

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

**ORDINANCE
#1223-2026**

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING SECTION 165-155.74A(2) OF THE “CODE OF THE TOWNSHIP OF CLINTON” TO CORRECT AN ERROR IN THE DENSITY REQUIREMENTS FOR THE EXISTING AH-10 AFFORDABLE HOUSING DISTRICT

WHEREAS, on October 13, 2021, the Mayor and Council adopted Ordinance #1159-2021, which created the AH-10 Affordable Housing District and established regulations to facilitate the construction of an affordable housing inclusionary development on a ±2.4 tract of land situated on Grayrock Road and designated on the Clinton Township tax maps as Block 77.01, Lots 2, 3 and 4; and

WHEREAS, the above-referenced inclusionary development is one of the compliance mechanisms set forth in the Township’s third round affordable housing element and fair share plan (“HE&FSP”) and carried forward into the Township’s fourth round HE&FSP; and

WHEREAS, Ordinance #1159-2021 contained an error with respect to the maximum density requirements for the AH-10 zone; and

WHEREAS, the Mayor and Council wish to correct that error, in order to ensure that the AH-10 density requirements fully conform to the provisions of the Township’s third round and fourth round HE&FSP;

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

- 1.The preamble to this ordinance is hereby incorporated as if fully restated herein.
- 2.Section 165-155.74 of the “Code of the Township of Clinton” pertaining to area and bulk requirements in the AH-10 Affordable Housing District is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ 165-155.74. Area and bulk requirements.

A. Maximum density:

- (1) Lots 2 and 4 combined: 18 units.
- (2) Lot 3: [16] 18 units.

(Subsections B through M no changes)

- 3.All ordinances and resolutions or parts thereof inconsistent with this ordinance are

hereby repealed as to such inconsistencies only.

4.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.

5.This ordinance shall take effect 20 days after its final passage in accordance with N.J.S.A. 40:69A-181.

Jeffrey J. Jotz, Acting Township Clerk

Hon. Brian K. Mullay, Mayor

Introduced:

Public hearing:

Adopted:

The foregoing ordinance was introduced on first reading at the February 11, 2026 meeting of the Mayor and Council of the Township of Clinton. It will be further considered for final passage following a public hearing thereon to be held on _____, **2026 at 7:00 p.m.**, on the third floor of the Clinton Township Public Safety Building, 1370 Route 31 North, Annandale, NJ 08801, at which time and place anyone from the public wishing to be heard will be permitted to ask questions or offer comments regarding the ordinance. During the week prior to and up to and including the date of such meeting and public hearing, copies of the full ordinance will be available at no cost during regular business hours in the Office of the Township Clerk for members of the public who shall request a copy of same. The ordinance will also be available on the Township's website at <https://clintontwpnj.gov>.

The purpose of the ordinance is to correct an error in the maximum density requirements of the AH-10 Affordable Housing District located on Grayrock Road and comprising the parcels designated as Block 77.01, Lots 2, 3 and 4 on the Clinton Township tax maps.