

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

**NOTICE OF PENDING LAND USE ORDINANCE, STATEMENT OF PURPOSE AND  
SUMMARY OF PROPOSED CHANGES**

**PLEASE TAKE NOTICE** that at a regular meeting held on November 13, 2024, the Mayor and Council of the Township of Clinton introduced on first reading Ordinance #1205-2024, the title and summary terms of which are set forth below. The ordinance will be further considered for final passage following a public hearing thereon to be held on **December 11, 2024 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 wishing to ask questions or make comments will be heard. During the week prior to and up to and including the date of the 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 ([www.clintontwpnj.gov](http://www.clintontwpnj.gov)).

**TITLE:**

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY REVISING THE TOWNSHIP'S HIGHLANDS LAND USE REGULATIONS IN RESPONSE TO RECENT UPDATES TO THE HIGHLANDS REGIONAL MASTER PLAN AND LAND USE CAPABILITY MAPS, AND AMENDING AND SUPPLEMENTING CHAPTER 165 (LAND USE REGULATIONS) OF THE "CODE OF THE TOWNSHIP OF CLINTON" ACCORDINGLY

**STATEMENT OF PURPOSE:**

The purpose of this ordinance is to replace the Clinton Township's current Highlands Land Use Regulations with a new more streamlined version of those regulations and will modify the location of said regulations in the Township Code. The ordinance also eliminates the mandatory cluster requirements for residential development in the Agricultural Resource Area.

The proposed updated regulations were prepared in response to a new model ordinance that was created by the Highlands Plan Conformance Committee. The revisions will ensure that the Township's regulations remain consistent with recent amendments to the Highlands Regional Master Plan and mapping, including Addendum 2024-3: Highlands Affordable Housing Amendment.

**BACKGROUND; SUMMARY OF PROPOSED CHANGES:**

The entirety of Clinton Township is located within the Highlands Region where 643 acres are located in the Preservation Area and 21, 064 acres are located in the Planning Area. In 2009, the Township submitted a Petition for Plan Conformance to the Highlands Council for both the Preservation and Planning Areas which was approved by the Highlands Council on June 18, 2015. Upon acceptance of its petition for conformance, all Highlands RMP regulations, policies and

procedures went into effect pertaining to the development and use of all land in Clinton Township, as applicable.

On January 27, 2021, the Clinton Township Mayor and Council adopted Ordinance No. 1147-2021, which established the Township's Highlands Land Use Regulations. This ordinance was based on the original model Highlands Land Use Ordinance prepared by the Highlands Council and effectively transitioned Highlands review procedures from the Highlands Council to an administrative function of the Township. The ordinance codified the Highlands RMP development requirements and procedures that the Township had already implemented by acceptance into the Planning Area in 2015. The Township's Highlands Land Use Regulations were amended on May 2023 to establish two Highlands Centers and several Highlands Area Resource Zones ("HERZ") within those centers as overlays to the Township's zoning regulations.

Since the adoption of the Highlands RMP in 2008, the Highlands Council has adopted several amendments and additions to the RMP. The most recent RMP amendments include Addendum 2024-3: Highlands Affordable Housing Amendment, Addendum 2024-2: Highlands Land Use Capability Zone (LUCZ) Map Technical Report Update and Addendum 2024-01: Policy Standards for Warehousing in the New Jersey Highlands Region. In addition, the Highlands Plan Conformance Committee in 2024 created a new more streamlined model Highlands Land Use Ordinance which accounts for all RMP amendments to date and removes some of the lengthy, descriptive components that are already provided in the RMP which may be referenced as needed.

On October 17, 2024, the Highlands Council issued an Affordable Housing Implementation Guidance document which requires any conforming municipality utilizing the original model Highlands Land Use Ordinance known as the "checklist" or "referral" ordinance to replace this with the newest version of the model Highlands Land Use Ordinance, as required by the Highlands Affordable Housing RMP Amendment. This pending repeal and replacement of the Township's Highlands Land Use Regulations will fulfill this requirement.

The vast majority of the Township's Highlands Land Use regulations, procedures and policies will not change as a result of the adoption of this ordinance. The following is a summary of the notable aspects of the Township's new Highlands Land Use Ordinance:

1. The new model Highlands Land Use Ordinance provides a more streamlined and user-friendly framework to apply the Highlands requirements and procedures that minimizing cross referencing and eliminates lengthy narratives that describe the various Highlands resources which can be found in the Highlands RMP.
2. The ordinance will relocate the Township's Highlands Land Use Regulations in the Township Code so they are more readily identifiable to the public. They will be placed in a new Part 11 of Chapter 165, Land Use Regulations, where they had previously been codified in Article XVI, General Provisions, of Part 7, Zoning Regulations.
3. The adoption of the ordinance will bring the Township's Highlands Land Use Regulations into conformance with the latest Highlands RMP and map amendments. Future Highlands zone and resource map amendments will be implemented automatically as the new

ordinance makes references to the Highlands Council's very user-friendly online interactive map tool. Currently, these zone and resource maps are attached as appendices to Chapter 165 requiring updates as they are amended. The Township Zoning Map will depict the boundaries of the Highlands Planning and Preservation Areas, Highlands Centers and Highlands Environmental Resource Zones (HERZ).

4. There are new and revised terms in the definitions section of the ordinance. The definitions section includes key terms and is not intended to be an exhaustive list of Highlands terms which may be referenced in the RMP.
5. The ordinance will no longer contain the mandate that all residential development in the Highlands Agricultural Resource Area be clustered which is an optional provision of the Highlands RMP. The Township's existing residential cluster provisions contained in Chapter 165, Land Use Regulations, pertaining to the RC, RR-4 and RR-4S Zones will remain in effect.
6. The Township's Highlands administrative review fees will be adjusted based on experienced costs and to simplify procedures.

This notice is published pursuant to the requirements of N.J.S.A. 40:49-2 and -2.1.

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*/s/ Lindsay Heller, Acting Township Clerk*