

**TOWNSHIP OF CLINTON  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

**RESOLUTION  
2025-135**

**RESOLUTION OF NEED FOR AFFORDABLE HOUSING PROJECT  
(BLOCK 74, LOT 19, 3 GRAYROCK ROAD)**

**WHEREAS**, in connection with its ongoing efforts to satisfy the obligations of New Jersey's Fair Housing Act and the judicial requirements of the Mount Laurel Doctrine, which are currently under the jurisdiction of Superior Court of Hunterdon County, the Township has a constitutional obligation to provide for its fair share of the region's affordable housing needs; and

**WHEREAS**, the Township, in connection with the rules established for the determination of New Jersey municipalities' "Round 4" affordable housing obligations under the Fair Housing Act, the Township must prepare and adopt a Fair Share Plan (the "Plan") by June 30, 2025, then transmit the Plan to the designated New Jersey Superior Court judge appointed to hear affordable housing cases for municipalities in Hunterdon County (the "Court") for approval; and

**WHEREAS**, the Township desires to include the hereinbelow described Project as one of the mechanisms to be employed in satisfying the Township's "Round 4" affordable housing obligations; and

**WHEREAS**, Ingerman Development Company, LLC (hereinafter referred to as the "Sponsor") proposes to develop a multi-family housing development consisting of 25 units, which will consist of 100% affordable units, (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 *et seq.*), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 *et seq.*, and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the Township on a site designated as Block 74, Lot 19, on the official tax map of the Township, an approximately 1.44 acre property located at 3 Grayrock Road, Clinton Township; and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

**WHEREAS**, pursuant to the HMFA Requirements, the Clinton Township Mayor and Council hereby determine that there is a need for the Project in the Township.

**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 set forth herein.
2. The Mayor and Council find and determine that the Project proposed by the Sponsor will meet the ongoing affordable housing need as established for "Round 4" affordable housing obligations under the Fair Housing Act.
3. The Mayor and Council hereby adopt the within resolution and make the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Requirements to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.
4. This resolution shall take effect immediately.

ATTEST:

Lindsay Heller  
Lindsay Heller  
Acting Township Clerk

Brian K. Mullay  
Hon. Brian K. Mullay  
Mayor

Adopted: June 30, 2025

#### **CERTIFICATION**

I, Lindsay Heller, Acting 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 adopted by the Mayor and Council of the Township of Clinton at its regular meeting held on June 30, 2025.

Lindsay Heller  
Lindsay Heller, Acting Township Clerk