

TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY
ORDINANCE # 21 - 17

AN ORDINANCE AMENDING SECTION 88-56 OF THE CODE OF THE TOWN OF CLINTON REGARDING PERMITTED USES IN THE INDUSTRIAL DISTRICTS

WHEREAS, pursuant to N.J.S.A. 40:55D-62b, the Mayor and Council of Town of Clinton (the "Council") is authorized and empowered to adopt and amend the zoning ordinances of the Town of Clinton; and

WHEREAS, the Town Land Use Board has determined this ordinance is consistent with the goals and objectives of the Town's Master Plan Reexamination adopted on December 6, 2018; and

WHEREAS, the Town's Industrial District encompasses one approximately 73-acre area known as "the Industrial Tract;"

WHEREAS, the "Periodic Reexamination of the Master Plan and Development Regulations" dated December 16, 2018 notes that the "Industrial Tract" has limited vehicle access and states:

- The intersection providing access to the tract, which includes Interstate 78's off-ramp to Clinton-Pittstown Road, is beyond capacity and, therefore, experiences severe vehicle congestion.
- Vehicle access to the tract is limited to one street which only connect to Clinton-Pittstown Road.

WHEREAS, the Mayor and Council have determined, based upon advice from the Town Planner, that warehouse uses are inappropriate for a tract with limited vehicular access; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Clinton, the County of Hunterdon as follows:

SECTION 1. Section 88-56(A) of the Code of the Town of Clinton ("Code") regarding permitted uses in the "Industrial Districts" is amended as follows (Additions indicated in boldface and italics *thus*; deletions indicated with strike-through ~~thus~~):

A. The following are permitted principal uses:

(1) Processes of manufacturing, fabrication, assembly, packaging, treatment or conversion of products.

(2) Scientific or research laboratories devoted to research, testing, design and/or experimentation and processing and fabricating incidental thereto.

(3) Office buildings for business, professional, executive and administrative purposes.

(4) Data processing facilities.

~~(5) Warehouses and wholesale distribution centers.~~

(6) Municipal buildings and municipal uses, including municipal garages and storage and maintenance yards.

(7) Agricultural uses.

SECTION 2. Section 88-56(B) of the Code of the Town of Clinton (“Code”) regarding accessory uses in the “Industrial Districts” is amended as follows (Additions indicated in boldface and italics ***thus***; deletions indicated with strike-through ~~thus~~):

B. The following are permitted accessory uses:

(1) Off-street parking areas in accordance with §88-62.

(2) Signs, in accordance with §88-64.

(3) Outdoor storage in accordance with §88-60Q.

(4) Wireless telecommunications antennas in accordance with §88-60Z.

(5) Other accessory uses customarily incident to the uses listed in Subsection

A.

(6) Warehousing, directly related and customarily accessory to the principal use for the storage of any type of goods, materials, products, supplies, or equipment used in connection with the principal permitted use or any products produced in connection with the principal permitted use.

SECTION 3. All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. The Town Clerk is hereby directed, upon adoption of this ordinance after public hearing, to publish notice of the passage thereof and to file a copy of this ordinance with the Hunterdon County Planning Board as required by N.J.S.A. 40:55D-16.

SECTION 6. This Ordinance shall take effect upon final passage, publication, and filing with the Hunterdon County Planning Board, all in accordance with the law.