee and the Outreach Program has dates and locations posted for upcoming events.

Council President Strauss announced that school is back in session, gave a Board of Education update and asked residents to be mindful of buses. The Historic Commission met and discussed the preservation of property on Springhouse Court. Public Safety reports have been submitted and residents have shared concerns about traffic issues and roads. There has been an increase in vehicle burglaries. Renovations have begun at the Public Safety building and looks great so far. The Fire Department has work orders placed and some have been addressed by the Township's Department of Public Works. The South Branch Emergency Services report was sent to the Council. There was a ribbon cutting event at the Chabad on September 10th as well.

Mayor Mullay updated the Council and public about the reconstruction of Petticoat Lane and the added pull out for the Transfer Station. Milling and Paving will begin within thirty days and other roads in the Township will have the same work done. The list of roads can be found on the website. Council President Strauss asked that the blue line on Valley Crest be painted back once the road work is completed.

Mayor Mullay appointed Robert Parkanyi to the regular seat on the Environmental Commission expiring in December 2024.

Advertising for the Confidential Aide in the Administrator's Office, Construction Office, and the Planning/Zoning Administrator have been posted. Mayor Mullay thanked Denise Filardo for her years of service to the Township. The Recreation Committee met, and Mayor Mullay thanked William Close for his attendance at the meeting. There is a

potential water filling station being added to the park. There will be another Food Truck Festival in November and a Pickleball Tournament has been scheduled for September 30th, along with Community Day. Construction of a playground is going to happen near the High School. About 300 campers signed up at Summer Camp this year; there may be a fee increase for next year.

Mayor Mullay commented on a property on Route 31 at Molasses Hill Road, which is covered in wetlands. This property cannot be built on and the owner offered to sell the property to the Township as Open Space, but the owner has now offered to donate it.

The next Council meeting on September 27th will be held at the Clinton Township Middle School and ExxonMobil will be presenting on potential development options for about 100 acres of their property. Mayor Mullay invited the public to attend the meeting and share their comments about this matter. The Mayor is looking to have information on permitted uses to the Council before the meeting on the 27th, and Councilwoman Switlyk requested Highlands's information as well for the property.

The Mayor and Council temporarily adjourned their meeting at 7:09 pm in order to convene as the Board of Health.

BOARD OF HEALTH

1. Approving a Septic System Waiver Request for a property located on Block 12, Lot 11 in the Township of Clinton.

Bill Jupinka, from Bayer-Risse Engineering, Inc., reported on the property and why the waivers are being requested by the property owners. The improvements will be better than what is currently on the property and these waivers will replace the malfunctioning system.

Councilwoman Switlyk moved to approve the waiver request; Council President Strauss seconded the motion.

Result: Approved unanimously.

The Mayor and Council reconvened at 7:13 pm.

ORDINANCES – FIRST READING/ INTRODUCTION

None

ORDINANCES – SECOND READING/ PUBLIC HEARING

ORDINANCE 1189-2023 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey, Amending the Development Regulations Applicable to the AH-9 Affordable Housing Zoning District Located on Route 31 North in order to Facilitate the Construction

of a 100 Percent Affordable Housing Project in said District.

Councilman Glaser commented that the Planning Board has reviewed the Ordinance and it is consistent with the Master Plan.

Mayor Mullay noted that the funding is through the HMFA.

Mayor Mullay opened the public hearing.

Jack Brennan, Union Township – had questions on the ordinance, the information and plans with the units and the retaining of stormwater. Mr. Brennan also asked about the paving and sidewalk safety concerns.

Mike Amberger, Clinton Township – wanted to know if this would affect the Highlands, expressed concerns with the measurements within Ordinance matching with what the builders proposed, and setbacks.

Nick Corcodilos, Clinton Township – asked for clarification on the ordinance and adopted resolutions. Questioned the funding and municipal spending on this project.

Ed Kane, Clinton Township – questioned the units and percentage of the affordable units. Concerned about the regulations, water runoff, and tax questions and issues with school and new families starting.

Mayor Mullay closed the public hearing.

Mayor Mullay moved to adopt Ordinance 1189-2023; Councilman Glaser seconded the motion.

Result: Adopted unanimously.

RESOLUTIONS

1. Resolution 146-2023 – Resolution authorizing the purchase from BSN Sports of batting cages for the Recreation Department, in an amount not to exceed \$24,005.00. (TABLED)

Councilman Glaser commented that he did not see the deterioration with the old batting cages and requested that the Recreation Director, Tom Silvia, join an upcoming Council Meeting to speak on this matter and the quote that was received from the vendor. Councilman Kochanowski requested other options be explored for the area.

Result: The Mayor and Council agreed to table the resolution until its October 11, 2023 meeting.

2. Resolution 147-2023 – Resolution appointing a part-time Code Enforcement Officer (Amendment to Resolution No. 127-2023).

Councilman Glaser moved to approve Resolution 147-2023; Councilman Kochanowski seconded the motion.

Result: Adopted unanimously.

3. Resolution 148-2023 - Resolution requesting approval of items of revenue and appropriation in the 2023 Township budget for the 2023 Safe Passage Event DWI Enforcement for Memorial Day and Fourth of July.

Councilman Glaser moved to approve Resolution 148-2023; Mayor Mulla seconded the motion.

Result: Adopted unanimously.

4. Resolution 149-2023 - Resolution of the Mayor and Council of the Township of Clinton confirming appointment of Lindsay Heller as Registrar of Vital Statistics for the Township of Clinton.

Councilman Glaser moved to approve Resolution 149-2023; Councilwoman Switlyk seconded the motion.

Result: Adopted unanimously.

5. Resolution 150-2023 - Resolution authorizing the purchase from Witmer Public Safety Group, Inc. for turnout gear for the Fire Department, in an amount not to exceed \$33,450.00.

Council President Strauss recused himself and left the meeting room.

Councilman Glaser moved to approve Resolution 150-2023; Councilwoman Switlyk seconded the motion.

Result: Adopted unanimously (Council President Strauss recused).

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.

The following items were removed from the consent agenda for separate consideration:

Item 1, Approval of the Regular Session meeting minutes from August 9, 2023.

Item 2. Approval of bills/vouchers.

Item 9. Resolution 157-2023 – Resolution supporting the proposed sale of the Hunterdon County Transfer Station/Materials Recovery Facility under certain conditions.

Item 10. Resolution 158-2023 - Resolution of the Mayor and Council of the Township of Clinton approving a Shared Services Agreement with the North Hunterdon-Voorhees Board of Education for Class III Special Law Enforcement Officers. (TABLED)

Item 11. Resolution 159-2023 - Resolution authorizing the release of Performance Guarantees for Blocks 30, 30.02, 31, Lots 17, 30, 31, 41 in the amount of \$912,284.28.

AMENDED CONSENT AGENDA:

3. Resolution 151-2023 - Resolution requesting approval of items of revenue and appropriation in the 2023 Township budget for the 2023 Click It or Ticket Grant Seat Belt Mobilization in the amount of \$3,800.34.
4. Resolution 152-2023 - Resolution of the Mayor and Council of the Township of Clinton confirming the appointment of Cecilia Covino as Deputy Registrar of Vital Statistics for the Township of Clinton.
5. Resolution 153-2023 - Resolution to release certain Performance Guarantees and Escrow for properties located at Block 63, Lot 3.26 and Block 82.19, Lot 14.
6. Resolution 154-2023 - Resolution to issue a refund to Communications Construction for a police road job in the amount of \$90.00.
7. Resolution 155-2023 - Resolution of the Mayor and Council of the Township of Clinton authorizing the refund of \$1,806.00 to Jordan Wheeler.
8. Resolution 156-2023 - Resolution authorizing a refund for an overpayment in real estate taxes for property located at Block 82.18, Lot 49.13, in the amount of \$4,925.24.

Council President Strauss moved to approve the amended consent agenda; Councilman Glaser seconded the motion.

Result: Adopted unanimously.

ITEMS REMOVED FROM CONSENT AGENDA FOR SEPARATE CONSIDERATION

1. Approval of the Regular Session meeting minutes from August 9, 2023.

Tabled to the September 27, 2023 Mayor and Council meeting.

2. Approval of bills/vouchers.

Council President Strauss had questions regarding certain items on the bill list.

Council President Strauss moved to approve the bills/vouchers as presented; Councilman Glaser seconded the motion.

Result: Approved unanimously.

9. Resolution 157-2023 – Original title: Resolution supporting the proposed sale of the Hunterdon County Transfer Station/Materials Recovery Facility under certain conditions. Amended title: Resolution suggesting conditions on the proposed sale of the Hunterdon County Transfer Station/Materials Recovery Facility.

Councilwoman Switlyk would like to see reports and have answers from the County for the Environmental Commission to review. Councilman Glaser believes that the wording should be revised on the resolution and presented a new version of the resolution with his edits. Mayor Mullay wanted to capture the concerns of the residents as well as the Township Council's concerns.

Councilman Glaser read his revisions into the record, including the amendment to the title of the resolution.

Mayor Mullay moved to approve the resolution as amended; Councilman Kochanowski seconded the motion.

Result: Approved 4-1 (Councilwoman Switlyk opposed).

10. Resolution 158-2023 - Resolution of the Mayor and Council of the Township of Clinton approving a Shared Services Agreement with the North Hunterdon-Voorhees Board of Education for Class III Special Law Enforcement Officers.

Tabled to the September 27, 2023 Mayor and Council meeting.

11. Resolution 159-2023 - Resolution authorizing the release of Performance Guarantees for Blocks 30, 30.02, 31, Lots 17, 30, 31, 41 in the amount of \$912,284.28.

Tabled to the October 11, 2023 Mayor and Council meeting.

NEW BUSINESS

None.

UNFINISHED BUSINESS

None.

CORRESPONDENCE

Ordinance #21-2023 and Ordinance #24-2023 from the Township of Readington.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Magar Patel supplied information on the cannabis license and shared reports and statistics regarding cannabis nationwide. Mr. Patel also commented on revenue and taxes and how it will help the Township and community, along with offering jobs to the residents of the community and not residents outside the community.

Tristian also shared the benefits of cannabis for medical purposes and the professional benefits that the team would bring to the community.

Sean Lyon, potential business owner, shared how the company would coach, help and support their customers and the services that they would offer to their customers and potential opportunities for community.

Christiana Thomas is a medical researcher and discussed how the products will help residents.

Councilwoman Switlyk suggested that the four presenters tonight host a working session for the public and Township.

Nick Corcodilas, Clinton Township, mentioned that he is in favor of the cannabis business coming to the Township. Mr. Corcodilas asked about the meeting minutes prior to Daniels Law and the redactions, and questioned the hiring of a Township Administrator that was mentioned at the July 12th, 2023 meeting.

Mike Amberger, Clinton Township, is concerned about crime rates potentially increasing with the affordable housing units going up and wanted clarification on rules and regulations for renters.

EXECUTIVE SESSION

None.

ADJOURNMENT

The Mayor and Council adjourned the meeting at 9:50 pm.

Respectfully Submitted,

Lindsay Heller
Acting Township Clerk

Approved: September 27, 2023