

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:

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

**SECTION 2. Bulk requirements amended.** 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)*

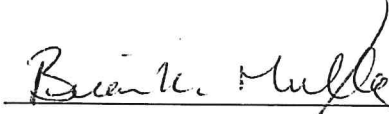
**SECTION 3. Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

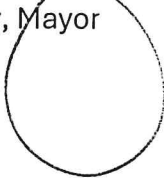
**SECTION 4. Severability.** If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

**SECTION 5. 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 6. 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