

TOWNSHIP OF CLINTON  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY

ORDINANCE #1192-2024

**AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON  
COUNTY, NEW JERSEY AMENDING SECTION 3 OF ORDINANCE #1141-  
2020 AND REAUTHORIZING THE CONVEYANCE OF THE “FOX-SEALS”  
PROPERTY (BLOCK 53, PROPOSED LOT 3.01) TO ANNANDALE  
VILLAGE, LLC**

**WHEREAS**, the Township of Clinton is the owner of property located on West Street in the Village of Annandale, formerly designated on the Clinton Township tax maps as Block 53, Lot 3 (the “property”) and

**WHEREAS**, the property is improved with a parking area and a vacant and deteriorated existing two and one-half story building that is listed on the National and State Historic Registries, and which formerly housed the “Fox-Seals” general store and subsequently the former Clinton Township municipal building; and

**WHEREAS**, development of the property is governed by the Former Municipal Building Non-Condemnation Redevelopment Plan adopted on August 12, 2015 (see Ordinance #1069-15) and subsequently amended on March 10, 2017 and again on August 8, 2022 (see Ordinance #1171-2022) (collectively, the “Plan” or “Redevelopment Plan”); and

**WHEREAS**, pursuant to the Redevelopment Plan, the property has been divided into two parcels: proposed Lot 3.01, a ±0.582-acre parcel containing the Old Municipal Building and appurtenant property, and proposed Lot 3.02, the remainder property containing the Township-owned parking area (see plan entitled “Amended Minor Subdivision Plat” prepared by Wayne J. Ingram, NJPS/NJPE, dated December 14, 2022 and recorded in the Hunterdon County Clerk’s Office on December 11, 2023, which plan is attached hereto as **Exhibit A**); and

**WHEREAS**, the Local Lands and Building Law, N.J.S.A. 40A:12-13(c), authorizes the Township to convey property to a developer when acting in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*; and

**WHEREAS**, on September 23, 2020, the Mayor and Council adopted Ordinance #1141-2020, section 3 of which authorizes the Township to convey proposed Lot 3.01 (“Lot 3.01”) to the Township’s designated redeveloper, Annandale Village, LLC (“Redeveloper”) for the purpose of rehabilitating the Old Municipal Building to accommodate a mix of uses, including an affordable housing unit, and constructing a new multifamily building and related improvements, all as set forth in Redevelopment Plan; and

**WHEREAS**, section 3 of Ordinance #1141-2020 states that conveyance of Lot 3.01 shall be subject to a reversion to the Township if the Redeveloper does not construct the

improvements and uses established in the Redevelopment Plan by December 31, 2021;  
and

**WHEREAS**, due to unforeseen circumstances, the Township has been unable to convey the parcel to Redeveloper and Redeveloper has not yet constructed the improvements;  
and

**WHEREAS**, it is therefore necessary to amend section 3 of Ordinance #1141-2020 to establish a new deadline and reauthorize the conveyance of Lot 3.01 to the Redeveloper;

**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 statements and findings set forth in the preamble above are hereby incorporated as if fully restated herein.

**SECTION 2.** Section 3 of Ordinance #1141-2020 amended and conveyance of proposed Lot 3.01 reauthorized. Pursuant to N.J.S.A. 40A:12-13(c), N.J.S.A. 40A:12A-8.g and other applicable laws, if any, the Mayor and Council hereby reauthorize the Township to convey to Annandale Village, LLC for the sum of ten dollars (\$10.00) the ±0.582-acre parcel shown as Block 53, proposed Lot 3.01 on the subdivision plat attached hereto as Exhibit A. The conveyance shall be subject to all easements of record, and shall also be subject to a reversion to the Township if the Redeveloper does not construct the improvements and uses established in the Redevelopment Plan by the deadlines set forth in the redevelopment agreement, as same may be amended from time to time.

**SECTION 3.** Authority to implement terms of conveyance. The Mayor, Administrator, Clerk, Township Attorney, and other appropriate staff and officials are hereby authorized and directed to negotiate, prepare, and execute any and all such documents and undertake any and all such acts as may be needed to implement the terms hereof.

**SECTION 4.** Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

**SECTION 5.** 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 and shall not affect the validity of the remaining paragraphs or sections hereof.

**SECTION 6.** Effective date. This ordinance shall take effect 20 days after final passage in accordance with N.J.S.A. 40:69A-181.

---

Lindsay Heller, Acting Township Clerk

---

Hon. Brian Mullay, Mayor

Introduced: February 14, 2024

Public hearing: February 28, 2024

Adopted: \_\_\_\_\_, 2024

The foregoing ordinance was introduced on first reading at the February 14, 2024 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 **February 28, 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 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>.