ORDINANCE O001-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

ORDINANCE AMENDING CHAPTER 285 PERMITTED USES WITHIN THE NEIGHBORHOOD COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICTS CHAPTER, OF THE CODE OF THE TOWNSHIP OF WASHINGTON ENTITLED "ZONING"

WHEREAS, Chapter 285, of the Code of the Township of Washington regulates area and bulk standards for the various zones within the Township; and

WHEREAS, the Township Planner of the Township of Washington has recommended that there be certain amendments to the foregoing provisions of Chapter 285 entitled "Zoning" pertaining to permitted uses in commercial districts within the Township; and

WHEREAS, pursuant to N.J.S.A 40:48-2, the Township Council is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township of Washington by law; and

WHEREAS, Pursuant to N.J.S.A. 40:55D-62, the Township Council may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, there exists a need to amend and update Chapter 285-96, to provide improved standards and to update the permitted uses for NC Neighborhood Commercial District within the Township of Washington; and

WHEREAS, there exists a need to amend and update Chapter 285-100, to provide improved standards and to update the permitted uses for HC Highway Commercial District within the Township of Washington; and

WHEREAS, pursuant to N.J.S.A. 40:55D-64 the Township hereby refers this Ordinance and proposed zoning amendments to the Planning Board for a hearing and seeks their recommendations; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Washington, County of Gloucester and State of New Jersey, Chapter 285 of the Township Code is hereby amended to include the following sections referenced by underline or strikeout:

SECTION 1. Chapter 285-96 of the Township of Washington, entitled "Permitted uses" for the NC Neighborhood Commercial District, shall be modified, amended and supplemented as follows:

Z. Neighborhood center, consisting of compatible uses permitted within the zone, with the exception of Subsections C, K, O, R, and Y listed above and day-care use. The principal building shall be at least 10,000 square feet, and each individual use or tenant must include at least 1,200 square feet. ~~Drive-through facilities shall not be permitted as part of a neighborhood center.~~

SECTION 2. Chapter 285-100 of the Code of the Township of Washington, entitled "Permitted uses" for the HC Highway Commercial District shall be modified, amended and supplemented as follows:

A (37). Neighborhood center, consisting of compatible uses permitted within the zone, with the exception of Subsection **A(11)**and **(13)** through **(36)** listed above. The principal building shall be at least 20,000 square feet, and each individual use or tenant must include at least 1,500 square feet. ~~Drive-through facilities shall not be permitted as part of a neighborhood center.~~

SECTION 3. Except as set forth in Sections 1 and 2 above, the balance of the Code of the Township of Washington shall not be affected by this Ordinance.

SECTION 4. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6. This Ordinance shall be referred to the Township Planning Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

SECTION 7. Upon adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board and other agencies as required by law.

SECTION 6. This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

INTRODUCTION: February 12, 2025

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes		X	X				
Harris	X		X				
Bennett			X				
Brown			X				
Del Borrello						X	

TOWNSHIP OF WASHINGTON

By: Donald C. Brown, Jr.
Donald C. Brown, Jr., Council Vice President

I, Christine Ciallella, do hereby attest the above Ordinance **O001-2025** was introduced at the Township of Washington Meeting on February 12, 2025. A public hearing will occur on February 26, 2025 at 6:00PM.

ATTEST:

Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: February 26, 2025

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		✓				
Harris			✓				
Bennett			✓				
Brown		X	✓				
Del Borrello			✓				

I, Christine Ciallella, do hereby attest the above Ordinance **0001-2025** was adopted at the Township of Washington Meeting on February 26, 2025 by Township Council after a public hearing which was scheduled for February 26, 2025. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Christine Ciallella

Christine Ciallella, RMC, CMR
Township Clerk

On this 27 day of February 2025, I hereby approve the above Ordinance **0001-2025**.

ANTHONY DELLAPIA, MAYOR