

## RESOLUTION

### **A RESOLUTION ACCEPTING BID FOR PUBLIC SALE BY AUCTION OF LAND OWNED BY THE TOWNSHIP OF CLINTON AND NO LONGER NEEDED FOR A PUBLIC PURPOSE (10 CONCORD ROAD / BLOCK 4.01, LOT 17)**

**WHEREAS**, the Township of Clinton is the record owner of a  $\pm 1.04$  acre parcel of vacant land located at 10 Concord Road and designated on the Clinton Township tax maps as Block 4.01, Lot 17, (the "Property"); and

**WHEREAS**, the Local Lands and Buildings Law, N.J.S.A. 40A:12-13(a), authorizes municipalities to convey property not needed for a public use to the highest bidder at a public auction; and

**WHEREAS**, the Township of Clinton advertised this property for public sale by auction to the highest bidder in the Hunterdon County Democrat on January 13, 2022 and January 20, 2022, with prospective bidders required to post a deposit of Five Thousand (\$5,000.00) Dollars in advance in order to participate in the public auction; and

**WHEREAS**, eighteen (18) bidders registered and posted the required escrow in order to compete for the Property and bids were received at the January 26, 2022 auction; and

**WHEREAS**, The H Architects, LLC, whose address is 218 Milltown Road, East Brunswick, New Jersey 08816, was the highest bidder at the January 26, 2022 auction, with a bid in the amount of One Hundred Thousand (\$100,000.00) Dollars plus a Buyer's Premium of ten percent (10%) of the bid price for a Total Purchase Price of One Hundred Ten Thousand (\$110,000.00) Dollars; and

**WHEREAS**, The H Architects, LLC has submitted a check in the amount of Eleven Thousand (\$11,000.00) Dollars as the deposit required by the conditions of sale; and

**WHEREAS**, the Local Lands and Buildings Law requires the governing body to accept the highest or reject all bids no later than its second regularly scheduled meeting following the auction; and

**WHEREAS**, the Township Committee desires to accept the highest bid for the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee 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. Pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-13(a), the Township of Clinton hereby accepts the highest bid for the Property in the amount of One Hundred

Thousand (\$100,000.00) Dollars plus Buyer's Premium of ten percent (10%), for a Total Purchase Price of One Hundred Ten Thousand (\$110,000.00) Dollars from The H Architects, LLC.

3. The Property is being sold "AS IS" and subject to all encumbrances, restrictions, conditions, and easements of record, and any present or future assessments for the construction of improvements benefiting said Property.

4. The Property shall be used in accordance with applicable laws of any use lawfully approved by a land use board of the Township of Clinton.

5. At closing of title, purchaser shall submit, in addition to the balance of the purchase price, an additional sum of money equal to the costs of all advertising of the sale in the amount of \$137.60.

6. The Township, through its Mayor, Clerk, Administrator, and Attorney, is hereby authorized and directed to execute any and all documents and undertake any and all acts as shall be necessary and proper to effectuate the terms hereof and to comply with any applicable federal, State, county or local laws.

7. This resolution shall take effect immediately.

ATTEST:

\_\_\_\_\_  
Carla Conner, Township Clerk

\_\_\_\_\_  
Brian Mullay, Mayor

Adopted: February 9, 2022

CERTIFICATION

I, Carla Conner, Clerk of the Township of Clinton, do hereby certify that the foregoing resolution was duly adopted by the Mayor and Council of the Township of Clinton at a meeting duly held on February 9, 2022.

\_\_\_\_\_  
Carla Conner, RMC  
Township Clerk

## RESOLUTION

### RESOLUTION APPROVING THIRD AMENDMENT TO AFFORDABLE HOUSING AGREEMENT WITH CLINTON LIHTC URBAN RENEWAL LLC (BLOCK 82, LOT 4.03)

**WHEREAS**, Clinton LIHTC Urban Renewal LLC (“URE”) is the designated affordable housing developer of approximately 6 acres situated along Route 31 in the AH-5 Affordable Housing zoning district (the “AH-5 zone”), which will be known as Block 82, Lot 4.03 (the “Property”); and

**WHEREAS**, the Property is part of the ±40.38-acre “Marookian” property owned by the Township of Clinton (“Township”) and will ultimately be conveyed by the Township to the URE as authorized by Ordinance No. 1115-18 adopted by the Clinton Township Mayor and Council on June 13, 2018; and

**WHEREAS**, the URE intends to develop approximately eighty-four units of affordable family rental housing on the Property, together with such other improvements as may be necessary such as leasing offices, community meeting space, landscaping, curbing and parking (the “Project”); and

**WHEREAS**, the eighty-four units of rental housing in the Project will qualify as low- and moderate-income units under the Fair Housing Act, N.J.S.A. 52:27D-301 *et seq.* and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-16.1 *et seq.*; and

**WHEREAS**, the Project will help satisfy the Township’s “Mt. Laurel” affordable housing obligation pursuant to a settlement agreement entered into with Fair Share Housing Center (“FSHC”) and a Judgement of Compliance and Response (“JOCR”) entered by the Honorable Thomas C. Miller, P.J. Civ. on January 9, 2019; and

**WHEREAS**, the Project is intended to be financed using tax credits; and

**WHEREAS**, on June 13, 2018, the Township and the URE entered into an Affordable Housing Agreement (the “Original Agreement”) that sets forth the parties’ respective obligations and commitments in connection with the Project; and

**WHEREAS**, on June 16, 2020, pursuant to Resolution 77-2020, the Township and the URE entered into the First Amendment to the Affordable Housing Agreement, to extend the URE’s deadline to begin construction of the Project; and

**WHEREAS**, on July 14, 2021, pursuant to Resolution 106-2021, the Township and the URE entered into the Second Amendment to the Affordable Housing Agreement, to extend the URE’s deadline to begin construction of the Project and to incorporate additional notice provisions (the “Second Amendment” together with the Original Agreement and First Amendment, the “Agreement”); and

**WHEREAS**, section 5.1 of said Agreement states that “[t]he URE shall use commercially reasonable efforts to commence construction of the Project on or before December 31, 2021”; and

**WHEREAS**, the URE is pursuing the necessary development approvals to proceed with the Project, and the necessary water and sewer capacity allocations to serve the Project; and

**WHEREAS**, in 2018, 2019, and 2020 the URE filed applications for nine percent tax credits to construct the Project, which tax credits were awarded in 2020; and

**WHEREAS**, the URE’s actions to date demonstrate to the Township that the URE is using all reasonable commercial efforts to continue moving forward with the Project and remains committed to constructing the Project as soon as possible; and

**WHEREAS**, the Township therefore finds that it is in the best interests of the public to amend section 5.1 of the Agreement to extend to July 1, 2022 the URE’s deadline to begin construction of the Project; and

**WHEREAS**, because the Property is part of the Township’s third round affordable housing compliance plan and is subject to various terms and conditions imposed in the settlement agreement with FSHC and in the court’s JOCR, the amendment to section 5.1 authorized herein is consistent with the Third Amendment to the Affordable Housing Agreement approved by the Superior Court;

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

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. The Council hereby authorizes and directs the Mayor and Township Clerk to execute a Third Amendment to the Affordable Housing Agreement between the Township and the URE modifying section 5.1 of said agreement to extend to July 1, 2022 the URE’s deadline to begin construction of the Project, consistent with the Third Amendment to the Affordable Housing Agreement approved by the Superior Court.
3. The Mayor, Township Clerk, Township Attorney, and Township Affordable Housing Counsel are hereby authorized and directed to undertake any and all acts necessary to effectuate the terms hereof.
4. This resolution shall take effect immediately.

ATTEST:

\_\_\_\_\_  
Carla Conner, Township Clerk

\_\_\_\_\_  
Brian Mullay, Mayor

Adopted: February 9, 2022

I, Carla Conner, Clerk of the Township of Clinton in Hunterdon County, New Jersey, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Clinton Township Mayor and Council at a meeting held on February 9, 2022.

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Carla Conner, RMC, Township Clerk

## RESOLUTION

### ESTABLISHING THE ANNUAL SALARIES & WAGES FOR NON-CONTRACT PERSONNEL

**BE IT RESOLVED**, by the Mayor and Township Council of the Township of Clinton that the salaries of the following non-contract employees are listed below for the entire calendar year of 2022, unless otherwise specified.

<u>DEPARTMENT</u>	<u>TITLE</u>	<u>YEAR 2022</u>
<b><u>Administration</u></b>		
Mekovetz, Vita	Administrator	\$91,800
Conner, Carla	Municipal Clerk	\$71,766
Cramer, Donna	Administrative Assistant	\$48,000
Biondo, Ashley	Administrative Office Clerk	\$38,000
<b><u>Building/Construction</u></b>		
Thomas Petto	Construction Code Official	\$106,050
Howell, Terri	Technical Assistant	\$51,145
Vanderberg, Robert	P/T Electrical Inspector	\$40.40/hour
Niro, Daniel	Plumbing Subcode	\$20,676
Milne, Steven	Fire Marshal	\$42,432
Sorrentino, Christopher	Fire Inspector	\$27.06/hour
Dziminski, Richard	Fire Inspector	\$29.71/hour
<b><u>Mayor/Council</u></b>		
Mullay, Brian	Mayor	\$3,437
Kochanowski, Thomas	Council President	\$2,935
Switlyk, Amy	Councilwoman	\$2,935
Strauss, Marc	Councilman	\$2,935
Glaser, William	Councilman	\$2,935
<b><u>Court</u></b>		
Lorenz, Lynn	Court Administrator	\$86,141
Marino, Kimberly	Deputy Court Administrator	\$61,699
Saharic, Lisa	Violations Clerk	\$37,992
Errickson, Kathy	Prosecutor	\$40,000
Mitzner, Scott	Public Defender	\$700 per session
Perkins, Eric	Judge	\$42,181
	Additional Sessions/Alt. Judge	\$800 per session

<u>DEPARTMENT</u>	<u>TITLE</u>	<u>YEAR 2022</u>
<b><u>Finance</u></b>		
Dominijanni, Debbie	Account Clerk	\$56,536
Licata, Christine	Assistant CFO	\$90,000
<b><u>Planning Board</u></b>		
Filardo, Denise	Planning Bd, B of A Admin	\$68,666
<b><u>Zoning Board</u></b>		
Filardo, Denise	Zoning Officer	\$3,300
Thomas Silvia	Deputy Zoning Officer	\$1,650
<b><u>Police Department</u></b>		
DeRosa, Thomas	Officer In Charge	\$155,000
Housel, Tracy	Receptionist	\$42,491
Yotcoski, Julia	P/T Records & Data Adm	\$23.34/hour
Caracio, Alfonso	Special Officer	\$25.96/hour
<b><u>Tax Assessor</u></b>		
Ward, Jeffrey	Tax Assessor	\$88,883
<b><u>Tax Collection</u></b>		
Centofanti, Patricia	Tax Collector	\$78,975
<b><u>Public Works</u></b>		
Meixsell, Jay	DPW Director	\$93,574
Burke, James	Foreman	\$65,181
Stavrakis, Michael	DPW Maintenance Supervisor	\$68,979
<b><u>Recreation</u></b>		
Silvia, Thomas	Recreation Director	\$83,789

ATTEST:

\_\_\_\_\_  
Carla Conner, Township Clerk

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Brian Mullay, Mayor

Adopted: January 9, 2022