

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

**ORDINANCE  
#1225-2026**

**AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING CHAPTER 165 OF THE “CODE OF THE TOWNSHIP OF CLINTON” TO ADD THERETO THE AH-12 AFFORDABLE HOUSING REDEVELOPMENT DISTRICT, AS CALLED FOR IN THE “3 GRAYROCK ROAD NON-CONDEMNATION REDEVELOPMENT PLAN” ADOPTED ON AUGUST 13, 2025 PURSUANT TO ORDINANCE #1215-2025**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Mayor and Council of the Township of Clinton on August 13, 2025 adopted by ordinance a redevelopment plan entitled “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 July 21, 2025 (the “Plan”) as the redevelopment plan for a portion of the Grayrock Road Non-Condemnation Area in Need of Redevelopment, specifically, the parcel located at 3 Grayrock Road and designated on the Clinton Township tax maps as Block 74, Lot 19 (see Ordinance #1215-2025); and

**WHEREAS**, section 3.1 of the Plan states that the Mayor and Council’s adoption of Ordinance #1215-2025 shall effectuate an amendment to the Township’s zoning map to establish the “AH-12 Affordable Housing Redevelopment District” within the Grayrock Road Non-Condemnation Area in Need of Redevelopment comprising the parcel to which the Plan applies; and

**WHEREAS**, the Mayor and Council now wish to formally codify the AH-12 Affordable Housing Redevelopment District by adding it to the list of zoning districts set forth in section 165-85 of the Code and by establishing a new article in Part 7 of Chapter 165 referencing the regulations contained in the 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:

**SECTION 1. Preamble.** The preamble to this ordinance is hereby incorporated as if fully restated herein.

**SECTION 2. AH-12 Affordable Housing Redevelopment District added to list of Township ze districts.** Section 165-85, “Establishment of districts” in Chapter 165, “Land Use Regulations” of the “Code of the Township of Clinton” (“Code” or “Township Code”) is hereby amended by adding to the list of zone districts the “AH-12 Affordable Housing Redevelopment District,” and shall read as follows (additions are underlined thus; deletions are in brackets [thus]):

**§ 165-85. Establishment of Districts.**

For the purpose of this chapter, the Township of Clinton is hereby subdivided into [25] 26 zone districts, known as:

RC	Rural Conservation District
RR-4	Rural Residential 4 District
RR-4S	Rural Residential District 4S
SR	Suburban Residential District
VR	Village Residential District
AH-1	Affordable Housing District
AH-2	Affordable Housing District
AH-3	Affordable Housing District
AH-4	Affordable Housing Redevelopment District
AH-5	Affordable Housing District
AH-6	Affordable Housing District
AH-8	Affordable Housing District
AH-9	Affordable Housing District
AH-10	Affordable Housing District
AH-11	Affordable Housing District
<u>AH-12</u>	<u>Affordable Housing Redevelopment District</u>
C-1	Commercial District
C-ROM	Commercial – Research, Office and Manufacturing District
HC	Highway Commercial District
OB-1	Office Building District
OB-2	Office Building District
ROM-1	Research, Office and Manufacturing District
ROM-2	Research, Office and Manufacturing District
ROM-3	Research, Office and Manufacturing District
PUD	Planned Unit Development Overlay
PDO	Planned Development Overlay

**SECTION 3. New article added.** Part 7, “Zoning Regulations” of Chapter 165 of the Code is hereby amended by adding thereto new article XXIII entitled “AH-12 Affordable Housing Redevelopment District,” which shall read as follows:

**Article XXIII. AH-12 Affordable Housing Redevelopment District**

See the redevelopment plan entitled “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 July 21, 2025, a  
copy of which is on file in the Office of the Township Clerk and is  
included among the attachments to Chapter 165.

**SECTION 4. Redevelopment Plan added to Chapter 165 attachments.** A copy of the 3 Grayrock Road Non-Condernation Redevelopment Plan shall be included among the attachments to Chapter 165 of the Code.

**SECTION 5. Schedule of zoning requirements and zoning map updated.** The Schedule of Zoning Requirements referred to in section 165-86 of the Code and the Township zoning map shall be updated as needed to include the AH-12 Affordable Housing Redevelopment District (see Exhibits A and B attached hereto).

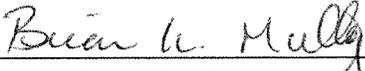
**SECTION 6. Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

**SECTION 7. Severability.** 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 8. Referral to Planning Board.** Following introduction and prior to adoption, the Clerk shall cause a copy of this ordinance to be referred to the Clinton Township Planning Board for review pursuant to N.J.S.A. 40:55D-26.

**SECTION 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 filing with the Hunterdon County Planning Board.

  
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Jeffrey J. Jotz, Acting Township Clerk

  
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Hon. Brian K. Mullay, Mayor



Introduced: February 11, 2026  
Public hearing: March 11, 2026  
Adopted: March 11, 2026



# EXHIBIT B

## LAND USE REGULATIONS Chapter 165 Attachment 3

Township of Clinton

### SCHEDULE OF ZONING REQUIREMENTS (Revised through [INSERT DATE])

[Amended 5-11-1987 by Ord. No. 334-87; 11-23-1987 by Ord. No. 350-87; 8-27-1990 by Ord. No. 435-90; 9-10-1990 by Ord. No. 436-90; 4-10-2002 by Ord. No. 772-02; 4-9-2003 by Ord. No. 812-03; 4-4-2004 by Ord. No. 846-04; 6-14-2006 and 9-13-2006 by Ord. No. 908-06; 10-12-2016 by Ord. No. 1092-16; 1-25-2017 by Ord. No. 1095-17; 9-12-2018 by Ord. No. 1120-18; 9-12-2018 by Ord. No. 1122-18; 11-7-2018 by Ord. No. 1121-18; 10-28-2020 by Ord. No. 1142-2020; 05-12-2021 by Ord. No. 1154-2021; 10-13-2021 by Ord. No. 1159-2021; 06-26-2024 by Ord. No. 1202-2024; 08-13-2025 by Ord. No. 1215-2025; [INSERT DATE & ORDINANCE NO]]

Zone	Primary Principal Use(s)	Minimum Lot Area (square feet) <sup>(1)</sup>	Maximum Depth of Measurement (feet)	Minimum Lot Width				Minimum Yards			Maximum Stories	Height (feet)	Maximum Building Coverage (percent)	Maximum Density	Floor Area Ratio (percent) <sup>(b)</sup>	Maximum Impervious Coverage (percent)
				At Street (feet)	At Building (feet)	Front (feet)	Rear (feet)	Side (feet)								
RC	One-family dwellings Conventional lot Clustered lot or lot average lot	392,040 100,000	1200 500	250 90	400 135	180 75	250 75	100 50	2 1/2 2 1/2	35 35	5% 15%	0.11 units/acre <sup>(a,b)</sup> 0.11 units/acre <sup>(b)</sup>				
RR-4	One-family dwellings Conventional lot Clustered lot or lot average lot	174,240 65,000	800 500	150 100	250 150	125 50	250 75	50 35	2 1/2 2 1/2	35 35	10% 15%	0.25 units/acre <sup>(b)</sup> 0.25 units/acre <sup>(b)</sup>				
RR-4S	One-family dwellings Conventional lot Clustered lot with sewer Clustered lot or lot average lot with septic system	174,240 30,000 65,000	800 240 500	150 75 100	250 110 150	125 50 50	250 50 75	50 25 35	2 1/2 2 1/2 2 1/2	35 35 35	10% 15% 15%	0.25 units/acre <sup>(b)</sup> 1.0 unit/acre <sup>(b)</sup> 0.25 units/acre <sup>(b)</sup>				
SR	One-family dwellings Conventional lot Clustered lot	65,000 15,000	500 150	100 60	150 90	50 35	75 40	35 10	2 1/2 2 1/2	35 35	15% 20%					
VR	One-family dwellings Two-family dwellings	9,000 11,250	150 150	36 45	54 68	35 35	40 40	10 10	2 1/2 2 1/2	35 35	20% 20%					
AH-1	Two-family dwellings Townhouses Apartments															
AH-2	One-family dwellings Multifamily dwellings															
AH-3	One-family dwellings Two-family dwellings Three- and four-family dwellings															
AH-4	Multifamily dwellings															
AH-5	Townhouses Multifamily dwellings															
AH-6	Townhouses Multifamily dwellings															
AH-7	[RESERVED]															
AH-8	One-family dwellings Two-family dwellings Townhouses Multifamily dwellings Courtyard singles															
AH-9	Townhouses Multifamily dwellings															
AH-10	Townhouses Multifamily dwellings															
AH-11	Multifamily dwellings Commercial															

See Article XX

See Article XXI

See Article XXII

See Beaver Brook Homestead Non-Condensation Redevelopment Plan

See Article XXIII

See Article XXIV

See Article XXV

See Article XXVI

See Article XXVII

See Article XXVIII

See Article XXIX

AH-12		Sec 3 Grayrock Road Non-Condensation Redevelopment Plan																	
Multifamily dwellings																			
C-1	Commercial	75,000	300	250	250	40	75	50										15%	40 <sup>(b)</sup>
HC	Commercial, Office	75,000	300	250	250	40	75	50										15%	40 <sup>(b)</sup>
C-ROM	Commercial uses	217,800	600	350	350	40	100	75										15%	40 <sup>(b)</sup>
	ROM and all other uses	217,800	600	350	350	100	100	75										15%	40 <sup>(b)</sup>
OB-1	Office buildings	150,000	500	300	300	40	100	50										15%	40 <sup>(b)</sup>
OB-2	Offices, shops, etc.	20,000	200	100	100	35	60	20			2 1/2								60 <sup>(b)</sup>
	One-family dwellings	9,000	150	54	54	35	40	10			2 1/2								
	Two-family dwellings	11,250	150	68	68	35	40	10			2 1/2								
ROM-1	Research, office, and manufacturing	1,742,400	2,000			200 <sup>(c)</sup>	200 <sup>(c)</sup>	100 <sup>(c),(d)</sup>										15%	33 <sup>(b)</sup>
ROM-2	Research, office, and manufacturing	871,200	1,500			150 <sup>(c)</sup>	150 <sup>(c)</sup>	75 <sup>(c),(d)</sup>										15%	33 <sup>(b)</sup>
ROM-3	Research, office, and manufacturing	217,800	600	350	350	100	100	75										15%	40 <sup>(b)</sup>
PUD	One-family dwellings, townhouses, apartments Commercial uses Public and private educational facilities Recreational facilities																		
PDO	Research, office and manufacturing																		

See Article XXXII

See Article XXXIII

NOTES:

- (a) For lots served by individual on-site septic systems, required minimum lot areas shall include at least one contiguous acre of noncritical lands. Noncritical lands are lands free of wetlands, floodplains, water bodies, stream corridors, easements and topographic slope of 15% or greater.
- (b) This standard shall apply to the area of the lot after first reducing the total area by portions of land subject to certain constraints as provided in the following schedule.

Constraint	Percentage of Area of Constraint by which Lot Area is to be Reduced*
Bodies of water	100
100-year floodplain (1)	100
Wetlands and wetland transition areas (2)	100
Slopes 15% to 24.99% (3)	50
Slopes 25% and greater (3)	100
Stream corridor (4)	100
Easements (5)	100

\*If more than one constraint applies to a given area, the constraint with the greater reduction shall apply.

- (1) Federal Emergency Management Administration (FEMA), DEP or other equally reliable source.
- (2) Verification by the NJDEP.
- (3) Calculated within two-foot contour intervals from aerial topography or survey by a New Jersey licensed land surveyor.
- (4) In accordance with the definition in Section 165-4.
- (5) Including existing drainage and conservation easements.
- (c) Additional yard requirements: Notwithstanding minimum yard requirements, the yard depth shall be increased by one foot for every 200 square feet or part thereof of building wall surface area in excess of 20,000 square feet, provided that the yard depth need not exceed 400 feet.
  - (1) For buildings that are not parallel to a street or property line as described above, the additional setback shall be measured at the midpoint of the length of the building wall.
  - (2) For buildings having staggered walls facing on a street property line as described above, the additional setback shall apply individually to each building wall, the area of said wall being the area of a plan extending through the entire building at that point.
- (d) Minimum rear yard requirement applies to the side yard if the side yard adjoins a residence district.
- (e) If off-street parking is provided under a building, the maximum permitted height of that portion of the building under which parking is located may be increased to 60 feet.
- (f) Side yards shall be increased to 100 feet where lot line abuts a residential zone.
- (g) For hotels the height limit will be 55 feet.
- (h) If application is made pursuant to a master development plan pursuant to Section 40-88 of the Clinton Township Code, the maximum impervious surface coverage shall be calculated on the basis of the effective land area of the entire tract prior to the subdivision or dedication. Any resulting lot shall not have more than 80% impervious surface coverage.
- (i) Fifteen feet exclusive of open porches, 20 feet to any garage door.