

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

**ORDINANCE
#1222-2026**

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING CHAPTER 165 OF THE “CODE OF THE TOWNSHIP OF CLINTON” PERTAINING TO THE CODIFICATION OF THE EXISTING AH-4 AFFORDABLE HOUSING DISTRICT (BEAVER BROOK HOMESTEAD NON-CONDEMNATION REDEVELOPMENT AREA)

WHEREAS, by Resolution No. 106-15 adopted October 14, 2015, the Mayor and Council directed the Clinton Township Planning Board (the “Planning Board”) to conduct an investigation into whether the property located on the northeast corner of Beaver Avenue and Austin Hill Road, known as the Beaver Brook Homestead, and designated on the Township Tax Maps as Block 60.03, Lot 26 (the “Study Area”) qualified as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-5 *et seq.*; and

WHEREAS, the Planning Board completed its investigation of the Study Area, received and reviewed the report of Joseph Burgis, PP, AICP entitled “Area in Need of Redevelopment Study, Beaver Brook Homestead, Block 60.03, Lot 26, Clinton Township, Hunterdon County, New Jersey” (“Area in Need Study”) and, following a public hearing, adopted a resolution on November 16, 2015 recommending that the Study Area be designated by the Mayor and Council as a Non-Condensation Redevelopment Area as provided for under the LRHL; and

WHEREAS, on December 9, 2015, the Mayor and Council accepted the Planning Board’s findings and the Area in Need Study and adopted Resolution No. 131-15, A Resolution of the Mayor & Council of the Township of Clinton Determining that the Property Identified as Block 6.03, Lot 26 (the “Beaver Brook Homestead Site”) in the Township of Clinton be Designated as a Non-Condensation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, and directed the Planning Board to prepare a redevelopment plan for the Study Area; and

WHEREAS, working with its expert, Joseph Burgis, PP, AICP, the Planning Board prepared a redevelopment plan for the Study Area entitled “Beaver Brook Homestead Non-Condensation Redevelopment Plan” (the “Redevelopment Plan”); and

WHEREAS, on January 17, 2016, the Mayor and Council of the Township of Clinton adopted by ordinance the plan entitled “Beaver Brook Homestead Non-Condensation Redevelopment Plan” for Block 60.03, Lot 26, Clinton Township, Hunterdon County, New Jersey, dated December 16, 2015, revised December 21, 2015 and prepared by Joseph Burgis, PP, AICP (the “Plan”) as the redevelopment plan for the Study Area pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, section 5.0 of the Plan states that the area to which the Plan applies is to be designated and referred to as the AH-4 Affordable Housing District; and

WHEREAS, the AH-4 Affordable Housing District is currently listed among the Township's zone districts in section 165-85 of the "Code of the Township of Clinton" ("Code" or "Township Code") and is shown on the Township's zoning map; and

WHEREAS, Article XXIIA of the Code pertaining to the AH-4 District does not, however, contain any of the regulations applicable in the AH-4 District or contain a reference to the Plan; and

WHEREAS, the Mayor and Council wish to amend Chapter 165 to (a) modify the name of the zoning district to more accurately reflect that it is subject to the requirements of a redevelopment plan and (b) insert a reference to the redevelopment plan in Article XXIIA;

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. **Preamble.** The preamble to this ordinance is hereby incorporated as if fully restated herein.
2. **Name of AH-4 District updated.** 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 changing "AH-4 Affordable Housing District" to "AH-4 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 24 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 <u>Redevelopment</u> 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
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

3. Reference to Redevelopment Plan added. Existing Article XXIIA, “AH-4 Affordable Housing District” in Part 7, “Zoning Regulations” of Chapter 165 of the “Code of the Township of Clinton” is hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

Article XXIIA. AH-4 Affordable Housing Redevelopment District

[(Reserved)] See the redevelopment plan entitled “Beaver Brook Homestead Non-Condernation Redevelopment Plan” for Block 60.03, Lot 26, Clinton Township, Hunterdon County, New Jersey, dated December 16, 2015, revised December 21, 2015 and prepared by Joseph Burgis, PP, AICP, a copy of which is on file in the Office of the Township Clerk and included among the Attachments to Chapter 165.

4.Zoning map and schedule of zoning requirements updated. The Township zoning map and the Schedule of Zoning Requirements referred to in section 165-86 of the Code shall be updated as needed to reflect the modified name of the AH-4 District to the “AH-4 Affordable Housing Redevelopment District.”

5. Redevelopment Plan added to Chapter 165 attachments. A copy of the Beaver Brook Homestead Non-Condernation Redevelopment Plan shall be included among the attachments to Chapter 165 of the Code.

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

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.

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.

9. Effective dated. 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.

Jeffrey J. Jotz, Acting Township Clerk

Hon. Brian K. Mullay, Mayor

Introduced: February 11, 2026

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 _____, **2025 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 formally codify the existing AH-4 Affordable Housing District designation established through the Mayor and Council's January 17, 2016 adoption of the "Beaver Brook Homestead Non-Condemnation Redevelopment Plan" for Block 60.03, Lot 26, Clinton Township, Hunterdon County, New Jersey, dated December 16, 2015, revised December 21, 2015 and prepared by Joseph Burgis, PP, AICP.